

WAUKEGAN  
City of Progress *Illinois*



LakeCounty

Housing & Community Development Commission

**Program Year 2022 Annual Action Plan**

May 1, 2022 to April 30, 2023

# Executive Summary

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

### 1. Introduction

In this third year of the 2020-2024 Consolidated Plan (Con Plan) for the U.S. Department of Housing and Urban Development (HUD), Lake County continues working towards the five-year goals of building affordable housing, suitable living environments and improving economic opportunities. This work is in support of affirmatively furthering fair housing.

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

The Program Year 2022 (PY22) Annual Action Plan focuses on actions and investments that will support low- and moderate-income residents of Lake County as the economy continues to recover from the COVID-19 pandemic. 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 Program Year 2021 (PY21) projects still dealt with residual effects due to the COVID-19 pandemic. A strategy shift that led to more avenues for greater spending did not shift spending to desired levels due to newly-funded projects also experiencing pandemic-related delays. While overall CDBG spending still did not meet the intended target, funds obligated to more shovel-ready projects will increase spending for the upcoming program year. Progress toward achieving the goals identified in the PY2020-24 Consolidated Plan (ConPlan) continued at a slow pace. Economic impacts of the pandemic increased community needs and complicated subrecipient program operations. All five goals are addressed in the PY22 AAP. Consistent with the ConPlan, the majority of 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 PY22 AAP was completed in accordance with the Lake County Consortium Citizen Participation Plan (CPP). Following the public announcement of the opening of the PY22 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.

- 10/26/2021 - Lake County Public Services Workshop
- 10/29/2021 - Lake County Affordable Housing Workshop
- 10/29/2021 - Lake County Public Improvements Workshop
- 1/28/2022 - Homelessness Advisory & Recommendation Committee (ARC)
- 1/28/2022 - Public Improvements Advisory & Recommendation Committee (ARC)
- 2/9/2022 - Housing and Community Development Commission (HCDC) - Public Meeting
- 2/22/2022 - Public Services Advisory & Recommendation Committee (ARC)
- 2/25/2022 - Affordable Housing Advisory & Recommendation Committee (ARC)
- 3/16/2022 - Housing and Community Development Commission (HCDC) – Public Hearing

## **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**

In this third year of the 2020-2024 Consolidated Plan for the U.S. Department of Housing and Urban Development (HUD), Lake County continues working towards the five-year goals of building affordable housing, suitable living environments and improving economic opportunities. 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 2021, Lake County announced future availability of 2022 CDBG, HOME and ESG funds and held a Public Hearing on Community Needs for 2022 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 Voucher Program 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 weekly meetings during the pandemic to listen and present on the latest on the everchanging landscape of funding and services. Meetings have now decreased to monthly but remain an excellent source of 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. Lake County has served as a liaison between community agencies and the Lake County Health Department to address pandemic issues in the homeless service sector, assisting with written guidance and vaccination planning for vulnerable populations, including public housing residents.

#### **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	<b>Agency/Group/Organization</b>	Lake County Coordinated Transportation Services Committee
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Other government - County Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of Zion
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	WAUKEGAN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	North Chicago Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lake County Workforce Development
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	LAKE COUNTY HEALTH DEPARTMENT
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lessons in Care
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	WARREN TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<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	<b>Agency/Group/Organization</b>	The Alliance for Human Services in Lake County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lake County Municipal League
	<b>Agency/Group/Organization Type</b>	Housing Other government - County Other government - Local Civic Leaders``
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	ANTIOCH TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Libertyville Township
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	WAUCONDA TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	LAKE VILLA TOWNSHIP
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lake County Coalition for the Homeless
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Illinois Department of Children and Family Services
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lake County Division of Transportation
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 recent a recent transit study completed for the County.

18	<b>Agency/Group/Organization</b>	Senior Services Coalition of Lake County
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	City of North Chicago
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Village of Fox Lake
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Village of Round Lake Beach
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Community Youth Network
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Mano a Mano Family Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Highland Park Community Nursery School & Day Care Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Center for Enriched Living
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Great Lakes Adaptive Sports Association
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Erie Family Health Center Inc.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	CITY OF WAUKEGAN
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	PRAIRIE STATE LEGAL SERVICE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	LAKE COUNTY SHERIFF'S ADULT CORRECTION
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Fremont Township
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Waukegan Township
	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	LAKE COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
3	<b>Agency/Group/Organization</b>	Lake County Funders
4	<b>Agency/Group/Organization Type</b>	Services Philanthropy
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
3	<b>Agency/Group/Organization</b>	Comprehensive Economic Development Strategy Steering Committee
5	<b>Agency/Group/Organization Type</b>	Economic Development Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
3	<b>Agency/Group/Organization</b>	Live Well Lake County Steering Committee
6	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Employment Services-Health Services-Elderly Persons Services-Education Health Agency Publicly Funded Institution/System of Care Foundation Neighborhood Organization

<b>What section of the Plan was addressed by Consultation?</b>	Other
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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

**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 thorough 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?
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.
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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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.
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.
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.
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's goal to increase Upward Economic Mobility.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

See section 4 of the Executive Summary on page two for a summary.

**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**

<b>Citizen Participation Outreach</b>	
<b>Sort Order</b>	1
<b>Mode of Outreach</b>	A public meeting of the Homelessness Advisory & Recommendation Committee (ARC) was held virtually on January 28 <sup>th</sup> to discuss homeless assistance projects in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Homeless Assistance Agencies
<b>Summary of response /attendance</b>	No members of the public attended.
<b>Summary of comments received</b>	There were no public comments.
<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (If applicable)</b>	<a href="https://us02web.zoom.us/j/83822535962?pwd=ZjA0U0YvRVhlcjVoWGNUMVjdtUjZOdz09">https://us02web.zoom.us/j/83822535962?pwd=ZjA0U0YvRVhlcjVoWGNUMVjdtUjZOdz09</a>
<b>Sort Order</b>	
	2
<b>Mode of Outreach</b>	A public meeting of the Public Improvements Advisory & Recommendation Committee (ARC) was held virtually on January 28 <sup>th</sup> to discuss public improvements projects in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Non-targeted/broad community
<b>Summary of response/attendance</b>	Tony DiVittorio, Clearbrook; Hollis Gorrie, Clearbrook; Don Frick, Clearbrook; Amanda Levinson, Arden Shore; Jon Lothan, GWDC; Katie Baldasser, GWDC; Bev Saiz, Clearbrook; Eddie Soto, Lake County Tech Hub; Ken Barber, Adelante

<p><b>Summary of comments received</b></p>	<p>Public comments were received in writing prior to the meeting from Lake County Tech Hub and Clearbrook Community Mental Health Center.</p> <p>Clearbrook Community Mental Health Center:  Since 1955, Clearbrook has been a staple in the Chicagoland area for individuals with intellectual and/or developmental disabilities. What started as a group of parents, meeting in a church basement, grew to be the innovative and successful nonprofit that is known today across 16 Illinois counties. Considered experts in our field, Clearbrook’s services have grown to include: Vocational training and employment placement, home-based support, respite care, health and wellness, recreation and therapeutic activities, residential services, and community education. Each program focuses on the specific needs of the individual, their interests, and ability to function independently. Our programs and services are the keys to our success and are designed to equip our residents and program participants with skills that will enable them to lead safe, productive, and dignified lives. It is because of Clearbrook’s multiple successes that a Community Mental Health Center was the logical next step in providing services to individuals with I/DD. Clearbrook’s first Community Mental Health Center opened in 2019 in McHenry County and another opened in Rolling Meadows in 2021. Since 2019, Clearbrook has assisted 80 individuals at our two Community Mental Health Centers. With more than 200 home-based Clearbrook individuals in Lake County, it was deemed the ideal location for the opening of the third center.</p> <p>It is not unusual for individuals with I/DD to have a comorbid diagnosis (e.g. DD/SMI). It is estimated that 30-35% of those with a diagnosis of Intellectual and Developmental Disabilities (I/DD), also have a psychiatric disorder. In persons with I/DD, limited coping skills associated with language difficulty, inadequate social supports and a high frequency of central nervous system impairment all contribute to the vulnerability of developing mental health problems. In short, the presence of behavioral and emotional problems can greatly reduce the quality of life of persons with I/DD. The continuation and expansion of services provided through the Community Mental Health Centers operated by Clearbrook encourages increased support for this population while serving a larger geographic area.</p> <p>This fulfills a long-held goal of ensuring that those with a comorbid diagnosis do not “fall through the cracks” due to the fact that many community mental health providers are not trained to serve this population. Because of Clearbrook’s extensive experience working with individuals with intellectual and developmental disabilities, we are the ideal choice in staffing for this type of new facility in Lake County.</p> <p>The requested funding would allow for Clearbrook to be the first organization in Lake County to implement a Community Mental Health Center that serves individuals with I/DD and a mental illness in Lake County. The past successes of Clearbrook, as evidenced by nearly 70 years of service to the Chicagoland area, makes us the clear choice</p>
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in the execution of this project. Already established centers in McHenry County and Cook County prove not only the need for such facilities in Chicagoland, but also how adept Clearbrook staff are to take on this endeavor. To be entrusted with the mental health wellness of the I/DD community in Lake County would be a great honor, one that Clearbrook does not take lightly, and one that will help countless individuals and their families now and for many years to come.

Clearbrook thanks you for your time today and looks forward to continuing to serve residents of Lake County who have intellectual and developmental disabilities.

Lake County Tech Hub:

2021 Overview of GWDC and Lake County Tech Hub and Business Incubator (LCTH) as a resource during Covid-19 Pandemic. GWDC's mission is to foster economic development in economically challenged communities. Since its inception in 2012 as "Greater Waukegan Development Coalition," we have grown from supporting development within the seven municipalities in and around Waukegan, to working with over 50 municipalities and hundreds of businesses.

As an independent 501(c)3 not for profit economic development corporation, our core activities include the Lake County Tech Hub operation services as a base of information and assisting the community with direction and introductions to health and wellness services and business development resources.

In order to support and incubate core businesses, in 2014 we launched the Lake County Tech Hub and Business Incubator (LCTH). In 2016 we worked with the City of Waukegan to acquire our 8,000 square foot co-working and training facility at 13n Genesee Street in Waukegan. In 2018 we received the first in a series of CDBG grants to help aid local LMI underserved and unbanked companies apply for micro lending.

In August, 2019 we hired Eddie Soto, a former SBDC Lake County Certified Advisor with 12 years of experience, to become the Director of the LCTH. Since joining us, Eddie, who is fluent in Spanish, has worked with over one-hundred fifty (150) companies providing consulting on numerous business initiatives. Furthermore, he leads GWDC INVESTS, a working group of 10 loan officers from both traditional and non-traditional financial institutions. This group connects regularly to discuss how we can aid local MBWEV businesses and the unbanked to gain access to capital.

People served by this program are able to identify and fully develop their business documentation to be better positioned to apply for various credit and funding options that have been hard to understand and to access. Thereby expanding business and/or retaining and adding jobs. In 2021, the Lake County Tech Hub helped with business plans and launches or expansions of 17 new businesses, helped create or retain 84 new jobs, and supported access to \$160,000 in capital funding. We actively canvassed over 80 local businesses to identify economic needs, resulting in over 30 businesses applying for grants and loans.



	<p>Now with millions out of work and a protracted return to normal, we believe that business support and remote video conferencing services will continue to be in high demand. In addition to our access to capital programs, LCTH has an active roster of mentor business owners who have been through tough times before and are ready to help.</p> <p>In 2021, LCTH/Eddie Soto presented as an invited speaker to Waukegan Chamber of Commerce’s “Wake Up With Waukegan” where he was able to share the LCTH experience in being a services resource to our community. He also accepted an invitation from Wintrust to present a webinar on “Virtual Networking For Business”. We also helped launched and host, both on-site and virtual, a local chapter of “Girls Who Code”. With Lake County’s support, we greatly appreciate the responsibility to continue to help build and develop businesses and support our community, especially during these trying times.</p> <p>We stand ready to aid the County should they ask more of us. We are here to serve.</p> <p>Warmest regards, Eddie Soto, Director LCTH/GWDC</p>
<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (If applicable)</b>	<a href="https://us02web.zoom.us/j/89336073885?pwd=OCswNEY4WmZnYThTY1I0bFhQTxBVUT09">https://us02web.zoom.us/j/89336073885?pwd=OCswNEY4WmZnYThTY1I0bFhQTxBVUT09</a>
<b>Sort Order</b>	3
<b>Mode of Outreach</b>	A Public Meeting was held virtually on February 9 <sup>th</sup> to discuss homeless assistance and public improvements projects in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Non-targeted/broad community
<b>Summary of response/attendance</b>	Amanda Levinson of Arden Shore, Bev Saiz of Clearbrook, Beverly Mull of Scholars Soaring Cultural Center, Caryn Fliegler of Josselyn Center, Cassandra Hiller of the Lake County Administrator's Office, Eddie Soto of Lake County Tech Hub, Eric Foote of PADS Lake County, Jennifer Yonan of Youth Conservation Corps, Gail Weil of Community Youth Network, JoEllen Erdman of Zacharias Center, Kevin Murphy of Family Service of Lake County, Laura Craemer of Allendale, Michelle Crombie of United Way Lake County, Christina Douglas of A Safe Place, Richard Koenig of Housing Opportunity Development Corporation, Ken Barber of Adelante, Susan Shulman of North Suburban Legal Aid Clinic, Timothy DeBruler of the DeBruler Company, Vickey Tello of Nicasa, Marlon Bell, Jodi Gingiss of Attainable Housing

	Solutions, Charles Nozicka, and Stephanie Victor
<b>Summary of comments received</b>	Public Comment was submitted during the meeting.  PADS Lake County:  This is from Eric Foote from PADS Lake County addressing the general work of the committee. PADS would like to thank the commission and the Community Development department for helping PADS meet the on-going community need for emergency shelter for people experiencing homelessness. It's been deeply challenging but the end result has been shelter for most everyone that has visited our facility during the pandemic. We continue to stretch ourselves to meet the need and appreciate whatever can be done to help us in this work.
<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (If applicable)</b>	<a href="https://us02web.zoom.us/j/84308515977">https://us02web.zoom.us/j/84308515977</a>
<b>Sort Order</b>	4
<b>Mode of Outreach</b>	A public meeting of the Public Services Advisory & Recommendation Committee (ARC) was held virtually on February 22 <sup>nd</sup> to discuss public service projects in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Persons with disabilities  Non-targeted/broad community
<b>Summary of response/attendance</b>	Amanda Levinson with Arden Shore and Cassandra Hiller of the Lake County Administrator's Office
<b>Summary of comments received</b>	No public comments received.
<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (If applicable)</b>	<a href="https://us02web.zoom.us/j/89364546162?pwd=bG1CV1NRSXhISFpa3paOE5Ia0huQT09">https://us02web.zoom.us/j/89364546162?pwd=bG1CV1NRSXhISFpa3paOE5Ia0huQT09</a>

