

WAUKEGAN
City of Progress *Illinois*



LakeCounty

Housing & Community Development Commission

Program Year 2023 Annual Action Plan

Fourth Amendment

May 1, 2023 to April 30, 2024

Executive Summary

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

1. Introduction

The fourth amendment to the Program Year 2023 (PY23) contains a series of changes to the planned U.S. Department of Housing and Urban Development (HUD) funded activities for PY23. The changes include:

- Removing geographic restrictions on properties acquired by Community Partners for Affordable Housing (CPAH) for their Community Land Trust (CLT) program.
- Scope change to the Waukegan Housing Authority (WHA) / Bear Development Ravine Terrace project to include the new construction of 28 compensatory units.
- Reallocation of \$215,085 of HOME funds from the CPAH Lake Plane Apartments project to the CPAH Eve B. Lee Senior Apartment project.
- Reallocation of \$300,000 of HOME funds from the CPAH Lake Forest Senior Cottage Project (\$98,100) and the Housing Opportunity Development Corporation (HODC) Midlothian Manor Project to support the Urban Muslim Minority Alliance (UMMA) acquisition of an affordable rental property.

~~The third amendment to the Program Year 2023 (PY23) Annual Action Plan (AAP) reallocates \$646,456 of Community Development Block Grant (CDBG) funds. The sources of the reallocated CDBG funds come from three projects that have stalled and do not have a clear path to completion and one prior year project that was completed under budget. A total of \$550,000 of funds are being reallocated to Community Partners for Affordable Housing (CPAH) to support property acquisitions for rental and homeownership. Clearbrook is receiving \$96,456 of CDBG funds to support a previously approved project consisting of the acquisition of a property to be operated as a Community Mental Health Center (CMHC).~~

HUD provides annual grant allocations to Lake County through the Community Development Block Grant (CDBG) and the Emergency Solutions Grant (ESG). HUD allocates HOME Investment Partnership Program (HOME) funding to the Lake County Consortium. Lake County serves as the lead entity of the Consortium in collaboration with the City of Waukegan and the City of North Chicago.

2. Summarize the objectives and outcomes identified in the Plan

The Program Year 2023 (PY23) Annual Action Plan focuses on actions and investments that will support low- and moderate-income residents of Lake County. The following plan will advance progress within the following five goals:

1. Improve homeless crisis response system
2. Assist People with Special Needs
3. Maximize Affordable Housing
4. Create Pathways for Upward Economic Mobility
5. Program Administration

3. Evaluation of past performance

Grantee's annual project application review and scoring criteria evaluated subrecipient's past performance. In PY22, projects address post-pandemic housing and economic needs. A previous strategy shift to more avenues for greater spending did not reach desired levels due to shifting economic conditions that limited feasibility of newly funded projects. As overall CDBG spending still did not meet the intended target, funds obligated to newly identified shovel-ready projects will increase spending for the upcoming program year. Progress under goals identified in the PY2020-24 Consolidated Plan (ConPlan) continued at a slow pace. Subrecipient program operations are still responding to economic impacts of the pandemic. All five goals are addressed in the PY23 AAP. Consistent with the ConPlan, most resources have been allocated to support the creation of affordable housing units and improving the homeless crisis response system.

4. Summary of Citizen Participation Process and consultation process

The PY23 AAP was completed in accordance with the Lake County Consortium Citizen Participation Plan (CPP). Following the public announcement of the opening of the PY23 application round a series of public meetings, including a public hearing, were held. Each meeting allowed for public comment during the meeting as well as the ability for members of the public to submit comment via mail or email. The meeting schedule is summarized below, and all comments received are detailed in Table 4 – Citizen Participation Outreach.

- 10/21/2022 - Lake County Public Services Workshop
- 10/21/2022 - Lake County Affordable Housing Workshop
- 10/21/2022 - Lake County Public Improvements Workshop
- 1/27/2023 - Public Services Advisory & Recommendation Committee (ARC)
- 1/27/2023 - Public Improvements Advisory & Recommendation Committee (ARC)
- 1/27/2023 - Homelessness Advisory & Recommendation Committee (ARC)
- 2/3/2023 - Affordable Housing Advisory & Recommendation Committee (ARC)
- 2/27/2023 - Housing and Community Development Commission (HCDC) Public Hearing
- 3/15/2023 - Housing and Community Development Commission (HCDC) Public Hearing
- 4/12/2023 - Housing and Community Development Commission (HCDC) Public Hearing
- 4/7/2023 to 5/8/2023 - Public Comment Period
- 6/14/2023 - Housing and Community Development Commission (HCDC) Public Hearing
- 6/9/2023 to 7/10/2023 - Public Comment Period
- 8/9/2023 - Housing and Community Development Commission (HCDC) Public Hearing

8/4/2023 to 9/4/2023 - Public Comment Period

10/11/2023 - Housing and Community Development Commission (HCDC) Public Hearing

10/9/2023 to 11/9/2023 - Public Comment Period

02/14/2024 - Housing and Community Development Commission (HCDC) Public Hearing

02/9/2024 to 03/9/2024 - Public Comment Period

5. Summary of public comments

All comments received are detailed in Table 4 – Citizen Participation Outreach.

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

All public comments were accepted.

7. Summary

Lake County's Consolidated Plan will serve as a guide for building affordable housing, creating suitable living environments, and improving economic opportunities. The PY23 Annual Action Plan reflects the coordinated efforts of citizens, stakeholders, and partner agencies to achieve the goals in the Consolidated Plan. This work is in support of affirmatively furthering fair housing.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	LAKE COUNTY	Community Development
HOME Administrator	LAKE COUNTY	Community Development
ESG Administrator	LAKE COUNTY	Community Development

Table 1 – Responsible Agencies

Narrative

Lake County strives daily to ensure the grants it administers are used in the most effective and efficient way possible, in concert with the consolidated plan, for the benefit of Lake County's citizens.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In 2022, Lake County announced future availability of 2023 CDBG, HOME and ESG funds and held a Public Hearing on Community Needs for 2023 funding.

Grant applications were made available to all Lake County townships, municipalities, and agencies, with application workshops that provided training on grant performance expectations and requirements.

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

Lake County is in regular contact with community health and human services agencies and housing providers in a variety of forums. Working with representatives at each of Lake County's three public housing agencies, Lake County Community Development staff have worked to improve coordination and communication with partners and community members. Lake County staff members send weekly emails to facilitate referrals between community service providers and the Mainstream and Emergency Housing Voucher Programs at the Lake County Housing Authority. Monthly data on this program is used to improve processing time and increase utilization among people experiencing homelessness.

Lake County coordinates with community providers through participation in a variety of efforts. Through membership in the Alliance for Human Services, Lake County staff members attended regular meetings with community partners to learn about urgent community needs and new community initiatives. Lake County participates in a monthly meeting with local funders to coordinate with complementary philanthropic efforts. Lake County participates in the steering committee of the Lake County Health Department's community health improvement planning efforts, especially as it relates to housing and homelessness.

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 Continuum of Care and Lake County Community Development coordinate extensively to address the needs of homeless persons by aligning funding towards joint interventions such as rapid rehousing, homelessness prevention and permanent supportive housing. We use common metrics, generated from HMIS or comparable database, when evaluating the use of funds intended to provide relief for individuals facing housing crises. The Continuum of Care Program Coordinator and her staff, the HMIS administrator and Coordinated Entry Specialist, are both Lake County employees who work in

cooperation with the local CoC and manage program and system reporting on these measures. Each staff person sits on the CoC's HMIS committee and all organizations entering HMIS data do so into a common system that captures both results that have come from the investment of CoC funds and ESG funds.

To further develop programs providing for families and youth, veterans, and Lake County residents experiencing homelessness, Lake County continues to host and facilitate virtual meetings with housing agencies. In addition to public housing agency staff, these meetings include representatives from housing and homeless service providers involved with the Lake County Coalition for the Homeless, which includes private, public, and governmental agencies that provide housing, health services, mental health services, and other services. Discussions and continued interagency cooperation has led to better dialogue and problem-solving, and will lead to better outcomes for those that are served and in need throughout Lake County.

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

The Community Development staff that manages the County's ESG funds regularly participates in Continuum of Care (CoC) meetings in partnership with the Continuum of Care Coordinator who works out of the same office as the County's ESG fund manager. Decisions on the allocation of both funding sources are discussed in open meetings and both groups strive to follow the prescriptions of HUD on the most effective way to distribute the available resources.

The Continuum of Care and Lake County Community Development use common metrics when evaluating the use of funds intended to provide relief for individuals facing housing crises. These are the system performance measures mandated by HUD. As a practice, Lake County requires each ESG recipient to complete a quarterly CAPER report that summarizes each agencies outcomes in concert with HUD's system performance measures.

