

November 16, 2015

Jodi Gingiss

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Memorandum

To: Housing & Community Development Commission
From: Jodi Gingiss, Community Development Administrator
Re: 2013 Annual Action Plan Eighth Amendment
2014 Annual Action Plan Fourth Amendment

Introduction:

Annual Action Plans govern the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for eligible housing projects and activities. The Lake County Consortium is proposing amendments for Program Year 2013 ("PY2013") and Program Year 2014 ("PY2014").

Discussion:

The proposed Action Plan amendments reflect decisions to be made by the Housing & Community Development Commission (HCDC) at its November 18, 2015 meeting. The inclusion of the following items in these two draft Action Plan Amendments **is dependent on the results of the HCDC vote on these items.** The Agenda items on which the HCDC will be voting are reflected in these two draft Amendments as follows:

HCDC Agenda Line #	Legislative Item #	Amount	Action Plan(s)	Amend -ment	Activity
6.3	#15-1236	\$350,000 of \$382,915 unallocated CDBG 2012-2013 funds	PY2013	5	Add Bridge House Rehabilitation & Accessibility Modifications
6.4	#15-1264	\$200,000 of \$209,645.76 unallocated HOME 2009 funds for 12 rental units	PY2013	3	Increase budget for 12 units rental rehab/ new construction in LCRDC North Chicago Revitalization Plan
		\$9,645.76 of \$209,645.76 unallocated HOME 2009 funds; 5 homebuyer units	PY2014	2	Allocate remaining 2009 funds to 5 homebuyer units in LCRDC North Chicago Revitalization Plan
6.5	#15-1265	\$85,000 of CDBG 2013 Mundelein Public Infrastructure Project Change	PY2013	1	Shift Mundelein 2013 Grant to phase 2 of its Hawley Avenue streetscape improvement project
6.6	#15-1266	\$85,000 of CDBG 2014 Highwood Public Infrastructure Project Change	PY2014	1	Shift Highwood 2014 Grant for installation of a stoplight on Sheridan Rd to allow safe access to new 104 unit senior living facility
6.7	#15-1249	\$85,000 of CDBG 2014 Village of Wauconda Public Infrastructure Project Change	PY2014	1	Shift Wauconda 2014 Grant to prevent roadway flooding through streambank stabilization and installation of new guardrails

In addition to these Agenda items, the proposed Action Plan Amendments contain several minor housekeeping issues to be summarized here:

2013 Action Plan Housekeeping Items

- **Amendment #1:** Removal of Lake County Public Works activity due to project ineligibility. When the project was implemented, changes in project scope were made without notification of community development, so the environmental review is invalid and the project is ineligible for CDBG reimbursement.
- **Amendment #2:** Removal of “Affordable Housing Corporation of Lake County Rehabilitation Program Project Delivery Costs” from list of Housing activities – 1.2 Rehabilitation. Initial Action Plan contained this annual placeholder but these funds were not allocated due to 2013 slowdown in rehab program activity (prior to program restructuring), so the agency was able to stretch 2012 funds until recently and are now using 2014 funds for project delivery.
- **Amendment #3:** HOME Housekeeping Items
 - Fix Table 3C error in North Chicago Owner-Occupied HOME rehab program operated by Affordable Housing Corporation of Lake County from \$102,079.80 to \$102,128.
 - Reflecting a decision recommended by HCDC and approved by Lake County Board on October 13, 2015 to designate local funds as a HOME project in order to repay past ineligible HOME project(s), \$27,200 of Affordable Housing Program funding has been added to the 2013 Action Plan for the scattered site rental activity completed by Community Partners for Affordable Housing (CPAH).
- **Amendment #4:** Reflecting a decision made by the HCDC on February 12, 2014, this amendment removes a previous Table 3C containing Emergency Solutions Grant funding for Maristella’s Emergency Shelter.
- **Amendment #5:** HOME administration budget increased from \$93,223.30 to \$101,975.78 to reflect program income.

2014 Action Plan Housekeeping Items

- **Amendment #1:** Designation of Round Lake Beach 2014 CDBG Public Infrastructure project as “To Be Determined” because the awarded project’s environmental review is invalid and the original project was not able to be postponed in order for staff to complete a valid environmental review. When Round Lake Beach has identified a future project, this will be handled as a substantive change in a future action plan amendment.
- **Amendment #2:** HOME Housekeeping Items
 - Fix Summary HOME 2014 allocation table error to decrease \$135,000 to \$66,608, the correct Table 3C amount for the North Chicago Owner-Occupied HOME rehab program operated by Affordable Housing Corporation of Lake County.
 - Lake County Residential Development Corporation’s 2014 Rental Rehabilitation project for Riverside Foundation was decreased from 2 units to 1 unit due to real estate costs.
 - For the Home Step Tenant-Based Rental Assistance program, the expected number of families assisted decreases from 18 to 15.
- **Amendment #3:** HOME administration budget increased from \$114,483 to \$133,028.30 to reflect program income.