<b>Sort Order</b>	5
<b>Mode of Outreach</b>	A public meeting of the Affordable Housing Advisory & Recommendation Committee (ARC) was held virtually on February 25 <sup>th</sup> to discuss affordable housing projects in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Housing Developers  Non-targeted/broad community
<b>Summary of response/attendance</b>	Aly Halberstad with Clearbrook, Andy DeBruler with The DeBruler Company, Bev Saiz with Clearbrook, Christeon Mayfield with Glenkirk, Joel Williams with Habitat for Humanity, Nic Jackson with Bear Development, Richard Koenig with Housing Opportunity Development Corporation, Sarah Beck with Bear Development, and Jodi Gingiss with Attainable Housing Solutions
<b>Summary of comments received</b>	No public comments were received.
<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (if applicable)</b>	<a href="https://us02web.zoom.us/j/81086884794">https://us02web.zoom.us/j/81086884794</a>
<b>Sort Order</b>	6
<b>Mode of Outreach</b>	Newspaper Ad
<b>Target of Outreach</b>	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community
<b>Summary of response/attendance</b>	A newspaper ad was published on March 4, 2022 advertising the public hearing for the preparation of the 2022 Annual Action Plan
<b>Summary of comments received</b>	N/A

<b>Summary of comments not accepted and reasons</b>	N/A
<b>URL (if applicable)</b>	N/A
<b>Sort Order</b>	7
<b>Mode of Outreach</b>	Public Hearing was held virtually on March 16 <sup>th</sup> to discuss proposed funding recommendations in the 2022 Annual Action Plan.
<b>Target of Outreach</b>	Non-targeted/broad community
<b>Summary of response /attendance</b>	Cassandra Hiller of the Lake County Administrator's Office, Amanda Levinson of Arden Shore, Bev Saiz of Clearbrook, Eddie Soto of Lake County Tech Hub, Eric Foote of PADS Lake County, Sadaf Surani of Youth Conservation Corps, Katrina Volkens of Zacharias Center, Christina Douglas of A Safe Place, Richard Koenig of Housing Opportunity Development Corporation, Susan Shulman of North Suburban Legal Aid Clinic, Vickey Tello of Nicasa, Monica DiVerde of CASA Lake County, Rachael Lange of Rosalind Franklin University of Medicine and Science, Karen Fay of Center for Enriched Living, Joel Williams of Habitat for Humanity, Elizabeth Thielen of NICASA, and Rob Anthony of Community Partners for Affordable Housing
<b>Summary of comments received</b>	<p>Written comment was received prior and during the public meeting:</p> <p>NICASA Behavioral Health Services:  March is recognized officially by Lake County and the State of Illinois as Problem Gambling Awareness Month. It's clear from leadership at the very highest levels that there is a recognition that problem gambling is a public health issue that has the potential to affect any community member, regardless of age, gender, race, or ethnicity. Though many people who choose to gamble are able to do so without significant harmful consequences, those who experience problem gambling can face tremendous suffering. With financial, health, relationship, occupational, and emotional consequences, make no mistake, problem gambling can devastate individuals, families and communities. And, with problem gamblers having the HIGHEST suicide attempt rate than ANY other addictive disorder, problem gambling does have the potential to be a fatal condition. In Lake County last year, almost \$140 million was lost by players on video slots and poker machines alone. In Illinois, over \$1 billion was lost on casino gambling and on sports wagering, over \$2 billion on video gambling terminals and \$3 billion on the lottery. For every \$1 of gambling revenue, it is estimated there are at least \$3 in social costs. Gambling revenue comes from the gamblers, from their losses specifically. It is appropriate for that revenue to be utilized to address the social costs to those individuals and the people who care about them. Nicasa has been providing gambling awareness and treatment services in Lake</p>

	<p>County for 20 years, and it is with support from Lake County that we are able to adapt to meet the ever-increasing needs of the community related to preventing and treating problem gambling. So far this month, we've met with over 250 community members in our public awareness efforts and continue to see new clients seek our gambling treatment services, with 2 new clients being admitted this week alone. It is becoming increasingly difficult to navigate daily life without being faced with opportunities to gamble. Whether it's lottery, video gaming, online, sports betting, or the coming casino, gambling opportunities are increasing, as is the need for effective problem gambling prevention and treatment. Nowhere in Illinois have we seen a dedication to using gambling revenue to prevent and address the harmful impact of problem gambling as we see her from Lake County. On behalf of the community members who have suffered in silence until this point and who benefit from having free and confidential counseling available to them, I thank this group for their support and urge you to fully fund Nicasa's outreach and treatment efforts. I wanted to comment also on Consumer Credit Counseling of Northern Illinois. The financial consequences of problem gambling can be devastating and are one of the reasons the rate of suicide attempt among problem gamblers is so high. The work that Consumer Credit Counseling has done with some of our gambling treatment clients has been invaluable. They also get annual training to be sure their staff are aware of problem gambling and its effect on finances. For this reason, I urge they be funded fully for the services they provide to those hurt by problem gambling.</p> <p>Zacharias Sexual Abuse Center: Thank you so much for your generosity and hard work in determining these allocations.</p> <p>A Safe Place: Thank you on behalf of the survivors of domestic violence and children that we serve for the ESG, VGR, Behavioral Health, and VGR DCFS Co-located project funds. These funds help us identify and reach out to survivors, shelter victims and their children, provide and provide trauma informed behavioral health services.</p>
<p><b>Summary of comments not accepted and reasons</b></p>	<p>N/A</p>
<p><b>URL (if applicable)</b></p>	<p><a href="https://us02web.zoom.us/j/84982663953">https://us02web.zoom.us/j/84982663953</a></p>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The identified resources include Program Year 2022 (PY22) entitlement funds, program income and unallocated prior year funds.

#### 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	2,740,765	91,755	9,301	2,841,821	5,854,882	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	1,838,302	95,408	516,172	2,449,882	3,324,966	HOME funds will be used to develop affordable housing for low-income communities, including new construction and rehabilitation of single- and multi-family units
ESG	public - federal	See Table 1a	222,592	0	0	222,592	445,184	ESG funds will be used to assist persons experiencing homelessness with outreach, shelter services and rapid rehousing services.
Other	public - local	See Table 1a	300,000	1,000	133,828	434,828	600,000	Lake County Affordable Housing Fund, allocated by the Lake County Board. Typically, \$300,000 of general funds are allocated. The amount of funds made available is determined in the context of the County budgeting process.

**Table 2 - Expected Resources – Priority Table**

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

**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.

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

A total of three parcels were acquired via tax deed by Attainable Housing Solutions (AHS). Prior to acquisition by AHS these lots were publicly owned. PY22 funds HOME have been allocated for the construction of single-family home on each of these lots.

**Discussion**

The identified resources for Program Year 2022 (PY22) include entitlement funds (CDBG, HOME and ESG), program income and unallocated prior year funds.

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## 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	County-wide	End Homelessness in Lake County	CDBG: \$179,394 ESG: \$222,592 Local: \$150,000	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted  Homeless Person Overnight Shelter: 400 Persons Assisted  Public service activities other than low/mod income housing benefit: 531 Persons Assisted
2	Assist People with Special Needs	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Waukegan Area  Round Lakes Area  Zion Are  North Chicago Are	End Homelessness in Lake County Inclusive Growth Accessible Housing Borderless Transit	CDBG: \$824,567	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5424 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 2694 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		Accessible Housing	CDBG: \$1,289,707 HOME: \$2,266,051 Local: \$254,828	Rental units constructed: 104 Household Housing Unit  Rental units rehabilitated: 364 Household Housing Unit  Homeowner Housing Added: 23  Homeowner Housing Rehabilitated: 24 Household Housing Unit  Direct Financial Assistance to Homebuyers: 35 Households Assisted
5	Program Administration	2020	2024	Admin	County-wide	End Homelessness in Lake County Inclusive Growth Accessible Housing Borderless Transit	CDBG: \$548,153 HOME: \$183,830 Local: \$30,000	Other: 1 Other

Table 4 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Improve homeless crisis response system
	<b>Goal Description</b>	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	<b>Goal Name</b>	Assist People with Special Needs
	<b>Goal Description</b>	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	<b>Goal Name</b>	Maximize Affordable Housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Create Pathways for Upward Economic Mobility
	<b>Goal Description</b>	<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	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Program Administration

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## 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 PY2022, Lake County allocates \$5,949,222 including \$434,8281 of Lake County Affordable Housing Program funds towards this Annual Action Plan. The maximum 15% CDBG has been allocated to Public Services, and 20% CDBG, 10% HOME and 7.5% ESG to Grant Administration.

A total of \$281,327 of HOME CHDO Reserve funds (CR) have been allocated, which is greater than the HOME regulated CR minimum.

A total of \$60,000 of HOME CHDO Operating (CO) funds have been allocated, which is less than the HOME regulated maximum.

#	Project Name
1	FY22 ESG
2	Public Services
3	Acquisition of Affordable Rental Housing
4	Affordable Housing Rehabilitation and Resale
5	Down Payment Assistance
6	Community Housing Development Organizations (CHDO) Operating
7	New Construction - Homebuyer
8	Facility Improvements - Special Needs
9	New Construction - Rental
10	North Chicago - Infrastructure Improvements
11	Owner Occupied Rehabilitation Program
12	Permanent Supportive Housing
13	Prairie State Legal Services - Fair Housing
14	Rehabilitation of Affordable Rental Housing
15	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 be 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

1	<b>Project Name</b>	FY22 ESG
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Improve homeless crisis response system
	<b>Needs Addressed</b>	End Homelessness in Lake County
	<b>Funding</b>	ESG: \$222,592 Local: \$150,000
	<b>Description</b>	Program year 2022 Emergency Solutions Grant activities.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	532 persons served 40 households assisted
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• A Safe Place - \$24,227 ESG for shelter</li> <li>• Catholic Charities - \$205,0000 (\$55,000 ESG and \$150,000 AHP) for rapid rehousing</li> <li>• Lake County Community Development - \$20,000 ESG for HMIS</li> <li>• Kids Above All - \$33,990 ESG for rapid rehousing</li> <li>• Lake County Haven - \$24,227 for shelter</li> <li>• PADS Lake County - \$24,227 ESG for shelter</li> <li>• PADS Lake County - \$24,227 ESG for outreach</li> <li>• Lake County Community Development - \$16,694 ESG for program administration</li> </ul>
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	County-wide

<b>Goals Supported</b>	Improve homeless crisis response system Assist People with Special Needs Maximize Affordable Housing Create Pathways for Upward Economic Mobility
<b>Needs Addressed</b>	End Homelessness in Lake County Inclusive Growth Borderless Transit
<b>Funding</b>	CDBG: \$354,931 Local: \$75,000
<b>Description</b>	Support nonprofit public services agencies.
<b>Target Date</b>	4/30/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3135 persons assisted
<b>Location Description</b>	County-wide



	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• PADS Lake County - \$19,394 CDBG for outreach</li> <li>• PADS Lake County --\$10,000 CDBG for transportation</li> <li>• Prairie State Legal Services - \$30,000 CDBG for housing advocacy services</li> <li>• Catholic Charities - \$100,000 CDBG for homelessness prevention</li> <li>• North Suburban Legal Aid Clinic - \$20,000 CDBG for homelessness prevention</li> <li>• Center for Enriched Living- \$24,394 CDBG for employment opportunity programming</li> <li>• ElderCARE @ Christ Church - \$24,394 CDBG for senior services</li> <li>• GLASA - \$14,394 CDBG for transportation</li> <li>• Youth Conservation Corps (YCC) - \$24,394 CDBG for YouthBuild programming</li> <li>• Mano a Mano - \$26,593 CDBG for Productive Parents Program</li> <li>• YouthBuild Lake County - \$35,486 CDBG for YouthBuild programming</li> <li>• Northern Illinois Food Bank - \$5,176 CDBG for food bank services</li> <li>• United Way Lake County - \$5,176 CDBG of 211 services</li> <li>• PADS Lake County - \$5,176 CDBG for day center services</li> <li>• <del>Zacharias Center - \$5,176 CDBG for legal advocacy</del></li> <li>• Lake County Housing Authority - \$75,000 AHP for a Landlord Outreach Education Program</li> </ul>
<b>3</b>	<b>Project Name</b>	Acquisition of Affordable Rental Housing
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$170,000
	<b>Description</b>	Acquisition of property to be utilized as affordable rentals
	<b>Target Date</b>	4/30/2032
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 housing unit

	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Clearbrook \$170,000 (\$115,172 CDBG and \$54,828 AHP) for the acquisition of property to be used as a Community Integrated Living Arrangement (CILA)</li> </ul>
4	<b>Project Name</b>	Affordable Housing Rehabilitation and Resale
	<b>Target Area</b>	High Outcome Areas
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$310,000
	<b>Description</b>	Acquisition of residential properties to be rehabilitated and resold to income qualified households.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households
	<b>Location Description</b>	TBD
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Community Partners for Affordable Housing - \$220,000 CDBG to acquire properties to be resold via the Community Land Trust (CLT) model</li> <li>Youth Conservation Corps. - \$90,000 CDBG to rehab a single-family home to be resold to income qualified households</li> </ul>
5	<b>Project Name</b>	Down Payment Assistance
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	HOME: \$215,000 Local: \$50,000

	<b>Description</b>	Direct financial assistance
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 households
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Community Partners for Affordable Housing - \$265,000 (\$215,000 HOME and \$50,000 AHP) for down payment assistance.</li> </ul>
<b>6</b>	<b>Project Name</b>	Community Housing Development Organizations (CHDO) Operating
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	HOME: \$80,000
	<b>Description</b>	Operating funding for Community Housing Development Organizations
	<b>Target Date</b>	4/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Organizations
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Community Partners for Affordable Housing - \$40,000 HOME for operating funds</li> <li>Housing Opportunity Development Corp. - \$40,000 HOME for operating funds</li> </ul>
<b>7</b>	<b>Project Name</b>	New Construction - Homebuyer
	<b>Target Area</b>	<ul style="list-style-type: none"> <li>High Outcome Areas</li> <li>North Chicago Area</li> </ul>
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Inclusive Growth

	<b>Funding</b>	HOME: \$568,022
	<b>Description</b>	New construction of affordable units.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 housing units
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• High Outcome Areas</li> <li>• North Chicago Area</li> </ul>
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Attainable Housing Solution - \$375,000 HOME for new construction of single-family homes</li> <li>• City of North Chicago - \$193,022 for new construction of a single-family home</li> </ul>
8	<b>Project Name</b>	Facility Improvements - Special Needs
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Assist People with Special Needs
	<b>Needs Addressed</b>	Inclusive Growth
	<b>Funding</b>	CDBG: \$420,000
	<b>Description</b>	Capital improvements to facilities serving the special needs community.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4324 persons assisted
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>• TBD</li> <li>• 317 N. Genesee St., Waukegan, IL</li> <li>• 1113 W. Greenwood Ave., Waukegan, IL</li> <li>• 600 W. Grand Ave., Lake Villa, IL</li> </ul>