Finally, the staff that manages the County's ESG funds sits on the CoC's Monitoring and Project Performance committee and whose purpose is to evaluate the performance of organizations receiving CoC funds. There is a lot of cross-over between these agencies and those that receive ESG funds which results in a well-informed collaboration.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lake County Coordinated Transportation Services Committee
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Other government - County Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Division of Transportation staff about its draft Paratransit Market Study for the Lake County Region. Areas of improved coordination include partnering together to request support from the Rapid Transit Authority (RTA) to link transportation pulse points and availability to housing.
2	Agency/Group/Organization	City of Zion
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with City of Zion staff to discuss the economic development and non-housing community development needs of the City. It is anticipated that the City will continue to engage Lake County Community Development to assist in the implementation of the economic development strategies outlined in the City's 2016 Comprehensive Plan: pursue lakefront development, participate in Great Lakes Circle Tour, revitalize downtown and promote development of the Route 173 Corridor.
3	Agency/Group/Organization	WAUKEGAN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Waukegan Housing Authority staff to discuss the potential to collaborate on projects where the goals of the WHA and the goals of the 5-Year Consolidated Plan overlap. The anticipated outcome of this consultation is an increase in rental assistance resources available to low-income Lake County residents with disabilities, improved access to services, and improved coordination between the Waukegan Housing Authority, the Lake County Coalition for the Homeless, and Lake County Community Development.
4	Agency/Group/Organization	North Chicago Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with North Chicago Housing Authority staff to discuss the potential to collaborate on projects where the goals of the NCHA and the goals of the 5-Year Consolidated Plan overlap. The anticipated outcome of this consultation is improved coordination between the North Chicago Housing Authority, the Lake County Coalition for the Homeless, and Lake County Community Development, which will improve the outcomes of existing programs.
5	Agency/Group/Organization	Lake County Workforce Development
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An in-person consultation was held between the Workforce Development Director, key staff of the organization and Lake County Community Development. Ideas for future collaborations were discussed that will be considered in the future including creating transportation subsidies for homeless individuals seeking employment resources and continued transit assistance to those households until they are self-sufficient in this regard. Additionally, a grant seeking partnership between the Homeless Coalition and Workforce Development was discussed wherein homelessness and workforce issues could be addressed in partnership.

6	Agency/Group/Organization	LAKE COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Lake County Health Department (LCHD) was consulted on the existing programs for lead poisoning in Lake County. The LCHD provided data on the number of cases investigated and the trends they interpret from the data. Potential outcomes included an improved coordinated effort to target the areas where cases are most common.
7	Agency/Group/Organization	Lessons in Care
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Executive Director of Lessons in Care visited for a one hour in-person meeting to discuss the needs of the growing senior citizen population in Lake County. Needs such as resources for caregivers, housing and a central 'clearinghouse' for senior issues were a focus of the conversation.

8	Agency/Group/Organization	WARREN TOWNSHIP
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Warren Township Supervisor was consulted via small group meeting between a local affordable housing developer and Lake County's Community Development Administrator on March 5, 2019. The need for affordable housing in the Gurnee/Warren Township area surpasses supply. Warren Township frequently receives calls asking for rental assistance. For families in existing rental housing stock, there is a need for financial counseling; the Township is often approached for emergency financial assistance to pay rent after families incurred a discretionary expense such as a vacation and/or holiday presents. The Township uses emergency/general assistance dollars to pay critical bills on behalf of employed residents. In terms of housing needs, the Gurnee area still needs more senior housing after seven new assisted living centers have been recently built. There are local examples of assisted living centers with long waiting lists. Due to the large numbers of seniors in the area, Warren Township has constructed a bond-financed \$6 million addition to its Senior Center. Among younger families, Township clients have reported quitting their jobs due to lack of childcare.</p>

9	Agency/Group/Organization	The Alliance for Human Services in Lake County
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	At a convening of non-profit Executive Directors by the Lake County Alliance for Human Services, Lake County Community Development held an informal focus group on the service needs to be addressed in the County's 2020-24 HUD Strategic Plan. There was substantial interest in coordination of services by United Way 211 and the ServicePoint Referral Network. Lack of transportation was mentioned as a barrier to both services and jobs.
10	Agency/Group/Organization	Lake County Municipal League
	Agency/Group/Organization Type	Housing Other government - County Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lake County Community Development consulted with the Lake County Municipal League (LCML) via telephone on 4/24/19. The topics discussed included the potential role for the Lake County Land Bank Authority (LCLBA) in the 2020-2024 HUD Strategic Plan. It was noted that affordable housing is a natural byproduct of Land Banking activities and that the LCLBA can serve as a redevelopment tool for many of Lake County's vacant and/or distressed properties.
11	Agency/Group/Organization	ANTIOCH TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An in-person meeting was conducted with Antioch, Libertyville, Lake Villa and Wauconda townships. Input on future needs provided including Senior services, behavioral health and transportation. Future collaboration on shared goals could result. Townships would like improved coordination of transportation services as well as improved coordination of social services provided by the townships and elsewhere.
12	Agency/Group/Organization	Libertyville Township
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An in-person meeting was conducted with Antioch, Libertyville, Lake Villa and Wauconda townships. Input on future needs provided including Senior services, behavioral health and transportation. Future collaboration on shared goals could result. Townships would like improved coordination of transportation services as well as improved coordination of social services provided by the townships and elsewhere.
13	Agency/Group/Organization	WAUCONDA TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An in-person meeting was conducted with Antioch, Libertyville, Lake Villa and Wauconda townships. Input on future needs provided including Senior services, behavioral health and transportation. Future collaboration on shared goals could result. Townships would like improved coordination of transportation services as well as improved coordination of social services provided by the townships and elsewhere.
14	Agency/Group/Organization	LAKE VILLA TOWNSHIP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An in-person meeting was conducted with Antioch, Libertyville, Lake Villa and Wauconda townships. Input on future needs provided including Senior services, behavioral health and transportation. Future collaboration on shared goals could result. Townships would like improved coordination of transportation services as well as improved coordination of social services provided by the townships and elsewhere.

15	Agency/Group/Organization	Lake County Coalition for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	At an in-person meeting of the Youth Homelessness Work Group of the Lake County Coalition for the Homeless, attendees were asked for opinions regarding the Consolidated Plan and encouraged to distribute and respond to a survey that would be incorporated into the plan. Attendees were also encouraged to attend future meetings where they could express input, such as the Housing and Community Development Commission meetings. This consultation is expected to result in increased input through the survey and improved coordination of services by youth service agencies and the County. At an in-person meeting of the Strategic Planning and System Performance Committee of the Lake County Coalition for the Homeless, member agency staff were asked for input on the homeless needs Gaps Analysis. The outcome of this consultation will be incorporated into the Gaps Analysis and Consolidated Plan for the purposes of improving coordination of homeless services.
16	Agency/Group/Organization	Illinois Department of Children and Family Services
	Agency/Group/Organization Type	Child Welfare Agency

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with a staff member from the Illinois Department of Children and Family Services. This consultation is part of ongoing communication and collaboration improvement with the IDCFS. IDCFS staff indicated that the number of investigations and the number of youth in care has increased, as have the number of families who are homeless and children who are aging out of care. The staff member also indicated a need for Lake County residents to be more aware of the role IDCFS has in the community.
17	Agency/Group/Organization	Lake County Division of Transportation
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of the Lake County Division of Transportation met on multiple occasions with Community Development to discuss the County's needs as they relate to transportation and future planning. Plans were discussed to have consulting group work hand-in-hand with County decision makers to use CDBG-PS funding to improve transit in Lake County for low/mod income households. Work in this regard would be done in concert with a recent transit study completed for the County.
18	Agency/Group/Organization	Senior Services Coalition of Lake County
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development attended a regular meeting of the SSCLC to gather input on the consolidated plan and their perspective on priorities for the County. Housing options were a main point of focus for the SSCLC. There are gaps in senior service housing options, in particular for those suffering from serious mental illness and others who could benefit from "supportive living" intermediate skill residences, that could be ameliorated by an infusion of County resources. Services to help seniors with paying bills and other supports to allow seniors to age in place were identified as potential spending targets.
19	Agency/Group/Organization	City of North Chicago
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff attended the needs assessment public hearing in April 2019. In addition, multiple one-on-one meetings were held to discuss the City's priority needs and how they could be addressed. The city expressed the needs for funding capital projects including bolstering their aging infrastructure.
20	Agency/Group/Organization	Village of Fox Lake
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Village staff attended the needs assessment public meeting in February 2019. In addition, one-on-one discussions were held to discuss the Village's priority needs and how they could be addressed. The Village expressed the desire to invest in their downtown business district and was interested in technical assistance for local small business owners.

21	Agency/Group/Organization	Village of Round Lake Beach
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Village staff attended the needs assessment public meeting in February 2019. In addition, discussions were held to discuss the Village's priority needs and how they could be addressed. The Village expressed their need for continued improvements to their aging infrastructure system and flood prevention measures for homeowners.
22	Agency/Group/Organization	Community Youth Network
	Agency/Group/Organization Type	Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Community Youth Network to discuss their priorities and plans for growth. The CYN staff indicated that the organization is interested in expanding and partnering with other youth organizations to better serve youth who need counseling, after school enrichment, and housing. The consultation is expected to improve coordination for services for Lake County youth.
23	Agency/Group/Organization	Mano a Mano Family Resource Center
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mano a Mano representatives provided their input on what they felt Community Development should prioritize in the future in a face-to-face meeting. The growing foreign born and Spanish speaking population in Lake County could benefit from County spending to improve job readiness according to Mano a Mano representatives. Computer skills training, quality childcare and supports for citizenship assistance were also identified as important focusses for funding consideration by the Mano a Mano staff.
24	Agency/Group/Organization	Highland Park Community Nursery School & Day Care Center
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Highland Park ED met face-to-face with Community Development representatives to express her organization's concerns for the future and what priorities CD should consider for future planning. The organization has seen an increasing need for subsidized childcare for low/mod income households. As there is increasing need the pre-school suggests that increasing resources to offset the costs not covered elsewhere would ease the burden on these low/mod income households and allow them to support their family via employment.

25	Agency/Group/Organization	Center for Enriched Living
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the Center for Enriched Living met face-to-face with Lake County representatives to express their opinion on what the spending priorities for Community Development should be in the upcoming consolidated plan. Investments in employment services for intellectually disabled Lake County residents was identified as a key potential focus for County investment. The dollars supporting these individuals result in lifelong results for those served because they are able to gain employment skills, not taught elsewhere, that result in jobs that provide satisfaction to both the employee and employer when executed well. Without investment, fewer employable people will find work.
26	Agency/Group/Organization	Great Lakes Adaptive Sports Association
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from GLASA met with Lake County representatives to discuss, face-to-face, the priorities they believe the County should include in their upcoming consolidated plan. GLASA staff proposed further investment in disability services such as those provided by GLASA. If service dollars were not possible, then capital investments in equipment would be helpful to the organization.

27	Agency/Group/Organization	Erie Family Health Center Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Erie's Waukegan facility met face-to-face with Lake County representatives to discuss their organization's future and the needs they see in the community. Their client numbers are growing, and they suggested that continued investment in their behavioral health services will support the growth they're seeing. They have become an efficient provider of counseling and psychiatric services for low/mod income households which is not the case County-wide. Investment in their programs could result in better health outcomes for Lake County's low/mod income residents.
28	Agency/Group/Organization	City of Waukegan
	Agency/Group/Organization Type	Housing PHA Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development participated in a conference call with the Mayor of the City of Waukegan, the Director of CDBG Programs and the Executive Director of the Waukegan Housing Authority. The Mayor asked for Lake County HOME and CDBG dollars to be co-invested with Waukegan HOME and CDBG investment over the coming years in the redevelopment of Barwell Manor currently a Waukegan public housing authority site. The buildings and the areas need investment, revitalization and better housing choices.

29	Agency/Group/Organization	Prairie State Legal Services
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Prairie State Legal Services (PSLS) was interviewed by CSH for the stakeholder interview portion of the homeless needs gap analysis. PSLS shared with CSH that it assists with any civil legal problem- DV/family law, housing law - but does not handle criminal or traffic law. The most common case at PSLS is housing-related, especially eviction-related legal services.
30	Agency/Group/Organization	Lake County Sheriff's Adult Correction
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach staff of the Lake County Sheriff's Office was interviewed by the CSH team for the homeless needs gap analysis. Staff reported that Lake County is working on a crisis center and is assessing sites for the crisis center. Deputies are seeing more people who are homeless in mostly the north part of the county. Homelessness is present but more hidden in the southern half of Lake County.
31	Agency/Group/Organization	Fremont Township
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fremont Township Supervisor and Case Manager were interviewed by CSH for the homeless needs gap analysis. They reported a lack of availability of housing and services for people in their township who are homeless. Emergency support services are lacking, including lack of case management services. Referrals to the homeless service system are a challenge.

32	Agency/Group/Organization	Waukegan Township
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The primary case manager of Waukegan Township was interviewed by CSH as a key stakeholder for the homeless needs gap analysis. Waukegan Township manages both Eddie Washington and Staben House shelters. The Case Manager reported that Day Centers for people who are homeless are lacking. Once PADS closes for the day, there is nothing offered until that night when PADS opens again. As a result, people who are homeless congregate at McDonalds or libraries.
33	Agency/Group/Organization	Lake County Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Lake County Housing Authority staff to discuss the potential to collaborate on projects where the goals of the LCHA and the goals of the 5-Year Consolidated Plan overlap. The anticipated outcome of this consultation is an increase in rental assistance resources available to low-income Lake County residents with disabilities, improved access to services, and improved coordination between the Lake County Housing Authority, the Lake County Coalition for the Homeless, and Lake County Community Development.
34	Agency/Group/Organization	Lake County Funders - Lake County Community Foundation
	Agency/Group/Organization Type	Services & Philanthropy Foundation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lake County Community Development team members participate in monthly funders call with numerous Lake County members and organizations. During these calls Lake County hears from organizations that share a common interest of improving the quality of life in the Lake County area.

35	Agency/Group/Organization	Comprehensive Economic Development Strategy Steering Committee - Lake County Partners
	Agency/Group/Organization Type	Business and Civic Leaders Economic Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lake County staff participated in focus group sessions to discuss issues impacting economic development with other stakeholders led by Lake County Partners. A consultant working with the Committee, TIP Strategies, identified the continued need for investment in housing as housing burden increased across all income levels.
36	Agency/Group/Organization	Live Well Lake County Steering Committee - Lake County Health Department
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Health Services-Education Services-Employment Health Agency Publicly Funded Institution/System of Care Foundation Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Poverty impact on Health Outcomes

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This group led by the Lake County Health Department identified health trend disparities in Lake County, where low-income and less educated populations were more likely to suffer from Hypertension, Obesity and Diabetes. Another key observation was a need to strengthen the capacity and infrastructure of behavioral health services.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

For-profit companies were not consulted as they are the jurisdiction of Lake County Partners, a staff member of which represents Lake County Partners and its members' interests. Lake County conducted a throughout outreach process and is not aware of any additional agency types not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lake County Coalition for the Homeless	In support of both the Continuum of Care and this Strategic Plan, Lake County Community Development hired Corporation for Supportive Housing (CSH) to analyze gaps in Lake County's homeless services and crisis response system. The goals and recommendations of the CSH Gap Analysis overlap substantially with the goals of this Strategic Plan.
On to 2050	Chicago Metropolitan Agency for Planning	The regional comprehensive plan "On to 2050" identified 3 principles that guided every recommendation made in the plan. The principles included inclusive growth, resilience, and prioritized investment. Inclusive growth is a direct overlap between "On to 2050" and this plan. Both CMAP and Lake County have prioritized efforts providing opportunity for all residents.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Paratransit Market Study	Division of Transportation	The study looks at the strengths and weaknesses of the transportation system in Lake County. Transportation issues have a direct impact on employment, housing, social services, recreation, and most other activities of daily living for Lake County residents. Our goals for improving Lake County must include transportation considerations as it is the means of access for most activities.
Healthcare Access in Northern Lake County	Healthcare Foundation of Northern Lake County	This study looks at healthcare and access issues that impact residents living in Northern Lake County which is the same region most of the investment in social services is required. The people discussed in this study are the same as those Community Developments plan will seek to affect.
Comprehensive Economic Development Strategy	Lake County Partners	The Strategy provides a regional analysis and planning for equitable growth and overlaps with our Strategic Plan goals of Inclusive Growth and Prioritize Pathways for Upward Economic Growth. The strategy provides an updated assessment of the increasing cost of housing at all income levels and the need for investment in housing as part of multi-use projects to maximize community interests served.
Live Well Lake County Community Health Assessment	Lake County Health Department	The assessment recognized how poverty and education attainment were social determinants of health outcomes. Efforts to reduce poverty would likely improve health outcomes and overlaps with the Strategic Plan goal to increase Upward Economic Mobility.
Live Well Lake County Community Health Improvement Plan	Lake County Health Department	Based on previous assessments of health outcomes, three priority areas were identified for strategic action: access to care, education, and housing. The updated framework explores specific objectives to implement change in policies, systems, and environments to improve health. This impacts the work under the Consolidated Plan's priority need for Inclusive Growth.

Table 3 – Other local / regional / federal planning efforts

Narrative

Lake County intentionally leverages the data and research in other communitywide efforts. In many cases, Lake County Community Development staff were involved in the community advisory aspects of the reports.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

This draft of the Action Plan is currently published for a 30-day comment and questions period from March 13, 2023 to April 12, 2023 in accordance with HUD's most recent guidance. Citizen Participation efforts include multiple opportunities to reach broad array of stakeholders. Public meetings were held in person in accordance with local government transparency laws. Public notice was made via newspaper advertisement and email to community partners.