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Community Youth Network - \$175,000 CDBG for the acquisition of a new wellness center</li> <li>• Arden Shore Child &amp; Family Services - \$50,400 CDBG for facility improvements (roof repair)</li> <li>• Clearbrook - \$104,938 CDBG for a mental health center</li> <li>• Nicasa - \$29,500 CDBG for facility improvements (roof repair)</li> <li>• Allendale - \$60,162 CDBG for facility improvements (roof repair)</li> </ul>
9	<b>Project Name</b>	New Construction - Rental
	<b>Target Area</b>	High Outcome Areas
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$230,535 HOME: \$731,327
	<b>Description</b>	New construction of affordable housing units.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	122 housing units
	<b>Location Description</b>	Village of Island Lake Village of Libertyville Village of Lake Zurich City of Gurnee

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Lincoln Avenue Capital - \$450,000 HOME for the construction of senior housing in Island Lake, IL</li> <li>Housing Opportunity Development Corp. - \$241,462 (\$30,535 CDBG and \$211,327 HOME) for the construction of affordable rental housing in Lake Zurich, IL</li> <li>Housing Opportunity Development Corp. - \$200,000 CDBG for the construction of affordable rental housing in Gurnee, IL</li> <li>Community Partners for Affordable Housing - \$70,000 HOME for the construction of senior housing in Libertyville, IL</li> </ul>
10	<b>Project Name</b>	North Chicago - Infrastructure Improvements
	<b>Target Area</b>	North Chicago Area
	<b>Goals Supported</b>	Assist People with Special Needs
	<b>Needs Addressed</b>	Inclusive Growth Borderless Transit
	<b>Funding</b>	CDBG: \$154,030
	<b>Description</b>	Infrastructure improvements in the City of North Chicago
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1100 people
	<b>Location Description</b>	1850 Lewis Ave., North Chicago, IL
	<b>Planned Activities</b>	\$154,030 CDBG for sewer and water main improvements in the City of North Chicago
11	<b>Project Name</b>	Owner Occupied Rehabilitation Program
	<b>Target Area</b>	County-wide Fox Lake Area
	<b>Goals Supported</b>	Maximize Affordable Housing

	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$200,000 Local: \$75,000
	<b>Description</b>	Rehabilitation of owner-occupied units for low/mod income homeowners.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 housing units
	<b>Location Description</b>	Low/mod households throughout the County.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Community Partners for Affordable Housing - \$200,000 CDBG (\$80,000 for project delivery) for the Owner-Occupied Rehabilitation program</li> <li>Habitat for Humanity - \$75,000 AHP for Critical Home Repair Program</li> </ul>
<b>12</b>	<b>Project Name</b>	Permanent Supportive Housing
	<b>Target Area</b>	TBD
	<b>Goals Supported</b>	Assist People with Special Needs Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Create permanent supportive housing units.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 housing units
	<b>Location Description</b>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>Thresholds - \$80,000 CDBG for the acquisition and construction of supportive housing units</li> </ul>

<b>13</b>	<b>Project Name</b>	Prairie State Legal Services - Fair Housing
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Fair housing programming
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90 persons assisted
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Prairie State Legal Services - \$75,000 for fair housing legal services</li> </ul>
<b>14</b>	<b>Project Name</b>	Rehabilitation of Affordable Rental Housing
	<b>Target Area</b>	Waukegan Area High Outcome Areas
	<b>Goals Supported</b>	Maximize Affordable Housing
	<b>Needs Addressed</b>	Housing accessibility
	<b>Funding</b>	CDBG: \$354,000 HOME: \$671,703
	<b>Description</b>	Rehabilitation of rental units to be occupied but affordable households.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	339 housing units



	<b>Location Description</b>	City of Waukegan Village of Grayslake Village of Buffalo Grove
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Bear Development and Waukegan Housing Authority - \$671,703 HOME for the reconstruction of 98 rental units known as Ravine Terrace in Waukegan, IL.</li> <li>• The Debruler Co. - \$250,000 CDBG for the rehabilitation of 240 units of senior rental housing (Library Lane).</li> <li>• Glenkirk - \$104,000 CDBG for the rehabilitation of a Community Integrated Living Arrangement (CILA) in the Village of Buffalo Grove.</li> </ul>
15	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	<ul style="list-style-type: none"> <li>• End Homelessness in Lake County</li> <li>• Inclusive Growth</li> <li>• Accessible Housing</li> <li>• Borderless Transit</li> </ul>
	<b>Funding</b>	CDBG: \$548,153 HOME: \$183,830 Local: \$30,000
	<b>Description</b>	Program Administration
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 organization
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• Lake County Community Development \$548,153 CDBG, \$183,830 HOME and \$30,000 AHP for program administration</li> </ul>

## 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	
Round Lakes Area	
Waukegan Area	14%
Zion Area	
Fox Lake Area	
North Chicago Area	6%
High Outcome Areas	35%
Highwood Area	

Table 6 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The geographic distribution of Program Year 2022 (PY22) 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 35% 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.

# Affordable Housing

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

### Introduction

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.

Lake County has a high rate of homeownership. Of all the County’s housing units, 68% are occupied by their owners compared to just 56% nationally. Homeowners are more likely to be partnered households (64% in Lake County versus 55% nationally) and more likely to have a four-year degree (45% in Lake County versus 32% in the US overall).

The affordability challenges are having a greater impact on Lake County renters. Nearly half (47.8%) of renter-occupied units are spending more than 30% of their income on housing expenses. When compared to owner-occupied units, this falls to only 28% of occupants, highlighting the disparities across the County.

Regional Housing Solutions is a Chicago-based collaborative effort of the Chicago Metropolitan Agency for Planning, the Institute for Housing Studies at DePaul University, the Metropolitan Mayors Caucus, and the Metropolitan Planning Council. According to their analysis, housing stock falls into 8 submarkets based on several factors such as housing stock and affordability, housing market activity, resident demographics, and socioeconomic factors. 54% of Lake County housing is considered “Submarket 8,” meaning that the housing stock is suburban and typically built between 1980 and 1999, while residents are an aging population and primarily higher or middle income. Importantly, the housing stock is uniform in size and type, meaning that there is not enough variety to accommodate the unique needs of households with varying income levels and family sizes. This indicates a need for a wider variety of housing stock and predicts a greater need for accessibility accommodations in the near future. The Lake County utilizes these sources of data alongside many others to help shape the development of goals that are appropriate for the unique needs of the community. Specifically, Lake County prioritizes the development of diverse housing stock with an emphasis on affordable rental units.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	129
Special-Needs	424
Total	593

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	85
The Production of New Units	125
Rehab of Existing Units	346
Acquisition of Existing Units	37
<b>Total</b>	<b>593</b>

**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.

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

### **Introduction**

Three housing authorities are present within the geographic boundaries of Lake County: Lake County Housing Authority (LCHA), Waukegan Housing Authority (WHA), and North Chicago 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 3,127 tenant-based Housing Choice Vouchers, including special purpose vouchers such as Family Unification (FUP), Mainstream, and Emergency Housing Vouchers (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 proposed PY22 funding includes CDBG funds allocated to Youth Conservation Corp. (YCC) to support the construction training and rehabilitation of a single-family home acquired from LCHA. Following rehab, the home will be sold to an income eligible household.

Lake County Affordable Housing Program (LCAHP) funds will support LCHA's Landlord Outreach and Education Program (LOEP). LOEP is a pilot program initiated by the LCHA Housing Counseling Department. The program will work 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.

#### Waukegan Housing Authority (WHA)

In partnership with Bear Development, Waukegan Housing Authority continues to participate in the HUD Rental Assistance Demonstration (RAD) program. In PY22 WHA will renovate 98 units of senior rental housing know as Ravine Terrace. The project is receiving PY22 Lake County HOME funding and is the third WHA RAD undertaking.

#### North Chicago Housing Authority

NCHA continues to explore opportunities to project-base 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**

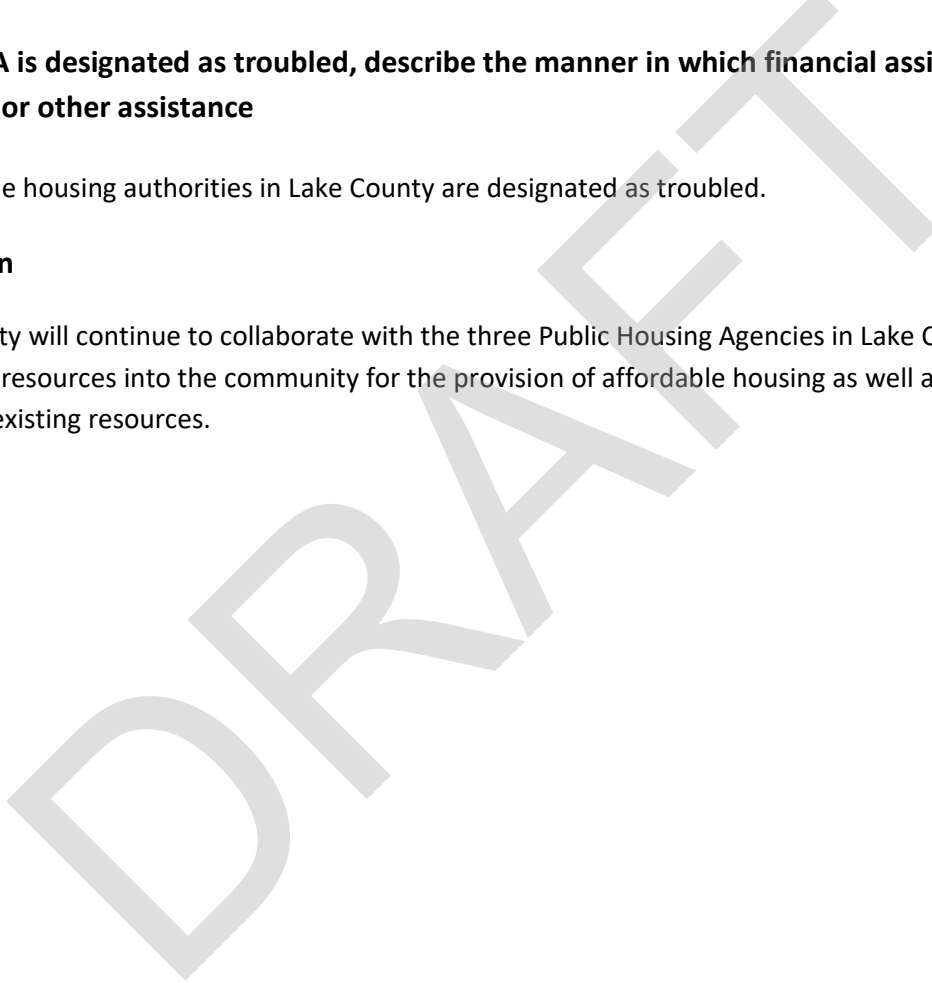
LCHA and WHA each operate a Family Self-Sufficiency (FSS) Program, which is an employment and savings incentive program for low-income families using Section 8 Housing Choice Vouchers. For graduates of the program that wish to use their FSS savings for down payment on a home, LCHA has a housing counselor to assist the tenant’s transition to homeownership. Additionally, LCHA holds free Home Buyer’s Education Workshops that are available to any member of the public interested in obtaining advice on the homebuying process. This action plan contains funding for first-time homebuyers. NCHA maintains a FSS with the assistance of a community agency.

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

None of the housing authorities in Lake County are designated as troubled.

**Discussion**

Lake County will continue to collaborate with the three Public Housing Agencies in Lake County to bring additional resources into the community for the provision of affordable housing as well as to increase access to existing resources.



## **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 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 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 outreach services, which produces excellent results with limited staff capacity. Over the next year, Lake County will increase the capacity of the 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 of 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.

1. The Illinois Affordable Housing Omnibus Bill (HB2621) came into effect in January of 2022 and on January 27, 2022 the Lake County Finance and Administrative Committee (F&A) discussed the options available to the County and chose to implement the affordable housing tax incentives. The incentives provided by HB2621 align with the two-pronged approach to affordable housing detailed in the 2020-2024 Consolidated Plan by promoting investment LMAs and keeping rents affordable in higher cost markets.
2. 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)**

### **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 to launch their new 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 will go into effect statewide in 2024.

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 will lead 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 2022 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. Lake County attends the monthly meetings with the Alliance for Human Services to receive and respond to the needs of the community. Most recently, a pilot 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 a prior year 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)

#### 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	91,755
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>91,755</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**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.

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## 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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# ATTACHMENTS

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# LAKE COUNTY COMMUNITY DEVELOPMENT PROGRAM YEAR 2022 ANNUAL ACTION PLAN PUBLIC COMMENT PERIOD

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The Lake County Consortium – comprised of the City of Waukegan, the City of North Chicago and Lake County – will be submitting the Program Year 2022 (PY22) Annual Action Plan (AAP) to the U.S. Department of Housing and Urban Development (HUD). The AAP will guide the allocation and expenditure of Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG) funds available for PY22 (May 1, 2022 – April 30, 2023).

The 2022 Annual Action Plan will be available no later than June 10th at the Lake County Libertyville Permit Center; City of North Chicago Department of Economic Development (Phone: 847.596.8670); City of Waukegan Community Development Block Grant Office (Phone: 847.599.2530); or can be viewed on the County's website at: [www.lakecountyil.gov/1944/Action-Plan](http://www.lakecountyil.gov/1944/Action-Plan)

The 2022 Action Plan official public comment period is from June 10 to July 10, 2022: Comments regarding the Annual Action Plan and projects recommended for funding will be accepted through July 10, 2022 at 5:00 p.m. Written comments may be directed to: Lake County Community Development, 500 West Winchester Road, Libertyville, IL 60048 or [communitydevelopment@lakecountyil.gov](mailto:communitydevelopment@lakecountyil.gov).

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# CHICAGO TRIBUNE

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**Sold To:**

COUNTY OF LAKE COMMUNITY DEVELOPMENT - CU00407714  
500 W Winchester Rd, Ste 101  
Libertyville, IL 60048-1371

**Bill To:**

COUNTY OF LAKE COMMUNITY DEVELOPMENT - CU00407714  
500 W Winchester Rd, Ste 101  
Libertyville, IL 60048-1371

## Certificate of Publication:

Order Number: 7226567

Purchase Order: 7226567 2022 ANNUAL ACTION PLA

State of Illinois - Lake

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Lake County News-Sun. The Lake County News-Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Waukegan, Township of Waukegan, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Lake County News-Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 6/04/2022, and the last publication of the notice was made in the newspaper dated and published on 6/04/2022.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Jun 04, 2022.**

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Lake County News-Sun

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

6th Day of June, 2022, by

**Chicago Tribune Media Group**



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Jeremy Gates

**LAKE COUNTY COMMUNITY  
DEVELOPMENT  
PROGRAM YEAR 2022 AN-  
NUAL ACTION PLAN  
PUBLIC COMMENT PERIOD**

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June 4, 2022 - 7226567

# PUBLIC HEARING NOTICE

**June 15, 2022 at 3:30 p.m.**  
**Lake County's Housing & Community Development Commission**  
**18 N. County Street, Waukegan, IL**  
**10<sup>th</sup> Floor Board Room**

A public hearing on Lake County Community Development Program Year 2022 (PY22) funding will be held at the June 15, 2022 Housing and Community Development Commission (HCDC) meeting. The PY22 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan (AAP) will be presented. The PY22 AAP includes funding recommendations for Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant Program (ESG) funds. An important part of the process is citizen participation and input. All interested parties are invited and urged to attend. All comments and questions will be considered. Persons in need of special arrangements (translator, specific disabilities, etc.) should contact staff prior to the meeting date at 847.377.2475.

Public comments are welcomed and encouraged. Public comments received by 3:00 on Wednesday, June 15, 2022 will be read at the appropriate time in the agenda. Please note: A total of 30 minutes will be permitted for Public Comment and no more than three minutes per public comment. The Public will have the opportunity to provide comment via zoom during the meeting. All comments received will be included in the meeting minutes regardless of whether they are read aloud at the meeting. Public comments may be submitted in advance of the meeting via email to [communitydevelopment@lakecountyil.gov](mailto:communitydevelopment@lakecountyil.gov) with the following information:

- Subject title: Housing and Community Development Commission
- Name
- Organization
- Topic or agenda item

Questions, comments, and requests for information related to Public Hearings may also be submitted to: Housing & Community Development Commission staff by calling 847.377.2150, emailing [communitydevelopment@lakecountyil.gov](mailto:communitydevelopment@lakecountyil.gov) or by writing to: Lake County Department of Planning, Building and Development – Community Development, 500 W. Winchester Road, Libertyville, IL 60048.

# CHICAGO TRIBUNE

media group

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## Certificate of Publication:

Order Number: 7220797

Purchase Order:

State of Illinois - Lake

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This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **May 30, 2022.**

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Lake County News-Sun

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

31st Day of May, 2022, by

**Chicago Tribune Media Group**



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Jeremy Gates



## PUBLIC HEARING NOTICE

June 15, 2022 at 3:30 p.m.  
Lake County's Housing &  
Community Development  
Commission  
18 N. County Street, Wauke-  
gan, IL  
10th Floor Board Room

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5/30/2022 7220797

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# Lake County HOME Homeownership Value Limits (95% Rule) Determination

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## Background

According to 24 CFR 92.254, the participating jurisdiction may determine 95 percent of the median area purchase price for single family housing in the jurisdiction annually in lieu of the limits provided by HUD. The following information must be included in the annual action plan of the Consolidated Plan submitted to HUD for review and updated in each action plan.

## Determined Limit

The HOME Homeownership Value Limit for 2022 is \$361,000.

## Income Determination and Market Study Methodology

The market analysis has been completed in accordance with the rules in 24 CFR 92.254(a)(2)(iii)(A)-€ to ensure that a sufficient number of recent housing sales are included in the survey.

- As there were over 500 sales per month, the market study covers a one-month reporting period, listed in ascending order of sales price.
- The street address of each property is included in the data.
- The attached market analysis includes all housing sales reported in the MLS database in Lake in March 2022, ensuring that the sales data reflects all or nearly all of the on-family house sales in the entire participating jurisdiction.
- The total number of sales is odd, so the median sales price has been determined by taking the middle sale on the list and multiplying that sale price by 0.95.

<b>MLS#</b>	<b>Status</b>	<b>Property Address</b>	<b>City</b>	<b>Search Price</b>
11322041	<b>CLSD</b>	632 Turkey Run Dr	Round Lake Heights	\$43,000
11291186	<b>CLSD</b>	718 Fellows Pl	North Chicago	\$65,000
11325956	<b>CLSD</b>	1324 Cherokee Dr	Round Lake Beach	\$67,500
11322717	<b>CLSD</b>	26388 W Klondike Ave	Antioch	\$71,777
11275052	<b>CLSD</b>	1509 Greenfield Ave	North Chicago	\$72,000
11255470	<b>CLSD</b>	3003 Enoch Ave	Zion	\$83,100
11303982	<b>CLSD</b>	28285 W Oak St	Wauconda	\$85,000
11325959	<b>CLSD</b>	1417 Melrose Ave	Round Lake Beach	\$90,000
11331924	<b>CLSD</b>	18561 W Main St	Gages Lake	\$90,000
11342757	<b>CLSD</b>	35307 N Nielsen Dr	Round Lake Beach	\$90,000
11269023	<b>CLSD</b>	2720 Harrison Pl	Waukegan	\$95,000
11304644	<b>CLSD</b>	405 8th St	Waukegan	\$105,200
11309654	<b>CLSD</b>	10552 W Woodland Ave	Beach Park	\$105,900
11298911	<b>CLSD</b>	2107 Elizabeth Ave	Zion	\$116,500
11274942	<b>CLSD</b>	3601 Preakness Ln	Grayslake	\$119,000
11276421	<b>CLSD</b>	24483 W Norelius Ave	Round Lake	\$120,000
11199645	<b>CLSD</b>	1826 Jackson St	North Chicago	\$124,900
11245281	<b>CLSD</b>	1524 Dodge Ave	Waukegan	\$125,000
11328541	<b>CLSD</b>	303 Highmoor Dr	Round Lake Park	\$125,000
11286793	<b>CLSD</b>	727 Broadway Ave	North Chicago	\$129,000
11226829	<b>CLSD</b>	417 Keller Ave	Waukegan	\$130,000
11335367	<b>CLSD</b>	1515 Brentwood Dr	Round Lake Beach	\$130,000
11326054	<b>CLSD</b>	43242 Lakeside Dr	Antioch	\$132,000
11319896	<b>CLSD</b>	42343 N Chestnut St	Antioch	\$133,000
11261719	<b>CLSD</b>	22 S Maple Ave	Fox Lake	\$133,500
11235132	<b>CLSD</b>	214 Keller Ave	Waukegan	\$134,000
11320848	<b>CLSD</b>	1625 Ballentine St	Waukegan	\$134,900
11305822	<b>CLSD</b>	22946 W Lake Shore Dr	Antioch	\$135,000
11318618	<b>CLSD</b>	1324 Pine Grove Ave	Round Lake Beach	\$137,500
11309680	<b>CLSD</b>	1117 N Sheridan Rd	Waukegan	\$142,500
11307775	<b>CLSD</b>	3027 N Lewis Ave	Waukegan	\$144,900
11335720	<b>CLSD</b>	1708 Jenkinson Ct	Waukegan	\$145,000
11268038	<b>CLSD</b>	37951 N Lake Vista Ter	Spring Grove	\$147,500
11240969	<b>CLSD</b>	1419 Scenic View Ln	Grayslake	\$150,000

11163660	<b>CLSD</b>	15 W Grand Ave	Fox Lake	\$150,000
11238066	<b>CLSD</b>	725 18th St	North Chicago	\$152,000
11309582	<b>CLSD</b>	1504 N East End Ave	Round Lake Beach	\$153,000
11321037	<b>CLSD</b>	1050 Oakwood St	Gurnee	\$154,900
11236432	<b>CLSD</b>	1737 Grove Ave	North Chicago	\$155,000
11320319	<b>CLSD</b>	270 Hickory Ln	Antioch	\$155,000
11286545	<b>CLSD</b>	2007 Northwestern Ave	Gurnee	\$155,000
11256107	<b>CLSD</b>	1807 Blue Ribbon Ln	Grayslake	\$155,000
11287150	<b>CLSD</b>	107 Gulfstream Ct	Grayslake	\$157,000
11304399	<b>CLSD</b>	41426 N Il Route 83	Antioch	\$159,000
11298645	<b>CLSD</b>	33 W Hawthorne Dr	Round Lake Beach	\$160,000
11316293	<b>CLSD</b>	3206 Whirlaway Ct	Grayslake	\$160,000
11292980	<b>CLSD</b>	1200 Brookside Ave	Waukegan	\$160,000
11267135	<b>CLSD</b>	112 N Sumac Ave	Waukegan	\$160,000
11315563	<b>CLSD</b>	1330 Hickory St	Waukegan	\$160,000
11291790	<b>CLSD</b>	187 S Seymour Ave	Grayslake	\$162,000
11275460	<b>CLSD</b>	1819 Joanna Ave	Zion	\$165,000
11207106	<b>CLSD</b>	18848 W Park Crescent	Lake Villa	\$165,000
11308100	<b>CLSD</b>	2813 Gabriel Ave	Zion	\$165,000
11312123	<b>CLSD</b>	2618 Gideon Ave	Zion	\$166,100
11340821	<b>CLSD</b>	117 E Washington St	Round Lake Park	\$167,000
11259241	<b>CLSD</b>	2205 Ridgeland Dr	Lindenhurst	\$167,500
11329727	<b>CLSD</b>	2430 Chinook Rd	Waukegan	\$169,900
11315963	<b>CLSD</b>	2115 Gabriel Ave	Zion	\$170,000
11281344	<b>CLSD</b>	10550 W Eastwood Rd	Beach Park	\$170,000
11234084	<b>CLSD</b>	26157 W Lakeview Ave	Ingleside	\$172,000
11321506	<b>CLSD</b>	38717 N Lake St	Antioch	\$172,000
11328620	<b>CLSD</b>	1707 Jethro Ave	Zion	\$172,700
11284238	<b>CLSD</b>	323 Bellevue Dr	Round Lake Park	\$174,700
11339799	<b>CLSD</b>	3316 Emmaus Ave	Zion	\$175,000
11292941	<b>CLSD</b>	116 Spruce Ave	Waukegan	\$175,000
11315820	<b>CLSD</b>	26265 W Prospect Ave	Antioch	\$175,000
11331338	<b>CLSD</b>	305 Brierhill Dr	Round Lake Park	\$175,000
11324282	<b>CLSD</b>	538 Whitney Ave	Winthrop Harbor	\$180,000
11296128	<b>CLSD</b>	444 S Elmwood Ave	Waukegan	\$180,000
11280905	<b>CLSD</b>	24 N Victory St	Waukegan	\$182,900
11294058	<b>CLSD</b>	229 W Ridgeland Ave	Waukegan	\$183,000

11309055	<b>CLSD</b>	1916 Wright Ave	North Chicago	\$183,000
11253493	<b>CLSD</b>	639 Washington Park	Waukegan	\$185,000
11321961	<b>CLSD</b>	520 Northgate Rd	Lindenhurst	\$185,000
11312052	<b>CLSD</b>	1180 Larkdale Row	Wauconda	\$185,000
11205427	<b>CLSD</b>	208 Burnett Ave	Lake Villa	\$185,000
11285620	<b>CLSD</b>	25173 W Mitchell Ct	Ingleside	\$190,000
11307116	<b>CLSD</b>	2701 29th St	Zion	\$190,000
11281518	<b>CLSD</b>	845 S Fulton Ave	Waukegan	\$190,000
11304897	<b>CLSD</b>	37766 N Watts Ave	Spring Grove	\$192,000
11266651	<b>CLSD</b>	33675 N Idlewild Dr	Grayslake	\$192,900
11266095	<b>CLSD</b>	25682 W Marion Ave	Ingleside	\$195,000
11275166	<b>CLSD</b>	1019 Villa Vista Dr	Round Lake Beach	\$195,000
11264573	<b>CLSD</b>	212 Beachview Dr	Round Lake Beach	\$197,000
11220402	<b>CLSD</b>	25562 W Lehmann Blvd	Lake Villa	\$198,000
11243567	<b>CLSD</b>	2212 Devonshire Rd	Waukegan	\$199,900
11333426	<b>CLSD</b>	33078 N Valley View Dr	Grayslake	\$200,000
11318031	<b>CLSD</b>	810 Elm Ave	Round Lake Park	\$200,000
11317314	<b>CLSD</b>	39233 N Garnett Ave	Beach Park	\$200,000
11298741	<b>CLSD</b>	3001 Eshcol Ave	Zion	\$205,000
11304799	<b>CLSD</b>	3415 Greenleaf Ave	Island Lake	\$205,000
11322885	<b>CLSD</b>	1320 N Poplar Ave	Round Lake Beach	\$205,000
11294567	<b>CLSD</b>	934 Ridge Ave	Mundelein	\$205,000
11332773	<b>CLSD</b>	42384 N B St	Antioch	\$205,000
11322024	<b>CLSD</b>	1418 N Jackson St	Waukegan	\$207,000
11314084	<b>CLSD</b>	2220 Linden Ave	Waukegan	\$208,000
11299355	<b>CLSD</b>	12110 W Blossom Ave	Beach Park	\$209,000
11353658	<b>CLSD</b>	2915 Ellis St	Waukegan	\$209,000
11301771	<b>CLSD</b>	1911 Niva Ct	Waukegan	\$210,000
11307420	<b>CLSD</b>	41982 Olive North	Antioch	\$210,000
11295857	<b>CLSD</b>	2816 Edina Blvd	Zion	\$212,000
11280404	<b>CLSD</b>	24 Johnathon Rd	Lake Zurich	\$214,000
11315451	<b>CLSD</b>	28231 W Stewart Ave	Spring Grove	\$215,000
11312201	<b>CLSD</b>	38295 N Hamilton Cir	Spring Grove	\$215,000
11269285	<b>CLSD</b>	4110 N Luckie Ct	Zion	\$215,000
11331669	<b>CLSD</b>	2250 Corona Rd	Waukegan	\$215,000
11312356	<b>CLSD</b>	42576 N Lake Dr	Antioch	\$217,500
11335020	<b>CLSD</b>	1515 N Pleasant Dr	Round Lake Beach	\$218,000