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Citizen Participation Outreach

Table 4 – 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 Meeting	Other: Service Agencies	<p>A meeting of the Public Services Advisory & Recommendation Committee (ARC) was held 1/27/2023. Public Attendance: Donna Drinka with Catholic Charities, Irvin Jerry with Youth Conservation Corps, Christina Douglas with A Safe Place, Jack Hanson North Suburban Legal Aid Clinic, Vicky Tello with Nicasa Behavioral Health Services, JoEllen Erdman with Zacharias Sexual Abuse Center, and Dora Maya with Arden Shore Child and Family Services</p>	<p>[1] Vicky Tello with Nicasa thanked the Commission and staff for their continued support. She also shared statistics from the Illinois Action statewide gambling addiction completed in 2021. [2] Christina Douglas with A Safe Place mentioned there is heightened demand for services. She thanked the Commission and staff for support.</p>	None	N/A

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)
2	Public Meeting	Non-targeted/broad community	A meeting of the Public Improvements Advisory & Recommendation Committee (ARC) was held 1/27/2023. Bev Saiz with Clearbrook, Gail Weil with Community Youth Network, Ronnel Ewing with The Community Works, and Rob Anthony with Community Partners for Affordable Housing.	Bev Saiz with Clearbrook thanked staff and the Committee for their support and welcomed all for a tour of the recently completed projects at the Wright Home.	None	N/A
3	Public Meeting	Other: Homeless Assistance Agencies	A meeting of the Homelessness Advisory & Recommendation Committee (ARC) was held 1/27/2023. Public Attendance: Loretta Pable with Waukegan Township, Donna Drinka with Catholic Charities and Carissa Casbon with the Lake County Board.	[1] Donna Drinka with Catholic Charities thanked staff and the Commissioners for their continued support.	None	N/A
4	Public Meeting	Persons with disabilities Other: Housing Developers	A meeting of the Affordable Housing Advisory & Recommendation Committee (ARC) was held 2/3/2023. Public Attendance: Hume An with	[1] Robert Montgomery, Executive Director of UMMA, provided an overview of current	None	N/A

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)
		Non-targeted/broad community	Lincoln Avenue Capital, Stephanie Victor with Savvy Investments, Rob Anthony with Community Partners for Affordable Housing, Sarah Bear with Bear Development, Loretta Pable with Waukegan Township Staben House, Irvin Jerry with the Youth Conservation Corps, and Robert Montgomery with Urban Muslim Minority Alliance (UMMA).	organization capacity and thanked staff and the Commissioners for their time. [2] Irvin Jerry with the Youth Conservation Corps had a question on process and scoring.		

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)
5	Newspaper Ad	Non-targeted/broad community Minorities Persons with disabilities	A newspaper ad was published on February 23, 2023 advertising the public hearing for the preparation of the 2023 Annual Action Plan.	N/A	N/A	N/A

6	Public Hearing	Non-targeted/broad community	<p>A meeting of the Housing and Community Development Commission (HCDC) Public Hearing was held 2/27/2023. Public Attendance: Laurie Williams with the Collaborative Community Housing Initiative, Elizabeth Thielen with Nicasa, Bev Saiz with Clearbrook, and Joel Williams with Habitat for Humanity.</p>	<p>[1] Dr. Dora Maya, President & CEO of Arden Shore Child & Family Services, provided an overview of services and thanked staff and Commissioners for their consideration.</p> <p>[2] Kate Ceithaml, Philanthropy Coordinator with Lake County Haven, explained agency's housing work and thanked staff and Commissioners for their consideration.</p> <p>[3] Elizabeth Thielen with Nicasa thanked staff and the commissioners for their continued support.</p> <p>[4] Joel Williams with Habitat for Humanity commented on housing needs and described their</p>	None	N/A
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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)
				<p>programs. He thanked staff and the commissioners for their continued support.</p> <p>[5] Laurie Williams with the Collaborative Community Housing Initiative presented information on their initiative.</p>		
7	Newspaper Ad	Non-targeted/broad community	<p>A newspaper ad was published on March 14, 2023 advertising the public hearing for the preparation of the 2023 Annual Action Plan. The ad announced a public comment period for the PY23 AAP opened on 3/13/23 and closed 4/12/23. This AAP for this comment period included incorrect funding amounts given to Lake County from HUD. A revised AAP and associated comment period was subsequently completed.</p>	See public hearing details.	N/A	N/A

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)
8	Public Hearing	Non-targeted/broad community	A meeting of the Housing and Community Development Commission (HCDC) Public Hearing was held 3/15/2023. Public Attendance: Amy Kaufman with Community Partners for Affordable Housing (CPAH), and Eric Foote with PADS Lake County.	Eric Foote, Interim Executive Director of PADS Lake County, started by thanking the Committee for their great consistent support. Eric said that 80% of the people they see are first timers to the system. Eric estimated about 245 people being sheltered by PADS Lake County that evening, and number has gone as high as 270 during their peak season.	None	N/A

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)
9	Newspaper Ad	Non-targeted/broad community	A newspaper ad was published on April 5, 2023 advertising the public hearing for the preparation of the 2023 Annual Action Plan. The ad announced the public comment period for the PY23 AAP opens on 4/7/23 and closes on 5/8/23.	See public hearing details.	None	n/a
10	Public Hearing	Non-targeted/broad community	A meeting of the Housing and Community Development Commission (HCDC) Public Hearing was held 4/12/2023. Public Attendance: Maya Ziv-El Prairie State Legal Services, and Marsha Belcher with Community Action Partnership.	No comments	None	n/a

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The identified resources include Program Year 2023 (PY23) entitlement funds, program income and unallocated prior year funds.

Prior year funds include:

PY2019 - \$8,511 CDBG & \$179,692 HOME

PY2020 - \$89,599 CDBG & \$1,291,17 HOME

PY2021 - \$53,533 CDBG & \$300,000 HOME

PY2022 - ~~\$574,500~~ \$605,035 CDBG & ~~\$375,000~~ \$811,858 HOME

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	See Table 1a	2,804,828	177,236	726,143 756,678	3,708,207 3,738,742	2,804,828	CDBG funds will be used to support Community development in Lake County's target areas and to support affordable housing efforts throughout Lake County.
HOME	public - federal	See Table 1a	1,774,805	26,723	554,692 2,582,722	2,356,220 4,384,250	1,774,805	HOME funds will be used to develop affordable housing for low-income communities, including new construction and rehabilitation of single- and multi-family units

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	See Table 1a	220,057	0	0	220,057	220,057	ESG funds will be used to assist persons experiencing homelessness with outreach, shelter services and rapid rehousing services.

Table 2 - Expected Resources – Priority Table

<u>Funding Source</u>		
CDBG	HOME	ESG
<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements • Public Services 	<ul style="list-style-type: none"> • Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA 	<ul style="list-style-type: none"> • Conversion and rehab for transitional housing • Financial Assistance • Overnight shelter • Rapid re-housing (rental assistance) • Rental Assistance • Services • Transitional housing

Table 3a – Use of Funds

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 CDBG Program does not require matching funds, however Lake County incentivizes outside investment during the CDBG application process. Project applications are scored based on their ability to attract outside investment and the amount of leveraged funding provided in the budget.

The ESG Program regulations require 100% match. This requirement is met through local funds (Lake County Affordable Housing fund) and private funds. Most ESG-funded projects also receive State dollars for ongoing service and operations costs.

The HOME Program regulations require a 25% match. Match requirements are met by developer equity, municipal investments, local fundraising, bank financing, First Time Home Buyer grants, and State of Illinois affordable housing funds.

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

Two investments of CDBG funds are proposed to improve publicly owned land within the City of Zion. Both the funded projects involve ADA improvements to sidewalks and public trails. These projects align with the need identified in the plan to assist persons with special needs.

Discussion

The identified resources for Program Year 2023 (PY23) include entitlement funds (CDBG, HOME and ESG), program income and unallocated prior year funds.

Prior year funds include:

PY2019 - \$8,511 CDBG & \$179,692 HOME

PY2020 - \$89,599 CDBG & ~~\$1,291,17~~ HOME

PY2021 - \$53,533 CDBG & ~~\$300,000~~ HOME

PY2022 - ~~\$574,500~~ ~~\$605,035~~ CDBG & ~~\$375,000~~ ~~\$811,858~~ HOME

Prior Year (PY) CDBG funds are the result of a projects being completed under budget, or project no longer being viable making the funds available for reallocation.

The PY HOME funds are the result of an affordable housing projects no longer moving forward.

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	Improve homeless crisis response system	2020	2024	Homeless	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area	End Homelessness in Lake County	CDBG: \$142,414 ESG: \$220,057 Local: \$91,000	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted Homeless Person Overnight Shelter: 948 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Assist People with Special Needs	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area	End Homelessness in Lake County Inclusive Growth Accessible Housing Borderless Transit	CDBG: \$788,479	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7304 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1419 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Maximize Affordable Housing	2020	2024	Affordable Housing	Mundelein Area Waukegan Area Zion Area North Chicago Area Highland Park Area Highland Park Area Highland Park Area Highland Park Area Highland Park Area Highland Park Area	Accessible Housing	CDBG: \$2,116,348 \$2,246,884 HOME: \$2,178,740 \$4,206,770 Local: \$190,000	Rental units constructed: 187 253 Housing Units Rental units rehabilitated: 228 308 Housing Units Homeowner Housing Added: 7 9 Housing Units Homeowner Housing Rehabilitated: 3 Housing Units Direct Financial Assistance to Homebuyers: 5 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 42 Persons Assisted Public Facility or Infrastructure Activities for the Low/Moderate Income Housing Benefit: 6 Housing Units
4	Create Pathways for Upward Economic Mobility	2020	2024	Affordable Housing Non-Housing Community Development	Waukegan Area	Inclusive Growth	CDBG: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Program Administration	2020	2024	Admin	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area	End Homelessness in Lake County Inclusive Growth Accessible Housing Borderless Transit	CDBG: \$560,965 HOME: \$177,480 Local: \$30,000	Other: 1 Other

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Improve homeless crisis response system
	Goal Description	Lake County is actively seeking to address homeless by prioritizing system wide improvements to the Homeless Crisis Response System. In June of 2019, an assessment of the Homeless system was performed by a national consulting firm. The report identified several gaps in the existing system. Lake County works with the Lake County Coalition for the Homeless to make systematic improvements, address the identified gaps and coordinate across multiple funding sources to strategically invest one-time and ongoing funding sources.
2	Goal Name	Assist People with Special Needs
	Goal Description	Lake County will continue to utilize CDBG funds to assist people with special needs (persons with disabilities, persons with HIV/AIDS, elderly persons, frail elderly persons, persons with alcohol and/ or drug addictions, victims of domestic violence and public housing residents---as defined by HUD). CDBG Public Services are used in this Plan to prevent homelessness, help the homeless, transport the elderly to appointments, transport out-of-school youth to job sites, provide fair housing and housing condition/eviction legal assistance. In addition, Lake County will look to serve persons with disabilities beyond the 15% public service cap by funding capital improvements to public facilities assisting low-moderate income persons and special needs facilities serving seniors, victims of domestic violence, persons with substance abuse issues, persons with developmental disabilities, persons with physical disabilities, and persons with severe mental illness.
3	Goal Name	Maximize Affordable Housing
	Goal Description	The third goal is to provide decent homes and suitable living environments for low-and moderate-income households by preserving and expanding Lake County's affordable housing stock through acquisition, rehabilitation, new construction, and rental assistance activities. Lake County will continue to implement a two-pronged approach to address affordable housing; (1) improve the existing housing stock in areas with existing affordable options and (2) promote the development of new units and housing types in high outcome areas where affordable options are limited.

4	Goal Name	Create Pathways for Upward Economic Mobility
	Goal Description	<p>Lake County is in agreement with the statement from CMAP's On To 2050 Plan, "the region cannot succeed without a concerted investment to rebuild jobs, amenities and resources in communities that have been left behind. Investment for continued economic growth and success for the entire region should include investments in communities with limited resources for rebuilding infrastructure and amenities needed for jobs, housing choices and healthy living."</p> <p>Within this goal, a focus will be leveraging the transportation system to promote growth and to create pathways to opportunity for both low/moderate income workers and people with disabilities.</p> <p>In support of all four goals, and especially to address the need for increased transportation options for low/moderate income workers, CDBG Public Service dollars will be targeted in transportation, adaptive equipment for people with disabilities and diversity/inclusion programming addressing the need for inclusive growth.</p>
5	Goal Name	Program Administration
	Goal Description	Program Administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

Lake County annually solicits funding applications from community partners for projects that support the stated needs and goals of the Consolidated Plan. The amount of funding requested consistently exceeds the amount of funds available. Applications are scored according to a defined criterion and presented to of four Advisory and Recommendation Committees (ARCs) for recommendation to the Housing and Community Development Commission (HCDC). Following two public hearings, the HCDC makes their funding recommendations to the Lake County Board (LCB) in the form of the Annual Action Plan (AAP). The (LCB) makes final approvals of the AAP and the projects detailed below.

For PY2023, Lake County allocates ~~\$5,457,115~~ \$6,643,653 towards this Annual Action Plan. The maximum 15% CDBG has been allocated to Public Services, and 20% CDBG, 10% HOME and 7% ESG to Grant Administration.

A total of \$766,755 of HOME CHDO Reserve funds (CR) have been allocated, which is greater than the HOME regulated CR minimum.

A total of \$80,000 of HOME CHDO Operating (CO) funds have been allocated, which is less than the HOME regulated maximum.

#	Project Name
1	PY23 ESG
2	Public Services
3	Acquisition of Affordable Rental Housing
4	Affordable Housing Rehabilitation and Resale
5	Down Payment Assistance
6	CHDO Operating
7	Facility Improvements - Special Needs
8	New Construction - Rental
9	NC Public Facilities and Infrastructure
10	Owner Occupied Rehabilitation
11	Fair Housing
12	Rehabilitation of Affordable Rental Housing
13	Program Administration

Table 5 – Project Information

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

Allocation priorities are primarily a function of the scoring of the applications received from community partners. Scoring criteria was formulated from the priority needs and goals identified during the consultation process and how well each potential project addresses those needs/goals. The amount of

funding that can is made available represents the main obstacle to addressing underserved needs.

The amount of funding requested received by Lake County consistently exceeds the amount funds that can be made available.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	FY23 ESG
	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Improve homeless crisis response system
	Needs Addressed	End Homelessness in Lake County
	Funding	ESG: \$220,057 Local: \$91,000
	Description	Program Year 2023 ESG Activities
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1398 persons served 40 households assisted
	Location Description	County-wide
	Planned Activities	<ul style="list-style-type: none"> • A Safe Place - \$15,000 ESG for shelter • Catholic Charities - \$141,0000 (\$50,000 ESG and \$91,000 AHP) for rapid rehousing • Lake County Community Development - \$24,553 ESG for HMIS • Kids Above All - \$32,000 ESG for rapid rehousing • Lake County Haven - \$15,000 for shelter • PADS Lake County - \$50,000 ESG for shelter • PADS Lake County - \$17,000 ESG for outreach • Lake County Community Development - \$16,504 ESG for program administration
Project Name	PY23 Public Services	

2	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Improve homeless crisis response system Assist People with Special Needs Maximize Affordable Housing Create Pathways for Upward Economic Mobility
	Needs Addressed	Inclusive Growth Borderless Transit
	Funding	CDBG: \$345,724
	Description	Public services
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1919 persons assisted
	Location Description	County-wide

	Planned Activities	<ul style="list-style-type: none"> • PADS Lake County - \$11,207 CDBG for transportation • PADS Lake County - \$11,207 CDBG for outreach • Antioch Area Healthcare Alliance – \$23,207 CDBG for healthcare and transportation • Prairie State Legal Services - \$30,000 CDBG for housing advocacy services • Catholic Charities - \$100,000 CDBG for homelessness prevention • North Suburban Legal Aid Clinic - \$20,000 CDBG for homelessness prevention • Center for Enriched Living- \$20,000 CDBG for employment opportunity programming • ElderCARE @ Christ Church - \$25,207 CDBG for senior services • GLASA - \$16,207 CDBG for transportation • Youth Conservation Corps (YCC) - \$26,206 CDBG for YouthBuild programming • YouthBuild Lake County - \$11,030 CDBG for YouthBuild programming • YouthBuild Lake County - \$25,000 CDBG for Transportation • PADS Lake County - \$9,485 CDBG for day center services • Zacharias Center - \$9,485 CDBG for youth counseling • CASA Lake County - \$7,485 CDBG for legal advocacy 														
3	<table border="1"> <tr> <td data-bbox="248 1451 618 1507">Project Name</td> <td data-bbox="618 1451 1430 1507">Acquisition of Affordable Rental Housing</td> </tr> <tr> <td data-bbox="248 1507 618 1564">Target Area</td> <td data-bbox="618 1507 1430 1564">High Outcome Areas</td> </tr> <tr> <td data-bbox="248 1564 618 1621">Goals Supported</td> <td data-bbox="618 1564 1430 1621">Maximize Affordable Housing</td> </tr> <tr> <td data-bbox="248 1621 618 1677">Needs Addressed</td> <td data-bbox="618 1621 1430 1677">Accessible Housing</td> </tr> <tr> <td data-bbox="248 1677 618 1734">Funding</td> <td data-bbox="618 1677 1430 1734">CDBG: \$712,191</td> </tr> <tr> <td data-bbox="248 1734 618 1791">Description</td> <td data-bbox="618 1734 1430 1791">Acquisition of Affordable Rental Housing</td> </tr> <tr> <td data-bbox="248 1791 618 1839">Target Date</td> <td data-bbox="618 1791 1430 1839">4/30/2024</td> </tr> </table>	Project Name	Acquisition of Affordable Rental Housing	Target Area	High Outcome Areas	Goals Supported	Maximize Affordable Housing	Needs Addressed	Accessible Housing	Funding	CDBG: \$712,191	Description	Acquisition of Affordable Rental Housing	Target Date	4/30/2024	
Project Name	Acquisition of Affordable Rental Housing															
Target Area	High Outcome Areas															
Goals Supported	Maximize Affordable Housing															
Needs Addressed	Accessible Housing															
Funding	CDBG: \$712,191															
Description	Acquisition of Affordable Rental Housing															
Target Date	4/30/2024															