11304086	<b>CLSD</b>	1822 Hermon Ave	Zion	\$219,000
11319387	<b>CLSD</b>	24877 W Ravine Dr	Lake Villa	\$220,000
11320488	<b>CLSD</b>	51 Burnett Ave	Lake Villa	\$220,000
11311751	<b>CLSD</b>	300 Park Ave	Antioch	\$220,000
11292934	<b>CLSD</b>	23016 W Villa Rica Rd	Antioch	\$220,000
11257076	<b>CLSD</b>	170 Clover Ct	Hainesville	\$220,000
11308062	<b>CLSD</b>	40194 N Glendale Ave	Beach Park	\$222,000
11315020	<b>CLSD</b>	1621 Woodridge Dr	Round Lake Beach	\$223,000
11321518	<b>CLSD</b>	532 Oakwood Dr	Grayslake	\$224,500
11200387	<b>CLSD</b>	661 Turnburry Ln	Antioch	\$225,000
11343759	<b>CLSD</b>	34897 Augustana Ave	Ingleside	\$225,000
11259762	<b>CLSD</b>	141 Timber Ln	Antioch	\$225,000
11250078	<b>CLSD</b>	642 Stewart Ct	Gurnee	\$227,000
11314081	<b>CLSD</b>	917 Schooner Ct	Round Lake Park	\$229,000
11313539	<b>CLSD</b>	1010 8th St	Waukegan	\$229,900
11317828	<b>CLSD</b>	27715 W Grass Lake Dr	Spring Grove	\$229,900
11332396	<b>CLSD</b>	247 Cedarwood Ln	Antioch	\$230,000
11312353	<b>CLSD</b>	36868 N Normandy Ave	Lake Villa	\$230,000
11294182	<b>CLSD</b>	204 Heather Ave	Grayslake	\$232,000
11223534	<b>CLSD</b>	566 Garys Dr	Antioch	\$233,000
11327847	<b>CLSD</b>	4211 N Brown Cir	Gurnee	\$233,500
11144514	<b>CLSD</b>	510 Willow Ct	Waukegan	\$234,900
11326866	<b>CLSD</b>	37282 N Lake Shore Dr	Lake Villa	\$235,000
11312401	<b>CLSD</b>	10566 W York House Rd	Beach Park	\$237,050
11319250	<b>CLSD</b>	38662 N Cedar Ave	Beach Park	\$238,000
11318078	<b>CLSD</b>	36785 N Edward Ave	Lake Villa	\$239,500
11281898	<b>CLSD</b>	36889 N Sunshine Ave	Lake Villa	\$240,000
11323317	<b>CLSD</b>	27627 W Greenwood Ave	Spring Grove	\$240,000
11321226	<b>CLSD</b>	234 Penny Ln	Grayslake	\$240,000
11280460	<b>CLSD</b>	25073 W Catherine Ave	Antioch	\$240,000
11321515	<b>CLSD</b>	822 Southmoor St	Round Lake Beach	\$244,000
11310809	<b>CLSD</b>	25874 W Mallard Ave	Antioch	\$245,000
11316317	<b>CLSD</b>	2417 Northmoor Ave	Waukegan	\$249,900
11071945	<b>CLSD</b>	2462 Forest View Rd	Lindenhurst	\$250,000
11277877	<b>CLSD</b>	3931 Bertrand Ln	Beach Park	\$250,000
11306848	<b>CLSD</b>	3810 Cambridge Dr	Park City	\$253,500
11275191	<b>CLSD</b>	2017 Sunnyside Dr	Zion	\$257,000

11314174	<b>CLSD</b>	25261 W Columbia Bay Dr	Lake Villa	\$260,000
11334197	<b>CLSD</b>	408 Brittany Ln	Lindenhurst	\$260,000
11312759	<b>CLSD</b>	256 E Shorewood Dr	Round Lake Beach	\$260,000
11328838	<b>CLSD</b>	37231 N Hampshire Ln	Lake Villa	\$260,000
11315327	<b>CLSD</b>	819 N Greenleaf St	Gurnee	\$260,900
11322635	<b>CLSD</b>	2304 Rolling Ridge Ln	Lindenhurst	\$261,000
11324427	<b>CLSD</b>	623 Drom Ct	Antioch	\$261,000
11323399	<b>CLSD</b>	500 E Liberty St	Wauconda	\$261,000
11292841	<b>CLSD</b>	13 Meade Ct	Fox Lake	\$262,000
11355348	<b>CLSD</b>	18318 W Lee Cir	Gurnee	\$265,000
11303632	<b>CLSD</b>	25091 W North Ave	Antioch	\$265,000
11299083	<b>CLSD</b>	229 E Palm Ct	Round Lake Beach	\$265,000
11305588	<b>CLSD</b>	229 S Wildrose Ct	Round Lake	\$265,000
11317621	<b>CLSD</b>	1605 North Ave	Round Lake Beach	\$265,000
11315887	<b>CLSD</b>	18190 Twin Lakes Blvd	Grayslake	\$269,900
11290436	<b>CLSD</b>	445 N California Ave	Mundelein	\$270,000
11324813	<b>CLSD</b>	2836 Wall Ave	Waukegan	\$270,000
11315854	<b>CLSD</b>	1418 Deer Run Rd	Gurnee	\$272,000
11307081	<b>CLSD</b>	33848 N Oak St	Grayslake	\$272,000
11320693	<b>CLSD</b>	17673 W Saddle Ct	Gurnee	\$272,000
11283307	<b>CLSD</b>	13191 W Sheffield Ln	Beach Park	\$272,500
11310280	<b>CLSD</b>	857 Glenview Ave	Mundelein	\$273,000
11338758	<b>CLSD</b>	1913 Longmeadow Dr	Lindenhurst	\$274,350
11269139	<b>CLSD</b>	13965 W Wadsworth Rd	Wadsworth	\$275,000
11317154	<b>CLSD</b>	234 S Catalina Dr	Round Lake	\$275,000
11295269	<b>CLSD</b>	467 N Midlothian Rd	Mundelein	\$275,000
11295068	<b>CLSD</b>	32 Elm Ave	Fox Lake	\$275,000
11310100	<b>CLSD</b>	4265 S Brown Cir	Gurnee	\$279,900
11314074	<b>CLSD</b>	19536 W University Dr	Mundelein	\$280,000
11318253	<b>CLSD</b>	1074 Walker Ct	Antioch	\$280,000
11310868	<b>CLSD</b>	2122 Lotus Dr	Round Lake Heights	\$280,000
11309922	<b>CLSD</b>	34 Elm Ave	Fox Lake	\$282,000
11325095	<b>CLSD</b>	493 E Clearview Ct	Round Lake Beach	\$283,713
11345367	<b>CLSD</b>	39817 N Crabapple Dr	Antioch	\$285,000
11303766	<b>CLSD</b>	3103 E Newcastle Ct	Waukegan	\$285,000
11312090	<b>CLSD</b>	18391 N Linda Ln	Gurnee	\$285,000
11323276	<b>CLSD</b>	38328 Imperial Ln	Beach Park	\$286,000



11320317	<b>CLSD</b>	23165 W North Lakewood Ln	Lake Zurich	\$290,000
11314654	<b>CLSD</b>	3668 Atlantic Ave	Gurnee	\$290,000
11263691	<b>CLSD</b>	221 Longwood Ter	Mundelein	\$295,000
11302718	<b>CLSD</b>	50 S Windsor Pl	Mundelein	\$295,000
11314665	<b>CLSD</b>	819 Brahms Rd	Volo	\$295,000
11299721	<b>CLSD</b>	15 Maple Ave	Lake Zurich	\$296,510
11299015	<b>CLSD</b>	231 Bayshore Dr	Lake Bluff	\$298,500
11316693	<b>CLSD</b>	1806 Buckingham Rd	Mundelein	\$299,000
11194656	<b>CLSD</b>	951 S Daybreak Ln	Round Lake	\$299,000
11245790	<b>CLSD</b>	932 Winnetka Ter	Lake Zurich	\$300,000
11314761	<b>CLSD</b>	10696 Marc Ct	Beach Park	\$300,000
11244055	<b>CLSD</b>	110 Oakwood Dr	Antioch	\$300,000
11316717	<b>CLSD</b>	636 Dixon Ct	Gurnee	\$300,100
11312931	<b>CLSD</b>	1078 N Cornerstone Dr	Volo	\$302,000
11345055	<b>CLSD</b>	25782 W West Dr	Wauconda	\$304,000
11249523	<b>CLSD</b>	1014 S 4th Ave	Libertyville	\$305,000
11331691	<b>CLSD</b>	53 Knightsbridge Ct	Mundelein	\$307,000
11315550	<b>CLSD</b>	108 Oxford Cir	Grayslake	\$308,000
11313885	<b>CLSD</b>	2366 Lotus Dr	Round Lake Heights	\$309,900
11306487	<b>CLSD</b>	367 W Winchester Dr	Round Lake	\$310,000
11327163	<b>CLSD</b>	131 Garnett Ave	Winthrop Harbor	\$310,000
11312237	<b>CLSD</b>	3756 Creekside Ct	Winthrop Harbor	\$310,000
11332159	<b>CLSD</b>	925 N Hayner Ave	Zion	\$311,000
11274342	<b>CLSD</b>	377 Buckingham Dr	Grayslake	\$312,000
11324897	<b>CLSD</b>	1245 Edgewater Ln	Antioch	\$315,000
11319006	<b>CLSD</b>	8009 Redwood Ct	Fox Lake	\$315,000
11300175	<b>CLSD</b>	2454 Forest View Rd	Lindenhurst	\$315,000
11335442	<b>CLSD</b>	22345 W North Ave	Antioch	\$315,000
11303962	<b>CLSD</b>	675 Northwind Ln	Lake Villa	\$315,000
11295611	<b>CLSD</b>	112 Mohawk Dr	North Barrington	\$315,000
11328687	<b>CLSD</b>	267 W Waterbury Dr	Round Lake	\$315,000
11328700	<b>CLSD</b>	20884 W Verona Ave	Lake Villa	\$315,500
11304118	<b>CLSD</b>	1008 Fairlawn Ave	Libertyville	\$315,555
11303553	<b>CLSD</b>	1333 Ferndale Ave	Highland Park	\$320,000
11097815	<b>CLSD</b>	21735 W Brentwood Ln	Lake Villa	\$320,000
11313753	<b>CLSD</b>	4973 Carriage Dr	Gurnee	\$322,000
11280729	<b>CLSD</b>	2550 Fishhook Way West	Wauconda	\$325,000

11299227	<b>CLSD</b>	2403 Goldenrod Way	Wauconda	\$325,000
11318609	<b>CLSD</b>	13170 W Chaplin St	Wadsworth	\$325,000
11330554	<b>CLSD</b>	39550 N Queensbury Ln	Beach Park	\$325,000
11282682	<b>CLSD</b>	2019 N Poplar St	Waukegan	\$325,910
11292775	<b>CLSD</b>	327 Stonebridge Way	Mundelein	\$327,000
11330196	<b>CLSD</b>	80 S Windsor Pl	Mundelein	\$327,700
11243332	<b>CLSD</b>	213 Evolution Ave	Highwood	\$328,000
11320674	<b>CLSD</b>	1535 Yew Ct	Gurnee	\$329,900
11347790	<b>CLSD</b>	272 Bingham Cir	Mundelein	\$330,000
11331802	<b>CLSD</b>	611 Lake Breeze Ct	Lake Villa	\$330,000
11316640	<b>CLSD</b>	34673 N Lake Shore Dr	Lake Villa	\$332,500
11282226	<b>CLSD</b>	964 Highland Rd	Mundelein	\$333,400
11313376	<b>CLSD</b>	1715 Bishop Way	Mundelein	\$334,000
11321651	<b>CLSD</b>	577 Indian Trail Rd	Antioch	\$335,150
11313229	<b>CLSD</b>	34374 N Sunshine Ln	Ingleside	\$337,000
11308580	<b>CLSD</b>	2916 Liberty Ln	Lindenhurst	\$339,000
11316192	<b>CLSD</b>	25921 W Steeplebush Ln	Round Lake	\$339,900
11293908	<b>CLSD</b>	3431 Meadow Crest Cir	Gurnee	\$340,000
11316097	<b>CLSD</b>	1935 Marigold Ln	Round Lake	\$340,000
11285867	<b>CLSD</b>	301 W Prairie Walk Ln	Round Lake	\$340,000
11324000	<b>CLSD</b>	1560 Bell Ln	Libertyville	\$340,000
11311403	<b>CLSD</b>	1640 2nd St	Highland Park	\$340,000
11238012	<b>CLSD</b>	114 Harrison St	Barrington	\$342,500
11294131	<b>CLSD</b>	1350 Quail Ct	Antioch	\$342,500
11308473	<b>CLSD</b>	15408 W Fair Ln	Libertyville	\$343,000
11274414	<b>CLSD</b>	405 Hampton Dr	Lake Villa	\$345,000
11299250	<b>CLSD</b>	20579 W Romero Ave	Lake Villa	\$345,000
11308036	<b>CLSD</b>	636 Needlegrass Pkwy	Antioch	\$346,150
10666981	<b>CLSD</b>	364 Barberry Rd	Highland Park	\$348,000
11292959	<b>CLSD</b>	346 Minuet Cir	Volo	\$350,000
11293207	<b>CLSD</b>	47 Knightsbridge Dr	Mundelein	\$350,000
11325580	<b>CLSD</b>	1405 Lewis Ave	Winthrop Harbor	\$351,000
11326244	<b>CLSD</b>	111 Pleasant Ave	Highwood	\$351,000
11304322	<b>CLSD</b>	725 Red Bridge Rd	Lake Zurich	\$355,000
11312224	<b>CLSD</b>	17532 W Stillwater Ct	Gurnee	\$355,000
11315303	<b>CLSD</b>	426 Minuet Cir	Volo	\$355,100
11286641	<b>CLSD</b>	1848 E Vista Ter	Lindenhurst	\$356,000

11349434	<b>CLSD</b>	23755 N Quentin Rd	Lake Zurich	\$357,000
11306602	<b>CLSD</b>	1543 Vineyard Dr	Gurnee	\$359,900
11205348	<b>CLSD</b>	1995 W Meadowview Dr	Round Lake	\$360,000
11308954	<b>CLSD</b>	41317 N Blackhawk Trl	Wadsworth	\$360,000
11315447	<b>CLSD</b>	2220 N Hillcrest Ct	Round Lake Beach	\$360,000
11308938	<b>CLSD</b>	211 Garfield Ave	Libertyville	\$360,000
11191146	<b>CLSD</b>	2862 Briargate Dr	Lindenhurst	\$362,387
11318250	<b>CLSD</b>	290 Sonata Ct	Volo	\$366,500
11217702	<b>CLSD</b>	1250 Berkshire Ln	Grayslake	\$368,000
11292183	<b>CLSD</b>	2839 Briargate Dr	Lindenhurst	\$368,232
11311850	<b>CLSD</b>	1856 Apple Valley Dr	Wauconda	\$369,500
11322852	<b>CLSD</b>	18024 W Stockton Ct	Gurnee	\$370,000
11316413	<b>CLSD</b>	2223 Trailside Ln	Wauconda	\$370,000
11306659	<b>CLSD</b>	966 Timber Lake Dr	Antioch	\$371,899
11318432	<b>CLSD</b>	534 Park View Cir	Fox Lake	\$375,000
11312711	<b>CLSD</b>	5173 Conifer Ln	Gurnee	\$375,000
11301293	<b>CLSD</b>	1143 Wilkes Ln	Lake Zurich	\$375,000
11318838	<b>CLSD</b>	1216 Viola Ln	Volo	\$375,000
11329206	<b>CLSD</b>	7425 Inglenook Ln	Gurnee	\$376,000
11313728	<b>CLSD</b>	637 2nd Ave	Libertyville	\$377,500
11311609	<b>CLSD</b>	2831 Briargate Dr	Lindenhurst	\$379,947
11321665	<b>CLSD</b>	3136 Newport Ln	Wadsworth	\$380,000
11332720	<b>CLSD</b>	301 W Biros Ln	Round Lake	\$380,000
11326833	<b>CLSD</b>	28047 W Four Seasons Blvd	Lakemoor	\$380,000
11329824	<b>CLSD</b>	598 Cross Ct	Gurnee	\$382,500
11271888	<b>CLSD</b>	1033 Red Tail Cir	Antioch	\$385,000
11275163	<b>CLSD</b>	228 Oak Terrace Ave	Highwood	\$385,000
11321632	<b>CLSD</b>	38722 N Beechwood Ave	Spring Grove	\$385,000
11320233	<b>CLSD</b>	650 Twisted Oak Ln	Buffalo Grove	\$387,500
11296829	<b>CLSD</b>	15252 W Pinewood Ln	Libertyville	\$389,000
11301627	<b>CLSD</b>	104 N Glendale Ave	Barrington	\$390,000
11319658	<b>CLSD</b>	4917 Adele Dr	Gurnee	\$390,000
11304696	<b>CLSD</b>	2 Circle Dr	Hawthorn Woods	\$390,000
11312862	<b>CLSD</b>	714 Juneway Ave	Deerfield	\$390,000
11298169	<b>CLSD</b>	32972 N Three Oaks Ln	Libertyville	\$392,000
11316924	<b>CLSD</b>	1299 Viola Ln	Volo	\$395,000
11314788	<b>CLSD</b>	1097 Lexington Ln	Lake Zurich	\$399,000

11310262	<b>CLSD</b>	1125 Erica Dr	Wauconda	\$399,000
11331234	<b>CLSD</b>	31626 N Clearwater Dr	Lakemoor	\$399,999
11299679	<b>CLSD</b>	39551 N Channel View Dr	Antioch	\$399,999
11242340	<b>CLSD</b>	43389 N Oak Crest Ln	Zion	\$400,000
11318848	<b>CLSD</b>	7095 Dada Dr	Gurnee	\$400,000
11311542	<b>CLSD</b>	5469 Barnwood Dr	Gurnee	\$400,000
11326948	<b>CLSD</b>	12 Saint Ives Ln	Vernon Hills	\$400,000
11326361	<b>CLSD</b>	1206 Windemere Cir	Gurnee	\$405,000
11319925	<b>CLSD</b>	948 Dunhill Rd	Grayslake	\$406,000
11295408	<b>CLSD</b>	1300 Sheffield Ave	Mundelein	\$407,500
11249950	<b>CLSD</b>	1213 Hadley Cir	Gurnee	\$408,000
11260913	<b>CLSD</b>	24777 W Nicklaus Way	Antioch	\$409,000
11307518	<b>CLSD</b>	490 Cromwell Ct	Lake Zurich	\$410,000
11312151	<b>CLSD</b>	293 S Fork Dr	Gurnee	\$410,000
11310914	<b>CLSD</b>	510 Arapaho Trl	Lake Villa	\$410,000
11307829	<b>CLSD</b>	1370 Bristol Trail Rd	Lake Zurich	\$415,000
11302270	<b>CLSD</b>	283 West Trail	Grayslake	\$415,000
11327180	<b>CLSD</b>	2339 S Robert Ct	Round Lake	\$420,000
11270658	<b>CLSD</b>	804 Judson Ave	Highland Park	\$422,100
11333280	<b>CLSD</b>	318 E Sunnyside Ave	Libertyville	\$425,000
11321929	<b>CLSD</b>	211 Buckingham Ct	Grayslake	\$425,000
11269417	<b>CLSD</b>	213 E Ellis Ave	Libertyville	\$425,000
11328571	<b>CLSD</b>	27639 W Lake Shore Dr	Spring Grove	\$425,000
11308946	<b>CLSD</b>	1231 Central Ave	Deerfield	\$425,000
11299166	<b>CLSD</b>	650 Blazing Star Dr	Lake Villa	\$425,000
11307399	<b>CLSD</b>	1930 Dale Ave	Highland Park	\$425,000
11312815	<b>CLSD</b>	588 Chesterfield Ln	Lake Zurich	\$425,000
11323973	<b>CLSD</b>	1485 Oxford Dr	Buffalo Grove	\$430,000
11210104	<b>CLSD</b>	28601 Augusta Ln	Lakemoor	\$431,139
11322030	<b>CLSD</b>	606 Alleghany Rd	Grayslake	\$432,000
11330712	<b>CLSD</b>	1126 Lockwood Dr	Buffalo Grove	\$433,000
11306189	<b>CLSD</b>	36928 N Waterside Ln	Ingleside	\$435,000
11319267	<b>CLSD</b>	355 Linden Rd	Lake Zurich	\$435,000
11290304	<b>CLSD</b>	1361 Calamus Ln	Grayslake	\$439,000
11321872	<b>CLSD</b>	313 Checker Dr	Buffalo Grove	\$440,000
11165350	<b>CLSD</b>	130 Sunset Pl	Lake Bluff	\$440,000
11293152	<b>CLSD</b>	422 Greentree Pkwy	Libertyville	\$444,000

11316138	<b>CLSD</b>	1015 Bob O Link Rd	Highland Park	\$445,000
11312847	<b>CLSD</b>	653 Elm Rd	Barrington	\$449,900
11304279	<b>CLSD</b>	990 Westshore Dr	Fox Lake	\$450,000
11317455	<b>CLSD</b>	677 Pine St	Deerfield	\$450,000
11328419	<b>CLSD</b>	2921 Greenwood Ave	Highland Park	\$450,000
11323815	<b>CLSD</b>	1114 Waverly Dr	Lake Villa	\$450,000
11308932	<b>CLSD</b>	36925 N Fernview Ln	Lake Villa	\$455,000
11306853	<b>CLSD</b>	1384 Kettering Rd	Mundelein	\$455,000
11310846	<b>CLSD</b>	1041 Twisted Oak Ln	Buffalo Grove	\$455,000
11219709	<b>CLSD</b>	575 W Miller Rd	North Barrington	\$455,000
11337091	<b>CLSD</b>	1909 Taos Ln	Volo	\$460,000
11346940	<b>CLSD</b>	1709 Napa Suwe Ln	Wauconda	\$461,000
11329606	<b>CLSD</b>	820 Ravenswood Ct	Lake Zurich	\$462,000
11307179	<b>CLSD</b>	34336 N Stonebridge Ln	Grayslake	\$463,500
11306410	<b>CLSD</b>	391 Burnt Ember Ln	Buffalo Grove	\$467,000
11326665	<b>CLSD</b>	37050 N Stanton Point Rd	Ingleside	\$467,500
11286090	<b>CLSD</b>	8 Edward Ln	Hawthorn Woods	\$469,900
11291150	<b>CLSD</b>	38400 N Shagbark Ln	Wadsworth	\$470,000
11306827	<b>CLSD</b>	1386 Courtland St	Mundelein	\$470,000
11315682	<b>CLSD</b>	23748 N Valley Rd	Lake Zurich	\$475,000
11238508	<b>CLSD</b>	34 S Pistakee Lake Rd	Fox Lake	\$475,000
11291779	<b>CLSD</b>	195 Hollow Way	Ingleside	\$475,000
11334708	<b>CLSD</b>	2742 Arlington Ave	Highland Park	\$475,000
11265922	<b>CLSD</b>	508 E North Ave	Lake Bluff	\$476,000
11266199	<b>CLSD</b>	1673 Cedar Glen Dr	Libertyville	\$480,000
11325191	<b>CLSD</b>	1111 Larroway Dr	Buffalo Grove	\$480,000
11309499	<b>CLSD</b>	26774 N Oak Dr	Wauconda	\$485,000
11258941	<b>CLSD</b>	4622 Forest Edge Ln	Long Grove	\$485,000
11292563	<b>CLSD</b>	1084 Warren Ln	Vernon Hills	\$486,000
11304764	<b>CLSD</b>	202 Deer Valley Dr	Deer Park	\$495,000
11333191	<b>CLSD</b>	1110 Thompson Blvd	Buffalo Grove	\$498,000
11317399	<b>CLSD</b>	64 Chestnut Ter	Buffalo Grove	\$500,000
11298096	<b>CLSD</b>	8002 Cripple Creek Dr	Long Grove	\$501,018
11323201	<b>CLSD</b>	1213 Lockwood Dr	Buffalo Grove	\$504,500
11279035	<b>CLSD</b>	62 Seneca Ave	Hawthorn Woods	\$506,000
11265929	<b>CLSD</b>	341 Whitney Rd	Lake Zurich	\$509,000
11314908	<b>CLSD</b>	360 Birkdale Rd	Lake Bluff	\$509,000

11330357	<b>CLSD</b>	488 Brookside Rd	North Barrington	\$510,488
11332393	<b>CLSD</b>	1214 Griffith Rd	Lake Forest	\$515,000
11199775	<b>CLSD</b>	16783 W Old Orchard Dr	Wadsworth	\$519,000
11322490	<b>CLSD</b>	3768 Canton Cir	Mundelein	\$524,900
11296240	<b>CLSD</b>	14375 W Hawthorne Ave	Lake Forest	\$525,000
11320850	<b>CLSD</b>	63 Mulberry Rd	Deerfield	\$530,000
11291565	<b>CLSD</b>	23 Squire Rd	Hawthorn Woods	\$530,000
11312584	<b>CLSD</b>	245 N Saint Marys Rd	Libertyville	\$530,000
11304675	<b>CLSD</b>	848 Broadview Ave	Highland Park	\$531,000
11332979	<b>CLSD</b>	1380 Kenilwood Ln	Riverwoods	\$532,000
11319268	<b>CLSD</b>	1321 McIntosh Dr	Mundelein	\$535,000
11341579	<b>CLSD</b>	872 Northmoor Rd	Lake Forest	\$540,000
11130364	<b>CLSD</b>	205 Cold Spring Rd	Barrington	\$540,000
11278532	<b>CLSD</b>	55 Ferndale Rd	Deerfield	\$540,000
11309200	<b>CLSD</b>	99 Open Pkwy South	Hawthorn Woods	\$540,000
11292629	<b>CLSD</b>	1790 Winthrop Rd	Highland Park	\$542,000
11322317	<b>CLSD</b>	1109 Juniper Pkwy	Libertyville	\$544,000
11306890	<b>CLSD</b>	1551 Linden Ave	Highland Park	\$544,900
11302239	<b>CLSD</b>	3435 Old Mill Rd	Highland Park	\$545,000
11284619	<b>CLSD</b>	2668 Saint Johns Ave	Highland Park	\$549,900
11300488	<b>CLSD</b>	957 Windhaven Rd	Libertyville	\$550,000
11302508	<b>CLSD</b>	21835 Green Forest Rd	Deer Park	\$550,000
11312321	<b>CLSD</b>	580 Chesterfield Ln	Barrington	\$551,000
11325734	<b>CLSD</b>	1893 S Warbler Ct	Libertyville	\$552,000
11302696	<b>CLSD</b>	900 Old Trail Rd	Highland Park	\$552,000
11318106	<b>CLSD</b>	411 Ela St	Barrington	\$552,000
11305284	<b>CLSD</b>	494 Satinwood Ter	Buffalo Grove	\$555,000
11301308	<b>CLSD</b>	261 Pine St	Deerfield	\$555,000
11292572	<b>CLSD</b>	16 Thornfield Ln	Hawthorn Woods	\$565,000
11318784	<b>CLSD</b>	36935 N Nathan Hale Dr	Lake Villa	\$569,900
11306138	<b>CLSD</b>	2337 Old Hicks Rd	Long Grove	\$575,000
11294143	<b>CLSD</b>	950 Timber Hill Rd	Highland Park	\$579,000
11310188	<b>CLSD</b>	1890 Savannah Cir	Mundelein	\$580,000
11325899	<b>CLSD</b>	3 Whitman Ter	Hawthorn Woods	\$581,000
11248303	<b>CLSD</b>	23761 N Muirfield Lot #2 Dr	Kildeer	\$582,300
11247669	<b>CLSD</b>	752 Barberry Rd	Highland Park	\$585,000
11280639	<b>CLSD</b>	7 Middlebury Ln	Lincolnshire	\$585,000

11318879	<b>CLSD</b>	354 Pines Blvd	Lake Villa	\$589,750
11331364	<b>CLSD</b>	8118 Danneil Cir	Long Grove	\$591,500
11286781	<b>CLSD</b>	1319 Central Ave	Deerfield	\$595,000
11208672	<b>CLSD</b>	127 Roman Ln	Hawthorn Woods	\$599,900
11324938	<b>CLSD</b>	126 Rivershire Ln	Lincolnshire	\$600,000
11174389	<b>CLSD</b>	1212 Loyola Dr	Libertyville	\$600,000
11321988	<b>CLSD</b>	20785 N Juniper Ln	Barrington	\$600,000
11263896	<b>CLSD</b>	340 Donnelley Pl	Vernon Hills	\$605,000
11167659	<b>CLSD</b>	23596 N. Birkdale Lot #39 Dr	Kildeer	\$606,820
11315142	<b>CLSD</b>	64 Mark Dr	Hawthorn Woods	\$608,500
11277340	<b>CLSD</b>	2 North Trl	Hawthorn Woods	\$610,000
11326606	<b>CLSD</b>	1928 Sunset Rd	Highland Park	\$615,000
11312971	<b>CLSD</b>	822 Liberty Bell Ln	Libertyville	\$615,000
11298875	<b>CLSD</b>	29 Steeplechase Dr	Hawthorn Woods	\$620,000
11331954	<b>CLSD</b>	6506 High Meadow Ct	Long Grove	\$620,000
11334926	<b>CLSD</b>	776 Whiteoaks Ln	Highland Park	\$620,000
11290816	<b>CLSD</b>	1940 Calvin Ct	Riverwoods	\$623,000
11302276	<b>CLSD</b>	353 Rivershire Ct	Lincolnshire	\$625,000
11303370	<b>CLSD</b>	1355 Bridgewater Ln	Long Grove	\$625,000
11189380	<b>CLSD</b>	25377 N Wagon Wheel Ct	Barrington	\$625,000
11255310	<b>CLSD</b>	20691 N Buckeye Rd	Barrington	\$625,000
11287335	<b>CLSD</b>	6802 Revere Ct	Gurnee	\$625,000
11302493	<b>CLSD</b>	1542 Sherwood Rd	Highland Park	\$629,900
11243787	<b>CLSD</b>	1710 N Woods Way	Vernon Hills	\$630,000
11295659	<b>CLSD</b>	17 Deerfield Dr	Hawthorn Woods	\$630,000
11311769	<b>CLSD</b>	2938 Whispering Oaks Dr	Buffalo Grove	\$640,900
11305707	<b>CLSD</b>	26737 N Longmeadow Cir	Mundelein	\$650,000
11236407	<b>CLSD</b>	55 W Stone Ave	Lake Forest	\$650,000
11267241	<b>CLSD</b>	1276 W Deerpath Rd	Lake Forest	\$650,000
11275422	<b>CLSD</b>	1963 McCraren Rd	Highland Park	\$650,000
11343157	<b>CLSD</b>	165 Fox Hunt Trl	Barrington	\$650,000
11189304	<b>CLSD</b>	21935 N Andover Rd	Kildeer	\$650,000
11297801	<b>CLSD</b>	39716 Orchard Bluff Ln	Wadsworth	\$650,000
11296249	<b>CLSD</b>	343 Beech St	Highland Park	\$650,000
11309019	<b>CLSD</b>	2080 Cranbrook Rd	Green Oaks	\$658,000
11298119	<b>CLSD</b>	1385 Carol Ln	Deerfield	\$660,000
11321701	<b>CLSD</b>	1312 Westchester Rd East	Buffalo Grove	\$662,000