	Estimate the number and type of families that will benefit from the proposed activities	7 housing units
	Location Description	High Outcome Areas
	Planned Activities	Lake County Haven - \$212,191 CDBG for the acquisition of an affordable rental property Community Partners for Affordable Housing and Raquan's Haven - \$500,000 CDBG for the acquisition, rehabilitation, and rental of scattered-site single-family rental homes.
4	Project Name	Affordable Housing Rehabilitation and Resale
	Target Area	High Outcome Areas North Chicago Area
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	CDBG:-\$570,913 HOME \$321,270 -\$671,270
	Description	Affordable Housing Rehabilitation and Resale
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	5 8 households
	Location Description	High Outcome Areas City of North Chicago

	Planned Activities	<ul style="list-style-type: none"> • Community Partners for Affordable Housing - \$405,085 CDBG and \$184,915 HOME to acquire properties to be resold via the Community Land Trust (CLT) model • City of North Chicago – \$186,355 HOME for Single Family infill housing • Youth Conservation Corps. - \$165,828 CDBG for rehabilitation and resale of single-family homes.
5	Project Name	Down Payment Assistance
	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	HOME: \$50,000 Local: \$40,000
	Description	Down Payment Assistance
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	County-wide
	Planned Activities	Community Partners for Affordable Housing - \$95,000 (\$50,000 HOME and \$40,000 AHP) for down payment assistance.
6	Project Name	Community Housing Development Organizations (CHDO) Operating

	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	HOME: \$80,000
	Description	Community Housing Development Organizations (CHDO) Operating
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	2 Organizations
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Community Partners for Affordable Housing - \$40,000 HOME for operating funds • Housing Opportunity Development Corp. - \$40,000 HOME for operating funds
7	Project Name	Facility Improvements - Special Needs
	Target Area	Waukegan Area
	Goals Supported	Assist People with Special Needs
	Needs Addressed	Inclusive Growth
	Funding	CDBG: \$422,742
	Description	Facility Improvements - Special Needs
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	6110 persons assisted

	Location Description	<ul style="list-style-type: none"> • TBD • 317 N. Genesee St., Waukegan, IL • 1113 W. Greenwood Ave., Waukegan, IL • 600 W. Grand Ave., Lake Villa, IL
	Planned Activities	<ul style="list-style-type: none"> • Clearbrook - \$171,456 CDBG for a mental health center • The Community Works - \$100,000 CDBG for facility improvements (ADA improvements) • City of Zion - \$80,000 CDBG for sidewalk replacement • Zion Park District - \$71,286 CDBG for Edina Trail improvements
8	Project Name	New Construction - Rental
	Target Area	High Outcome Areas
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	CDBG: \$133,245 \$163,780 HOME: \$1,177,470 \$1,933,797

<p>Description</p>	<p>New Construction – Rental</p> <p>A total of \$766,755 \$1,338,167 of the HOME funds allocated in this project will support CHDO projects.</p> <p>Housing Opportunity Development Corp. - \$66,757 \$76,311 CHDO Reserve (CR) for the construction of affordable rental housing in Lake Zurich, IL</p> <p>Community Partners for Affordable Housing - \$215,085 CHDO Reserve (CR) HOME for the construction of senior housing in Beach Park, IL</p> <p>Community Partners for Affordable Housing - \$285,085 CHDO Reserve (CR) HOME for the construction of senior housing in Libertyville, IL</p> <p>Community Partners for Affordable Housing - \$676,771 CHDO Reserve (CR) HOME for the construction of senior housing in Lake Forest, IL</p> <p>Community Partners for Affordable Housing - \$300,000 CHDO Reserve (CR) HOME for the construction of rental housing in Highland Park, IL</p>
<p>Target Date</p>	<p>4/30/2024</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>187 231 housing units</p>
<p>Location Description</p>	<p>City of Highland Park</p> <p>City of Lake Forest</p> <p>Village of Beach Park</p> <p>Village of Libertyville</p> <p>Village of Lake Zurich</p> <p>Village of Lake Villa</p> <p>Village of Mundelein</p>

	Planned Activities	<ul style="list-style-type: none"> Lincoln Avenue Capital - \$400,000 HOME for the construction of senior housing in Lake Villa Lake, IL Housing Opportunity Development Corp. - \$100,000 \$140,091 (\$66,757 \$76,311 CHDO Reserve [CR] HOME and \$33,245 \$63,780 CDBG) for the construction of affordable rental housing in Lake Zurich, IL Community Partners for Affordable Housing - \$400,000 CHDO Reserve (CR) HOME for the construction of senior housing in Beach Park, IL Community Partners for Affordable Housing - \$385,085 (\$285,085 HOME and \$100,000 CDBG) for the construction of senior housing in Libertyville, IL The Debruler Company - \$195,630 HOME for the construction of senior apartments in Mundelein, IL Community Partners for Affordable Housing - \$300,000 CHDO Reserve (CR) HOME for the construction of rental housing in Highland Park, IL The Debruler Company - \$676,771 HOME for the construction of senior cottages in Lake Forest, IL
9	Project Name	North Chicago - Infrastructure Improvements
	Target Area	North Chicago Area
	Goals Supported	Assist People with Special Needs
	Needs Addressed	Inclusive Growth
	Funding	CDBG: \$162,427
	Description	North Chicago - Infrastructure Improvements
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1200 people
	Location Description	1850 Lewis Ave., North Chicago, IL
	Planned Activities	\$162,427 CDBG for sewer and water main improvements in the City of North Chicago
10	Project Name	Owner Occupied Rehabilitation Program
	Target Area	County-wide

	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	CDBG: \$125,000
	Description	Owner Occupied Rehabilitation Program
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	County-wide
	Planned Activities	<ul style="list-style-type: none"> Community Partners for Affordable Housing - \$125,000 CDBG for the Owner-Occupied Rehabilitation program
11	Project Name	Prairie State Legal Services - Fair Housing
	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	CDBG: \$75,000
	Description	Prairie State Legal Services - Fair Housing
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	42 persons
	Location Description	County-wide
	Planned Activities	Prairie State Legal Services - \$75,000 for fair housing legal services
	Project Name	Rehabilitation of Affordable Rental Housing

12	Target Area	Waukegan Area High Outcome Areas
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Accessible Housing
	Funding	CDBG: \$600,000 HOME: \$500,000 \$1,471,703
	Description	Rehabilitation of Affordable Rental Housing
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	221 225 households
	Location Description	City of Waukegan Village of Wauconda Village of Gurnee
Planned Activities	<ul style="list-style-type: none"> • Bear Development and Waukegan Housing Authority - \$500,000 \$1,171,703 HOME for the construction of 98 rental units known as Ravine Terrace in Waukegan, IL. • The Perlmark Corp. - \$200,000 CDBG for the rehabilitation of 119 units of senior rental housing (Liberty Arms). • Community Partners for Affordable Housing - \$400,000 CDBG for the rehabilitation of commercial space within an existing apartment building into 4 rental units. • Urban Muslim Minority Alliance (UMMA) \$300,000 HOME for the acquisition and rehabilitation of four units of affordable rental housing. 	
Project Name	Program Administration	

13	Target Area	Mundelein Area Round Lakes Area Waukegan Area Zion Area Fox Lake Area North Chicago Area High Outcome Areas Highwood Area
	Goals Supported	Program Administration
	Needs Addressed	End Homelessness in Lake County Inclusive Growth Accessible Housing Borderless Transit
	Funding	CDBG: \$560,965 HOME: \$177,481 Local: \$30,000
	Description	Program Administration
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 organization
	Location Description	
	Planned Activities	Program administration
	14	Project Name
	Target Area	County-wide
	Goals Supported	Maximize Affordable Housing
	Needs Addressed	Inclusive Growth
	Funding	Local: \$150,000
	Description	Landlord Outreach
	Target Date	4/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1 organization assisted

	Location Description	County-wide
	Planned Activities	Lake County Housing Authority - \$150,000 AHP for Landlord Outreach education program

DRAFT

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 County developed its geographic priorities based on a two-pronged approach:

1. Revitalize areas of greatest need. In addition to the entitlement communities of North Chicago and Waukegan, several areas of Lake County are home to a concentrated number of low/moderate income households whose neighborhoods would benefit from community development investment.
2. Assist in expanding the supply of housing in the identified high outcome areas, outside areas where there are already heavy concentrations of affordable housing.

Geographic Distribution

Target Area	Percentage of Funds
Mundelein Area	4
Round Lakes Area	
Waukegan Area	20
Zion Area	3
Fox Lake Area	
North Chicago Area	7
High Outcome Areas	37
Highwood Area	

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic distribution of Program Year 2023 (PY23) funds is driven by the geographic priorities discussed above. The stated objective of making large investments in affordable housing in “High Outcome Area” is demonstrated with 37% of funds. The geographic percentages are also a function of the partnership between Lake County, the City of Waukegan and the City of North Chicago. Both the City of Waukegan and the City of North Chicago receive entitlement funds and the Joint Agreement between defines an annual investment amount be allocated to each municipality.