11296121	<b>CLSD</b>	384 Sycamore St	Vernon Hills	\$672,500
11304220	<b>CLSD</b>	2403 Cumberland Cir	Long Grove	\$675,000
11334008	<b>CLSD</b>	2098 Churchill Ct	Highland Park	\$675,000
11310719	<b>CLSD</b>	40956 N Westlake Ave	Antioch	\$675,000
11351276	<b>CLSD</b>	1453 S Shore Ct	Barrington	\$679,000
11229388	<b>CLSD</b>	25720 W Timberlake Rd	Barrington	\$680,000
11296579	<b>CLSD</b>	20148 Wallingford Ln	Deer Park	\$685,000
11298620	<b>CLSD</b>	161 Pembroke Dr	Lincolnshire	\$685,000
11326171	<b>CLSD</b>	1441 Fairway Dr	Lake Forest	\$690,000
11267198	<b>CLSD</b>	5 Durham Ct	Lincolnshire	\$690,000
11308660	<b>CLSD</b>	40 Green Bay Rd	Highland Park	\$690,000
11248662	<b>CLSD</b>	1720 Marquette Ct	Lake Forest	\$690,000
11313219	<b>CLSD</b>	1831 Ridgelee Rd	Highland Park	\$695,000
11316877	<b>CLSD</b>	2500 Apple Hill Ct	Buffalo Grove	\$695,000
11111602	<b>CLSD</b>	107 N Wynstone Dr	North Barrington	\$695,000
11338764	<b>CLSD</b>	294 Saddle Ct	Buffalo Grove	\$695,698
10977703	<b>CLSD</b>	126 Roman Ln	Hawthorn Woods	\$699,900
11260447	<b>CLSD</b>	2746 Roslyn Ln	Highland Park	\$700,000
11302379	<b>CLSD</b>	101 Roslyn Rd	Barrington	\$705,000
11326371	<b>CLSD</b>	876 Castlegate Ct	Lake Forest	\$710,000
11312418	<b>CLSD</b>	3020 Roslyn Ln East	Buffalo Grove	\$715,000
11206109	<b>CLSD</b>	438 Amberley Ln	Deerfield	\$715,000
11313085	<b>CLSD</b>	31133 Prairie Ridge Rd	Green Oaks	\$715,000
11307843	<b>CLSD</b>	1670 Harvard Ct	Lake Forest	\$720,000
11344257	<b>CLSD</b>	304 Surrey Ln	Lake Forest	\$735,000
11293162	<b>CLSD</b>	820 Warwick Rd	Deerfield	\$739,900
11330730	<b>CLSD</b>	206 Mainsail Dr	Third Lake	\$747,500
11239618	<b>CLSD</b>	434 Linden Ave	Lake Forest	\$749,000
11303706	<b>CLSD</b>	2133 Tennyson Ln	Highland Park	\$750,000
11265879	<b>CLSD</b>	2540 Highmoor Rd	Highland Park	\$750,000
11307533	<b>CLSD</b>	1063 Creek Bend Dr	Vernon Hills	\$753,000
11262376	<b>CLSD</b>	210 Wicker Dr	Deer Park	\$755,000
11346312	<b>CLSD</b>	3 Parton Ct	Lincolnshire	\$755,000
11259833	<b>CLSD</b>	315 Hawthorne Rd	Libertyville	\$759,000
11320994	<b>CLSD</b>	28507 W Heritage Oaks Dr	Barrington	\$760,000
11321191	<b>CLSD</b>	559 Welch Cir	Lake Barrington	\$765,000
11312601	<b>CLSD</b>	206 E Liberty St	Barrington	\$770,000



11155472	<b>CLSD</b>	1561 Cypress Pointe Dr	Vernon Hills	\$775,000
11318146	<b>CLSD</b>	7250 Litchfield Ct	Long Grove	\$775,000
11176209	<b>CLSD</b>	27080 W Miller Rd	Lake Barrington	\$775,000
11283453	<b>CLSD</b>	26177 W Sunset Rd	Antioch	\$775,000
11243016	<b>CLSD</b>	15420 W Little St. Marys Rd	Mettawa	\$776,000
11281024	<b>CLSD</b>	21931 N Andover Rd	Kildeer	\$777,000
11338941	<b>CLSD</b>	1241 Lynn Ter	Highland Park	\$781,000
11308996	<b>CLSD</b>	909 Hampstead Ct	Barrington	\$790,000
11266831	<b>CLSD</b>	356 Scott St	Lake Forest	\$790,000
11316458	<b>CLSD</b>	917 Oxford Rd	Deerfield	\$795,000
11298568	<b>CLSD</b>	16393 Thoroughbred Dr	Old Mill Creek	\$795,000
11330897	<b>CLSD</b>	24476 N Echo Lake Rd	Hawthorn Woods	\$800,000
11321106	<b>CLSD</b>	20710 W Chartwell Dr	Kildeer	\$800,000
11301104	<b>CLSD</b>	2721 Acacia Ter	Buffalo Grove	\$800,000
11326614	<b>CLSD</b>	310 W Cook Ave	Libertyville	\$800,000
11319714	<b>CLSD</b>	184 Wildwood Rd	Lake Forest	\$806,000
11307131	<b>CLSD</b>	1334 Arbor Ave	Highland Park	\$807,500
11349035	<b>CLSD</b>	1337 Mansion Rd	Vernon Hills	\$817,894
11356007	<b>CLSD</b>	258 Saddle Ct	Buffalo Grove	\$825,000
11265587	<b>CLSD</b>	1720 N Waukegan Rd	Lake Forest	\$835,000
11323094	<b>CLSD</b>	24095 N Coneflower Lot #12 Dr	Lake Barrington	\$839,552
11266129	<b>CLSD</b>	12 Ridge Rd	Highland Park	\$839,999
11305510	<b>CLSD</b>	31382 Somerset Cir	Libertyville	\$840,000
11317493	<b>CLSD</b>	1374 Burr Oak Rd	Lake Forest	\$842,000
11339280	<b>CLSD</b>	1321 Linden Ave	Highland Park	\$845,000
11340994	<b>CLSD</b>	815 Dormy Ln	Barrington Hills	\$850,000
11304880	<b>CLSD</b>	659 Garfield Ave	Lake Bluff	\$850,000
11307120	<b>CLSD</b>	2159 Linden Ave	Highland Park	\$850,000
11284678	<b>CLSD</b>	550 Council Cir	Vernon Hills	\$850,000
11126521	<b>CLSD</b>	22328 N Prairie Ct	Kildeer	\$853,000
11318416	<b>CLSD</b>	423 McKinley Ave	Libertyville	\$875,000
11059819	<b>CLSD</b>	1336 Mansion Rd	Vernon Hills	\$880,471
11315980	<b>CLSD</b>	28952 N Niblick Knoll Ct	Mundelein	\$885,000
11053312	<b>CLSD</b>	405 Woodland Chase Ln	Vernon Hills	\$894,103
11299699	<b>CLSD</b>	1660 Surrey Ln	Lake Forest	\$895,000
11293713	<b>CLSD</b>	890 Heather Rd	Deerfield	\$910,000
11246553	<b>CLSD</b>	241 Dover Cir	Lincolnshire	\$910,000

11290846	<b>CLSD</b>	495 Beech St	Highland Park	\$915,000
10961335	<b>CLSD</b>	2600 Wynncrest Dr	Long Grove	\$945,000
11279815	<b>CLSD</b>	803 Armour Dr	Lake Bluff	\$950,000
11155223	<b>CLSD</b>	1830 N IL Rt 21	Libertyville	\$975,000
11332378	<b>CLSD</b>	1821 Wedgewood Dr	Lake Forest	\$976,000
11290781	<b>CLSD</b>	2075 Painters Lake Rd	Highland Park	\$1,010,000
11259779	<b>CLSD</b>	1699 Stratford Ct	Lake Forest	\$1,015,000
11131285	<b>CLSD</b>	612 Spruce Ave	Lake Forest	\$1,025,000
11236797	<b>CLSD</b>	2064 Tennyson Ln	Highland Park	\$1,050,000
11312890	<b>CLSD</b>	1834 S Matthew Ct	Libertyville	\$1,100,000
11337523	<b>CLSD</b>	12 Cross Wicks Ct	North Barrington	\$1,100,000
11297762	<b>CLSD</b>	2130 Sheridan Rd	Highland Park	\$1,100,000
11297186	<b>CLSD</b>	23479 N Birchwood Ln	Deerfield	\$1,107,400
11236111	<b>CLSD</b>	1350 Somerset Ave	Deerfield	\$1,118,238
11265095	<b>CLSD</b>	417 Farrington Dr	Lincolnshire	\$1,125,000
11306982	<b>CLSD</b>	555 W Westleigh Rd	Lake Forest	\$1,125,000
11314428	<b>CLSD</b>	332 Wright Ct	Libertyville	\$1,129,000
11309004	<b>CLSD</b>	317 E Scranton Ave	Lake Bluff	\$1,153,000
11328051	<b>CLSD</b>	67 Hickory Ln	Lincolnshire	\$1,180,000
11302272	<b>CLSD</b>	1721 Lakeview Ter	Libertyville	\$1,184,000
11279012	<b>CLSD</b>	1711 Devonshire Ln	Lake Forest	\$1,185,000
11275787	<b>CLSD</b>	110 Hillandale Ct	North Barrington	\$1,299,000
11312619	<b>CLSD</b>	1041 Brittany Rd	Highland Park	\$1,300,000
11295356	<b>CLSD</b>	1991 Telegraph Rd	Lake Forest	\$1,317,000
11298125	<b>CLSD</b>	1280 Knollwood Cir	Lake Forest	\$1,340,000
11251298	<b>CLSD</b>	530 Golf Ln	Lake Forest	\$1,350,000
11303880	<b>CLSD</b>	405 E Blodgett Ave	Lake Bluff	\$1,380,000
11305954	<b>CLSD</b>	44 Haversham Ln	North Barrington	\$1,425,000
11321950	<b>CLSD</b>	340 N Ahwahnee Rd	Lake Forest	\$1,432,500
11318282	<b>CLSD</b>	14 Briarwood Ln	Lincolnshire	\$1,450,000
11270584	<b>CLSD</b>	521 Lange Ct	Libertyville	\$1,460,000
11274984	<b>CLSD</b>	494 E Illinois Rd	Lake Forest	\$1,490,000
11309948	<b>CLSD</b>	1 Porter School Rd	Barrington Hills	\$1,575,000
11272426	<b>CLSD</b>	870 S Southmeadow Ln	Lake Forest	\$1,575,000
11247591	<b>CLSD</b>	224 Maple Ct	Lake Forest	\$1,595,000
10987706	<b>CLSD</b>	51 S Mayflower Rd	Lake Forest	\$1,800,000
11122574	<b>CLSD</b>	1285 Loch Ln	Lake Forest	\$1,800,000

11316037	<b>CLSD</b>	1690 Hickory Knoll Dr	Deerfield	\$1,850,000
11255191	<b>CLSD</b>	925 Acorn Trl	Lake Forest	\$2,412,000
11296061	<b>CLSD</b>	776-778 N Green Bay Rd	Lake Forest	\$2,650,000
11353386	<b>CLSD</b>	390 N Green Bay Rd	Lake Forest	\$3,500,000
10384989	<b>CLSD</b>	959 Sheridan Rd	Highland Park	\$4,275,000
11002929	<b>CLSD</b>	1230 W Summerfield Dr	Lake Forest	\$4,800,000
11278323	<b>CLSD</b>	611 Lansdowne Ln	Lake Bluff	\$7,650,000

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# Lake County HOME Consortium: Recapture and Resale Provisions

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## *Resale and Recapture Policies*

These guidelines apply when a homebuyer or developer is assisted with HOME Investment Partnerships Program funds and the homebuyer sells or transfers the assisted property after the initial HOME-assisted purchase.

## *Period of Affordability*

Consistent with 24 CFR Part 92.254(a)(4), the following minimum period of affordability shall be enforced:

<u>HOME amount per unit</u>	<u>Minimum Period of Affordability</u>
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

The Lake County Consortium may use HOME Program funds to provide homeownership assistance. The forms of subsidy to be used to assist homebuyers and/or developers include down payment assistance, interest subsidy, development cost subsidy, direct loan, project grant, or some combination of these methods. Lake County shall determine, based upon the type of subsidy, form of ownership, and type of market in which the property is located, whether the period of affordability shall be enforced by either Resale or Recapture provisions.

## *Resale Provisions*

- Activity Types - Resale provisions as outlined in 24 CFR Part 92.254(a)(5)(i)(A) and (B) shall be required or encouraged in the following cases:
  - 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 in perpetuity.
  - Resale provisions shall be encouraged when the HOME subsidy is provided in the form of a direct subsidy to the homebuyer and 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.
- Methods – The resale option ensures that the HOME-assisted unit remains affordable over the entire period of affordability. All HOME-assisted units shall meet the following criteria:
  - The new purchaser must be low-income, meeting the HOME Program definition, and within the same income limit as the original buyer. Additionally, the new purchaser must occupy the property as their principle residence.
  - To ensure that the sales price is affordable to a low-income homebuyer, the homebuyer may receive HOME Program direct assistance through a reduction in sales price, down payment assistance, or closing cost assistance. The additional HOME Program assistance may result in a longer Period of Affordability for the unit.
  - The sales price must be “affordable” to the new purchaser. In this instance, affordability for the new purchaser is a sales price that would require the new purchaser to pay no more 30% of their monthly

income on the fixed costs of homeownership (the loan principal, interest, taxes and insurance, or “PITI payment”).

- The maximum sale price shall be calculated using the following formula:

$$\begin{array}{r} \text{Down Payment} \\ \text{Loan Principal Paid} \\ \text{Current Loan Amount} \\ \text{Capital Improvement Value} \\ + \text{ House Value Change, per HPI} \\ \hline \text{Maximum Sales Price} \end{array}$$

Down Payment: the financial contribution by the original homebuyer for their acquisition of the property, as evidenced on the HUD-1 or closing statement.

Loan Principal Paid: Payments made by the original homebuyer on their purchase money loan. This shall be calculated by the difference between the original loan amount at time of purchase (from the HUD-1 or closing statement or recorded loan document) and the loan amount at time of sale (from the loan payoff letter or other documentation from the lender).

Current Loan Amount: The amount of the purchase money loan at the time of sale (from the loan payoff letter or other documentation from the lender).

Capital Improvement: an investment by the original homebuyer into the house’s infrastructure such as the roof, heating system, or windows. Lake County shall use the actual cost of the Capital Improvement, not the increase in value to the house because of the Capital Improvement. For the cost of the Capital Improvement to be eligible the original homebuyer must show proof of payment. Capital Improvement shall not include routine maintenance to the house, such as painting.

House Value Change: The dollar value in the increase or decrease of the house as produced from the “Housing Price Index Calculator” at [www.FHFA.gov](http://www.FHFA.gov).

The house may be sold for less than the maximum sales price, so long as the sales price still meets the other requirements of this Resale Policy.

- The sales price must provide the original homebuyer, now the seller, a “fair return” on their investment (including any down payment, loan principal payments and capital improvement investment made by the owner since purchase). Fair return to seller shall be calculated using the following formula:

$$\begin{array}{r} \text{Down Payment} \\ \text{Capital Improvement Value} \\ \text{Loan Principal Paid} \\ + \text{ House Value Change, per HPI} \\ \hline \text{Fair Return to Seller} \end{array}$$

Down Payment: as defined above.

Capital Improvement: as defined above.

Loan Principal Paid: as defined above.

House Value Change: as defined above.

NOTE: In a declining housing market the original homebuyer may not receive a return on their investment because the house will sell for less than or the same price as the original homebuyer's purchase price. Due to the declining market, this would be considered a fair return because the house values are depreciating rather than appreciating.

- Houses that are part of a community land trust shall follow a modified version of the maximum resale price formula:

$$\begin{array}{r} \text{Original Purchase Price} \\ \text{Homeowner share of appreciation} \\ + \text{Capital Improvement Value} \\ \hline \text{Fair Return to Seller} \end{array}$$

Original Purchase Price: The dollar value paid for the house as evidenced by the sales contract, HUD-1 or settlement statement.

Homeowner share of appreciation: The market appreciation of the house multiplied by the homeowner's investment ratio multiplied by 15%. The market appreciation shall be the difference in the value of the house as determined by an appraisal at the time of the homeowner's original purchase and at the time of sale; in a declining housing market, the market appreciation value may be negative. The homeowner's investment ratio shall be the ratio of the Original Purchase Price to the appraised value of the house at the time of original purchase.

Capital Improvement Value: as defined above.

The house may be sold for less than the maximum sales price, so long as the sales price still meets the other requirements of this Resale Policy.

Individual projects may apply for changes in the above formula for application to that specific project with the approval of Community Development Staff. The formula for "fair return" must be included in the contract between Lake County and the project partner.

- Enforcement Mechanisms - Resale requirements shall be enforced through deed restriction, covenant, land use restriction agreement, or other similar mechanism filed with the Lake County Recorder of Deeds and the requirements within shall be triggered upon sale or transfer of the HOME-assisted property.

### *Recapture Provisions*

- A. Activity Types - Recapture provisions as outlined in 24 CFR Part 92.254(a)(5)(ii)(A)(1) through (7) 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.
- B. Methods – The recapture option allows Lake County to recapture the entire HOME subsidy, subject to net proceeds if any, if the HOME recipient decides to sell the unit within the period of affordability at whatever price the market will bear. All HOME-assisted unit sales under the recapture option shall meet the following criteria:
  - The homebuyer may sell the property to any willing buyer.

- The sale of the property during the period of affordability triggers repayment of the direct HOME subsidy, subject to net proceeds if any, to Lake County that the buyer received when he/she originally purchased the home.
- C. Enforcement Mechanisms - Recapture provisions shall be enforced through a mortgage, note and Recapture Agreement filed with the Lake County Recorder of Deeds, and the requirements within shall be triggered upon sale or transfer of the HOME-assisted property.
- D. Amount of Repayment – Lake County requires that when the recapture requirement is triggered by a sale (whether voluntary or involuntary), it will recapture the HOME investment up to the total net proceeds remaining, if any, after the sale as modified by program specific choices under 24 CFR Part 92.254(a)(5)(ii)(A)(1) through (4). Net proceeds are the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. In cases where the superior loan repayment and closing costs meet or exceed the sales price, net proceeds are zero. The specific method of recapture as capped by net proceeds, if any, is the following:
- a. Reduction during the affordability period - Reduce the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.

Period of Affordability - Years	Period of Affordability - Months	Pro rata Monthly Reduction
5	60	1/60
10	120	1/120
15	180	1/180

- E. Mortgage Release - Upon receipt of recaptured funds, Lake County shall file a “Release” document with the Lake County Recorder of Deeds to release the original HOME-assisted homebuyer from the requirements of the mortgage or other similar mechanism.
- F. Repayments – Repayments of recaptured funds shall be remitted directly to Lake County to be utilized for HOME-eligible activities only.

### *Compliance*

- A. If the homebuyer is in noncompliance with the HOME Program requirements, the homebuyer shall repay the entire direct HOME Program subsidy to the Lake County Consortium within 90 days of notification of noncompliance. In the event of repayment due to noncompliance, the repayment amount is not subject to pro rata reduction over the period of affordability.
- B. Noncompliance with the HOME Program requirements includes: (1) failure to occupy the unit as the homebuyer’s principal place of residence, either by vacating or leasing the unit, throughout the entire Period of Affordability; (2) purposefully providing false information as to the homebuyer’s income or status as low-income; (3) failure to maintain the unit in accordance with all State and local housing quality standards or codes; (4) failure to comply with Lake County Consortium monitoring to determine compliance with the principal residency or property standards requirements; or (5) the sale or transfer of the unit without adherence to the resale/recapture provisions established in the mortgage, note, and homebuyer agreement.



Written Standards for Provision of  
Emergency Solutions Grants (ESG)  
Assistance

Last Revised May 2020



# Eligibility Evaluation Policy

*Standard policies and procedures for evaluating individuals' and families' eligibility for assistance under ESG.*

Each individual program is allowed to have general criteria by which they evaluate a potential participant's eligibility in an ESG-funded program. All such criteria must be reviewed and approved by the Homeless Assistance Application Review Committee of the Community Development Commission (CDC), and must contain the following:

- All program participants must have an initial consultation with a case manager or other authorized representative who can determine eligibility and the appropriate type of assistance needed.
- All program participants must have income at or below 30% of the Area Median Income (AMI). Income shall be determined on a prospective basis (not retrospective), and shall be certified using the Part 5 definition.
- A Staff Certification form must be completed with each eligibility evaluation.

For persons who are considered "literally homeless," no additional eligibility criteria are necessary. The documentation requirements for such persons are as follows:

- Written observation by the outreach worker; or
- Written referral by another housing or service provider (including HMIS recorded referral); or
- Certification by the individual or head of household seeking assistance stating that (s)he was living on the streets or in a shelter.
- For individuals exiting an institution – one of the above forms of evidence and:
  - Discharge paperwork or written/oral referral, or
  - Written record of intake worker's due diligence to obtain above evidence and certification by individual that they exited institution

For persons who are considered at "imminent risk of homelessness," the following documentation is required:

- A court order resulting from an eviction action notifying the individual or family that they must leave; or
- For individual and families leaving a hotel or motel – evidence that they lack the financial resources to stay; or
- A documented and verified oral statement; and
  - Certification that no subsequent residence has been identified; and
  - Self-certification or other written documentation that the individual lacks the financial resources or support necessary to obtain permanent housing.

Finally, persons that are fleeing or attempting to flee domestic violence must have the following documentation:

- *For victim service providers:*
  - An oral statement by the individual or head of household seeking assistance which states: they are fleeing; they have no subsequent residence; and they lack resources to obtain safe and adequate housing on their own. Statement must be documented by a self-certification or a certification by an intake worker.

- *For non-victim service providers (i.e., agencies who do not exclusively serve DV victims):*
  - Oral statement by the individual or head of household seeking assistance that they are fleeing. This statement is documented by a self-certification or by the caseworker. Where the safety of the individual or family is not jeopardized, the oral statement must be verified; and
  - Certification by the individual or head of household that no subsequent residence has been identified; and
  - Self-certification or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing.

Lake County does not intend to serve many persons considered homeless under other Federal statutes at this time; however, the following documentation is required:

- Certification by the organization that the individual or head of household seeking assistance met the criteria for homelessness under another federal statute; and
- Certification that the individual or head of household had no permanent housing in the last 60 days; and
- Certification by the individual or head of household, and any available supporting documentation, that (s)he has moved two or more times in the past 60 days; and
- Documentation of special needs or at least two of the following barriers:
  - the lack of a high school degree or General Education Development (GED);
  - illiteracy;
  - low English proficiency;
  - a history of incarceration or detention for criminal activity;
  - a history of unstable employment

### ***“At Risk of Homelessness”***

For persons who are considered “at risk of homelessness,” the following criteria apply:

- Program participants must not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the definition of homeless; and
  - Meets ONE of the following conditions:
    - Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    - Is living in the home of another because of economic hardship;
    - Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
    - Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
    - Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
    - Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Lake County Consolidated Plan;

For persons who are considered “at risk of homelessness,” the following documentation is required:

- A documented and verified oral statement from the program participant; and
- Certification that no subsequent residence has been identified; and
- Self-certification or other written documentation that the individual lacks the financial resources or support necessary to obtain permanent housing; and
- Written documentation that the individual meets one of the conditions listed

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# Homeless Services Coordination Policy

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*Policies and procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service and housing providers.*

All ESG-funded programs must participate in the Lake County Homeless Management Information System (HMIS), commonly known as ServicePoint. Only programs that are specifically forbidden by other statutes or regulations (e.g., domestic violence victim service providers) may not participate. All HMIS-participating agencies must collect and maintain common data fields as determined by the HMIS Administrator and HMIS Committee, considering all relevant regulations. These common practices will be to ensure services are coordinated among organizations – one client, one record.

Lake County worked in concert with the Lake County Coalition for the Homeless, which serves as the Continuum of Care for IL-502 Waukegan/North Chicago/Lake County, to develop a robust system for Coordinated Entry that is tailored to the local need. Please reference the Lake County Coalition for the Homeless Coordinated Entry Policies and Procedures for more detail.

Finally, all ESG-funded programs must send a representative to the meetings of the Lake County Coalition for the Homeless. Participation in at least one committee is also required. Failure to attend may result in penalties on future applications.

# Prioritization Policies

*Policies and procedures for determining and prioritizing which eligible families and individuals will receive homelessness prevention assistance and which eligible families and individuals will receive rapid re-housing assistance.*

## Homelessness Prevention

Any household that may otherwise be eligible for prevention assistance under ESG must also meet the “but for” rule – that is, “Would this individual or family be homeless but for this assistance?”

The “but for” rule can be documented with the following:

- Certification by the individual or head of household that no subsequent residence has been identified; and
- Self-certification or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing.

Furthermore, any household that qualifies for prevention assistance and meets the “but for” rule must also have the following qualifications:

- Have no more than three months of arrears; and
- Demonstrate an ability to sustain housing; and
- Demonstrate an ability to earn income; and
- Would remain in housing that is decent, safe, sanitary, and affordable.

If the household cannot meet the above qualifications, it is reasonable to infer that the household is in greater need than prevention assistance can provide for, and the household will be referred to a more appropriate program.

## Rapid Re-Housing

Programs funded to do rapid rehousing in Lake County must use an assessment that identifies barriers to obtaining and maintaining housing. Programs will select participants based on this assessment by prioritizing the population where a rapid rehousing intervention will be most effective. This population will have barriers to housing but not significant barriers. Programs will continue to assess the match between intervention and target population as data is available.

# Rent & Utility Cost Sharing Policy

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*Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving homelessness prevention or rapid re-housing assistance.*

Each individual program is allowed to have general criteria by which they determine a program participant's share of rent and/or utilities in an ESG-funded program. All such criteria must be reviewed and approved by the Homeless Assistance Application Review Committee of the Community Development Commission (CDC).

Rapid rehousing programs will focus subsidies on providing just enough assistance to allow participants to maintain housing. Programs will use a declining subsidy model to allow participants to adjust to subsidy reductions over time. Participants will be better prepared to assume full responsibility for rent as program termination approaches.

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# Length of Participation Policy – Financial Assistance

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*Standards for determining how long a particular program participant will be provided with rental assistance and whether and how the amount of that assistance will be adjusted over time.*

Within homeless prevention programs, ESG funds will be limited to short-term rental assistance (up to three months) and payment of rental arrears (up to three months). Participants may only receive ESG prevention assistance once in a 24-month period.

Rapid rehousing programs will provide rental assistance for a maximum of thirteen months. In addition, payment of a full security deposit and up to three months of rental arrears will be allowed.

In cases where a rapid rehousing household experiences an adverse event and the household's case manager determines additional assistance is warranted, the limits on rental assistance are waived and support may be extended on a month by month basis. Extensions may be provided, so long as there is a demonstrated need, up to the regulatory maximum of 24 months. Any rental arrears provided count towards the 24-month maximum.

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# Length of Participation Policy – Housing Stabilization and/or Relocation Services

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*Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance that each program participant may receive, such as the maximum amount of assistance, maximum number of months the program participants receive assistance; or the maximum number of times the program participants may receive assistance.*

The amount and type of Housing Stabilization and/or Relocation Services to be provided to a particular program participant will be determined by the organization providing the assistance within the following parameters:

- Program staff will meet with participants at least once monthly for the duration of their program participation.
- Programs will conduct follow-up with participants, three and six months after they are exited from the program.
- In homeless prevention programs, the duration of such services shall not exceed six months.
- In rapid rehousing programs, services will not exceed sixteen months.
- In cases where a rapid rehousing household experiences an adverse event and the household's case manager determines additional assistance is warranted, the limits on services are waived and support may be extended on a month by month basis. Extensions may be provided, so long as there is a demonstrated need, up to the regulatory maximum of 24 months.
- In cases where a household, during the course of program participation, is determined to be a candidate for permanent supportive housing, the length of rental subsidy limits, declining subsidy model, and limits on services are waived and support may be provided up to the regulatory maximum of 24 months while a permanent supportive housing unit is pursued. The housing placement workgroup of the Lake County Coalition for the Homeless (serving as the Continuum of Care) must provide approval for any household to be granted this waiver.



# Performance Measures

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*Performance measures for ESG projects were developed in consultation with the Continuum of Care to align with the strategies to end homelessness in Lake County, the existing reporting requirements of the CoC and the data available in the homeless management information system.*

Lake County developed the following performance measures, in consultation with the Continuum of Care, to help accomplish the following goals:

- Measure program performance
- Align program evaluation between ESG and the CoC
- Measure the County's progress toward homeless services goals as outlined in the Consolidated Plan, Annual Action plan and reported to HUD in the Consolidated Annual Performance and Evaluation Report (CAPER)

Participation in the Homeless Management Information System (HMIS) is required by ESG regulation for all projects receiving ESG funding. Therefore, all performance measures must be tracked in and run out of HMIS, locally known as ServicePoint.

The required ESG performance measures are as follows:

For all programs:

- Average length of stay
- Percentage of households with exits to permanent destinations
- Percentage of adult participants who maintain or increase their income

For Homeless Prevention Programs (except legal services) and Rapid Rehousing Programs:

- Percentage of households who remain in permanent housing six months after their exit from the program