Discussion

Funding decisions are a function of an annual application process. Priority is given to applications addressing needs in identified target areas, however the supply of available property to address needs, especial housing, is limited and it is possible that target areas do not receive funding during a given

program year.

DRAFT

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The 2020-2024 Consolidated Plan identified affordable housing as a high priority for Lake County. HUD defines cost-burdened households as those “who pay more than 30% of the total household income toward housing.” This burden means that families may have difficulty affording other necessities including food, clothing, transportation, and medical care. Lake County’s suburban structure creates unique issues for the development of affordable housing.

Rental affordability challenges are having a greater impact on Lake County renters. An erosion in rental affordability has developed with the record pace of rising rents and the decrease in renter household incomes. To address the identified needs for this program period the County will use CDBG, HOME and ESG funds to support and administer the following programs: down payment assistance, owner occupied rehabilitation, new construction, acquisition and rehabilitation to include community land trust, rapid rehousing and homeless prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	107
Special-Needs	340
Total	597

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	210
The Production of New Units	109
Rehab of Existing Units	269
Acquisition of Existing Units	9
Total	597

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

For purposes of this section, homeless households are assisted through rapid rehousing and tenant based rental assistance. Non-homeless households will be supported by owner-occupied rehabilitation, down payment assistance, homelessness prevention, the construction of new rental units, and acquisition/rehab/resale. It is assumed that some acquisition and rehab projects will assist the homeless

and special needs populations.

DRAFT

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Lake County is served by three housing authorities: Lake County Housing Authority, (LCHA), Waukegan Housing Authority (WHA), and North Chicago Housing Authority (NCHA). LCHA owns and operates 332 units of public housing for seniors and individuals with disabilities and 161 single family homes. Additionally, LCHA administers 294 project-based vouchers and approximately 3,217 tenant-based Housing Choice Vouchers, including special purpose vouchers such as Family Unification (FUP), Mainstream and Emergency Housing Voucher (EHV) vouchers. WHA maintains 448 public housing units and administers a Housing Choice Voucher Program, including 695 of special purpose tenant-based FUP vouchers, HUD-VASH vouchers and Mainstream vouchers. NCHA manages 150 public housing units and administers 471 Housing Choice Vouchers, including FUP vouchers and 70 HUD-VASH vouchers.

Actions planned during the next year to address the needs to public housing

Lake County Housing Authority (LCHA)

The Lake County Housing Authority has several initiatives planned to address public housing needs. Lake County continues to support the LCHA's Landlord Outreach and Education Program, a program that works to resolve the hurdles voucher holders face in securing a rental property. Rental options are scarce in Lake County and especially so in high opportunity areas. The program is designed to increase the pool of landlords participating in voucher programs. The partnership with Lake County and LCHA formed in 2021 to acquire and rehabilitate LCHA's public housing scattered sites has been successful in maintaining the affordability of 16 scattered site units. LCHA will be conducting educational workshops throughout the year on topics such as: Budgeting and Banking, Fair Housing, Financial Literacy, Renting for Tenants with Vouchers, Renting for Market-Rate Tenants, Pre-Purchase Home Buyer's Education, Tenant's Rights and Responsibilities and Landlord's Rights and Responsibilities to address the needs of Lake County residents.

Waukegan Housing Authority (WHA)

In partnership with Bear Development, Waukegan Housing Authority continues to participate in the HUD Rental Assistance Demonstration (RAD) program. In PY23 WHA continues its work on the renovation of its 98-unit senior rental housing development known as Ravine Terrace. The project is

receiving PY23 Lake County HOME funding and is the third WHA RAD undertaking.

North Chicago Housing Authority (NCHA)

NCHA continues to explore opportunities to project-based Housing Choice Vouchers in an effort to assist more families on the waiting list secure housing and increase utilization. NCHA currently administers 471 Housing Choice Vouchers (HCV) and operates three other programs in collaboration with other community agencies; Veteran's Affairs Supportive Housing (VASH), Family Unification Program (FUP), and the Family Self-Sufficiency Program (FSS).

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

Lake County Housing Authority maintains a Resident Advisory Board whose main role is to make recommendations in the development of the PHA Plan. LCHA also administers the Family Self-Sufficiency Program (FSS), an employment and saving incentive program for low-income families using a Section 8 Housing Choice Voucher. An incentive component of the program includes an escrow savings account into which Lake County Housing Authority deposits a portion of the increased rental charges that a family pays as its income from earnings rise. Families that successfully complete the FSS program by reaching their goals, may graduate from the program and withdraw the funds from the FSS escrow account after the successful completion of their five-year contract. The residents may choose to seek homeownership upon completion of this program. The Waukegan Housing Authority maintains a Resident Council at two of its developments.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The three housing authorities have not been designated as troubled.

Discussion

Lake County continues to partner and collaborate with the three Public Housing Authorities in Lake County to address public housing needs and increase access to affordable housing.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Lake County coordinates with the Lake County Coalition for the Homeless to ensure that the homeless crisis response system meets the needs of Lake County residents experiencing homelessness or at-risk of homelessness. The system responds to the needs of persons experiencing homelessness through engagement and connection to services and housing. The Lake County Coalition for the Homeless oversees the Coordinated Entry system to ensure that all agencies who may serve as the first point of engagement with persons experiencing homelessness can quickly connect the household to the resources they need. Emergency shelters, street outreach, mainstream system, and other providers may serve as points of entry into the system. Once identified at a point of entry, households are referred to the housing and other resources most appropriate to them. Those experiencing literal homelessness are referred to the Coordinated Entry By-Name List, where they are assessed and prioritized for housing such as permanent supportive housing, rapid rehousing, or other subsidized housing resources. Those at risk of homelessness are referred to Homelessness Prevention programs. Many of these resources are prioritized for subpopulations including those experiencing chronic homelessness and veteran households.

Over the next year, Lake County will continue to support several agencies that provide point of entry services and housing services to households experiencing homelessness or a-risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The individual needs of homeless persons are addressed by case managers at homeless service agencies, including shelters. For persons experiencing homelessness that are unsheltered, staff of street outreach programs meet the client where they are in the community to assess their individual needs and connect them to services in the community. Currently, PADS Lake County is the only provider of homeless street outreach services, which produces excellent results with limited staff capacity. Over the next year, Lake County will continue increase the capacity of the street outreach program at PADS in order to better serve those experiencing unsheltered homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Lake County can support emergency shelter and transitional housing programs by funding improvements to the public buildings as well as by supporting the public services these agencies provide. Over the next year, Lake County will fund both infrastructure improvements and services for PADS and A Safe Place, agencies which provide emergency shelter and services to persons experiencing homelessness. Lake County is working closely with PADS, in partnership with the Continuum of Care, to

develop homeless facilities to address the gaps identified in the ConPlan process. The existence of a site-based shelter is critical infrastructure to rapidly rehouse people experiencing homelessness.

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

As discussed above, the homeless crisis response system quickly connects households experiencing homelessness to the resources most appropriate to them, such as permanent supportive housing, rapid rehousing, or other subsidized housing resources. Many of these resources are prioritized for subpopulations including those experiencing chronic homelessness and veteran households. System Performance Metrics are reviewed often to identify ways to shorten the period of time that individuals and families experience homelessness and assess the success of programs to prevent individuals and families who were recently homeless from becoming homeless again. All these efforts are intended to quickly facilitate the transition to permanent housing. Additionally, Lake County continues to develop partnerships and allocate funding that will bring additional affordable housing units into the community, especially those prioritized for those experiencing homelessness.

Over the next year, Lake County will fund Catholic Charities and Kids Above All (KAA) Rapid Rehousing program, which assists households experiencing homelessness to transition to permanent housing. The KAA Rapid Rehousing program is the first homeless program with a target population of homeless youth. This new program addresses a need identified in the 2019 gaps analysis of the Lake County homeless response system.

Lake County will support several Permanent Supportive Housing developments, including projects by Thresholds, Independence Center, and Over the Rainbow. Though these developments are not reserved for individuals and families experiencing homelessness, a subset of the units are expected to serve those with a history of homelessness, and Over the Rainbow will set aside a portion of the units for persons experiencing homelessness. Additionally, Lake County continues to administer the Landlord Risk Mitigation Fund with prior year funding, which helps expand the number of units that are available to those being served by programs such as Rapid Rehousing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

Lake County's homeless crisis response system has multiple partnerships and referral pathways that are intended to identify households in crisis in order to prevent homelessness. Homelessness Prevention programs serve as crucial safety nets that can help households in crisis stabilize in permanent housing. Over the next year, Lake County will support Homeless Prevention programs that address multiple barriers that can lead to homelessness. Catholic Charities provides financial rental assistance to families that are at high risk of homelessness, and both Prairie State Legal Services and North Suburban Legal Aid Clinic provide legal housing advocacy assistance to help maintain the housing of households at risk of homelessness. Lake County will support these programs. Additionally, as mentioned above, Lake County continues to develop partnerships and strengthen referral pathways between governmental and nonprofit agencies that serve low-income individuals and families to ensure that those in crisis are identified and served before they experience homelessness.

Discussion

Lake County focuses on the needs of households experiencing homelessness and at risk of homelessness by playing a role at both the system level and the agency level. Activities are intended to continually improve the systems of service, and funding is allocated to meet the needs identified. Continual assessment ensures that funding is prioritized in ways that will make the greatest impact on Lake County residents.

Lake County continues to have great success through participation in the Built for Zero, a national campaign run by Community Solutions to give communities the tools to end homelessness. With shared leadership through the Continuum of Care, Lake County is leading data-driven, innovations to decrease the number of people experiencing homelessness and the length of time they are homeless.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Actions it 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 and charges, growth limitations, and policies affecting the return on residential investment

Restrictive land use policies in Lake County have contributed to the current lack of quality, affordable housing stock. Lake County acknowledges the impact of land use policy on affordable housing and recently has taken actions to reducing negative impacts.

As part of the 2022 Work Plan the Lake County Public Works, Planning & Transportation Committee (PWPT) approved the creation of an affordable housing regional taskforce. The task force will collaborate with jurisdictions across Lake County to explore best practices in land use policy to promote affordable housing.

Discussion

Lake County will support projects that address housing needs and can serve as a vehicle to engage the public and elected officials on the opportunity to update land use laws. As a nonhome rule jurisdiction, Lake County can encourage policy change by example. It will continue to do so through the work of the regional affordable housing task force. The continued efforts of housing developers and non-profit agencies will allow Lake County to reduce barriers to affordable housing through increased housing stock and increased housing choice options.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Lake County will continue to address the obstacles to meeting the needs of underserved communities. The application process prioritizes projects with high amounts of leverage and collaborative impact rather than duplicating services. The plan supports critical safety net programs outside of the CDBG public services cap by investing in social services facilities improvements and affordable housing developments that help special needs populations. The plan will improve borderless transit and help those who can't afford car to reach employment opportunities or services through transportation investments with social services agencies.

Actions planned to foster and maintain affordable housing

Lake County will continue investment in improving the condition of the existing affordable housing stock while prioritizing the creation of new affordable units. By leveraging the RAD program, the plan expands access to capital with Public Housing Authorities to improve the quality of affordable housing. The County will work with Lake County Housing Authority on the Landlord Outreach program to engage, educate and incentivize landlords to maintain high-quality housing that is accessible to HUD-assisted households. This will include educating landlords on Illinois' new Source of Income protection that became law in 2023.

Lake County will continue participation in meetings of local affordable housing advocate and partner with Lake County Partners to implement the 2022 Comprehensive Economic Development Strategy that includes goals for housing affordability. Lake County leads a countywide task force on Attainable Housing to educate local stakeholders on land use best practices and funding vehicles for housing affordability.

Actions planned to reduce lead-based paint hazards

Lake County shall continue to work with the Illinois Department of Public Health (IDPH) and its Childhood Lead Prevention Program to reduce lead-based paint hazards. Lake County will continue to utilize CDBG and HOME programs in response to lead-based paint contamination.

Lake County will continue to include lead-based paint evaluations in its existing housing programs; primarily as part of the Owner-Occupied Rehabilitation Program (OORP). The application process includes providing prospective clients a copy of the USEPA brochure, "The Lead-Safe Certified Guide to Renovate Right". Residences built prior to 1978 receive a lead-based paint inspection by a State of Illinois-certified professional. A report is prepared identifying the existence of and condition of any/all surfaces within the home containing lead-based paint. Applicants participating in the OORP receive a copy of the report. The OORP includes the remediation of LBP hazards by U.S. EPA certified contractors.

All contractors must be certified lead renovators and the company must be registered as a firm by the U.S. EPA. A clearance report and LBP Free certificate is included in the required documentation for OORP households where LBP has been identified.

As per Federal Regulations found at 24 CFR Part 35, specific thresholds are followed to determine the protective hazard reduction requirement for each project that has been assisted with HOME and/or CDBG funding.

- Acquisition/Leasing - Visual Assessment
- Rehabilitation receiving up to and including \$5,000 per unit - Paint testing – Stabilization
- Rehabilitation receiving more than \$5,000 - \$25,000 per unit - Identify and address lead-based paint hazards - Implement interim controls
- Rehabilitation receiving over \$25,000 - Identify and eliminate lead-based paint hazards. Full abatement of lead-based paint is required

Actions planned to reduce the number of poverty-level families

The general emphasis on housing is intended to have the long-term effect of alleviating poverty. By providing individuals with a decent, stable and well located home, individuals will be given essential tools they need to succeed. As noted in the plan, several jobs initiatives are also planned to include job training programs and small business loans. Each of these efforts is intended to improve the employment outlook for individuals in need.

Actions planned to develop institutional structure

Lake County Community Development continues to work with partner agencies to improve the connections between service providers which will serve to strengthen the existing system. The partnership between the Lake County Jail and area service providers to give unstably housed frequent users of the jail a housing option to break their cycle of recidivism is a good example of the efforts being undertaken in the County to improve collaboration and systems improvement.

An electronic referral system has also been refined over the last year and 2020 will see a focus on this program with an eye towards increasing use of the system that links nonprofits together for the benefit of clients served. Finally, Community Development continues to look for grant opportunities that will support systems changes that will increase collaboration and improve outcomes for Lake County residents.

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

Continue active participation in the Continuum of Care and the Alliance for Human Services in Lake

County.

Discussion

Lake County plays a role in facilitating many local partnerships. Most recently, a pilot program was initiated by Wauconda School District 118, Catholic Charities and the Continuum of Care to provide services and rental subsidies to families in the district who are experiencing homelessness or housing instability. The first two families in that pilot program are in the process of obtaining housing. In addition, Lake County is working with Thresholds to partner with a housing developer to expand permanent supportive housing for people with serious mental illness. This project was awarded funds in prior years and hopes to leverage additional funding available through the American Rescue Plan Act.

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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
Total Program Income:	0

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.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In addition to investing HOME Investment Partnership Program (HOME) funds in eligible activities as described in 24 CFR 92.205, Lake County invests other funding sources into housing activities. CDBG funds are often utilized for CDBG-eligible housing activities. Additionally, local Affordable Housing Program (AHP) funds are invested in housing activities to complement those funded by HOME and CDBG.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Lake County's Recapture and Resale Provisions document describe the conditions under which a homebuyer activity will be subject to either resale or recapture. Recapture provisions shall be enforced in cases where HOME funds are provided as a direct subsidy to the homebuyer as down payment and/or purchase-price assistance. Resale provisions shall be required when the HOME subsidy is provided in the form of a development subsidy in which HOME funds are divided among each HOME-assisted unit and not provided as a direct subsidy to the homebuyer. Resale provisions shall be encouraged when the HOME subsidy is provided in the form of a direct subsidy to the homebuyer and a Community Land Trust or other similar entity maintains ownership of the land associated with the HOME-assisted property to ensure its continued affordability, or it is determined that the property is located in a highly appreciating market for the purpose of maintaining the unit's affordability throughout the entire period of affordability.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Lake County's Recapture and Resale Provisions document ensures the affordability of units acquired with HOME funds. When resale provisions are applicable, the unit is sold to an income-eligible homebuyer and the period of affordability is completed by a second low-income beneficiary. When recapture provisions are applicable, the appropriate portion of funds are recaptured from the homebuyer and reinvested in an additional HOME-eligible activity, and the period of affordability is met by a second low-income beneficiary.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Lake County does not currently utilize HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Lake County's Written Standards for Provision of Emergency Solutions Grants (ESG) Assistance are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Lake County Coalition for the Homeless, which serves as Lake County's Continuum of Care (CoC), has a Coordinated Entry system that meets HUD requirements for a coordinated assessment system. Individuals and families experiencing homelessness engage with the system at Entry Points, where they are assessed for the By-Name List and prioritized for housing resources. All beneficiaries are tracked through the centralized Homeless Management

Information System (HMIS) database. The CoC reviews data on the System Performance Metrics (SPMs) to track the success of individual programs as well as the system as a whole and allocates funding to best address system needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funding is allocated through an annual application round. Community organizations are invited to submit applications for ESG-eligible activities, which are scored by Lake County staff according to a scoring matrix. Funding recommendations are discussed by the Homeless Advisory and Recommendation Committee (ARC), then passed on to The Housing and Community Development Commission (HCDC) for approval. These meetings are open to public for comment. The Lake County Board ultimately approves the recommendations, and funds are distributed to the awardees.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable; the jurisdiction is able to meet the homeless participation requirement in 24 CFR 576.405(a).

5. Describe performance standards for evaluating ESG.

The performance standards used for evaluating ESG programs is usually through the monitoring stages of each grant. As well as review of the ESG written standards to ensure that agencies and programs are following rules and regulations or the ESG program. The ESG written standards have been developed to assure that ESG-funded programs are

compliant and consistent across providers and contracts.

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