Lake County Illinois

Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351

Agenda Report - Final

Wednesday, November 18, 2015

3:30 PM

10th floor Assembly Room
18 N. County Street, Waukegan, IL 60085

Housing and Community Development Commission

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 15-1253

Approval of the September 9, 2015 Minutes

Attachments: 9.09.15 Minutes.pdf

3. CHAIR'S REMARKS

4. PUBLIC COMMENTS (items not on the agenda)

5. OLD BUSINESS

6. NEW BUSINESS

6.1 15-1235

Proclamation honoring Leonard Krapf on his 25 years of service on this Commission.

6.2 15-1236

Discussion of 2010-2014 Performance

- Lake County's 2014 Consolidated Annual Performance & Evaluation Report (CAPER) was submitted in July 2015. The U.S. Department of Housing and Urban Development (HUD) responds on an annual basis. HUD's response on September 30, 2015 asked Lake County to analyze the 2010-2014 Housing and Community Development program in its entirety, drawing conclusions on programmatic successes and failures. The County's response has been submitted.
- Evaluation of 2010-2014 accomplishments compared to five-year Consolidated Plan goals indicated that Lake County significantly exceeded public infrastructure goals, met most homeless assistance and public services goals, fell short of most housing goals and missed health goals, particularly behavioral health goals, by nearly 10,000 people.

Attachments: 2010-14 Performance vs Goals.pdf

6.3 15-1268

New Project - Bridge House Treatment Center Rehabilitation & Accessibility Modifications

- Per HUD rules, Lake County is required to expeditiously commit previous program year unallocated grant funds in advance of periodic expenditure deadlines. Unallocated 2010-2014 Community Development Block Grant (CDBG) funds in the amount of $382,915 are available for which the Housing & Community Development Commission can provide allocation recommendations to the Lake County Board.
- One possible candidate for immediate expenditure would be the Bridge House Treatment Center Rehabilitation & Accessibility Modifications project. Bridge House was opened in 1972 as Lake County's first co-ed recovery program for men and women recovering from dependence on drugs or alcohol. Owned by Lake County and operated by Nicasa, the facility offers participants a warm, comfortable, home-like setting. Motivated individuals are guided through a personalized treatment program by a dedicated, professional staff and through peer support. The experience offers an alternative lifestyle - the ability to live a content and sober life, free from alcohol and other drug dependencies.
- Bridge House is an old residence that needs extensive rehabilitation in order to remain open and functional. The first floor is currently not wheelchair-accessible and needs a wheelchair ramp among other accessibility modifications.
- This project could remedy the 2010-14 gap in performance on the 2010-14 Consolidated Plan's health/behavioral health goals. The U.S. Department of Housing & Urban Development (HUD) has indicated that the County and its Housing & Community Development Commission can add projects to an Action Plan when such projects meet Consolidated Plan goals.
- If approved, this project would be included in the proposed 2013 Action Plan amendment. Remaining unallocated funds could be allocated during the 2016 application decision-making process. The Bridge House rehabilitation project is necessary and can be implemented quickly, assisting with the expenditure of Lake County CDBG funds by the next CDBG expenditure deadline of March 1, 2016.

6.4 15-1264

Project Change - North Chicago Strategic Revitalization

- Lake County Residential Development Corporation (LCRDC) has requested a budget increase to its North Chicago Strategic Revitalization Plan project. In partnership with the City of North Chicago which has donated several vacant parcels, LCRDC will acquire, rehab and/or construct 15-20 housing units targeted at households earning 80% of area median income or less.
- The total project is currently $350,000 short of funds to complete all 20 units. The project has three components: 1) Four new construction rental units of permanent supportive housing for veterans are being designed for 1235 Victoria, a former commercial site with environmental contamination that has been cleared and remediated with Lake County's Neighborhood Stabilization Program (NSP) funds; 2) Eight acquisition/rehab rental units; and 3) Eight new construction homebuyer units on vacant land donated by North Chicago.
- The cost of acquiring #2) Eight existing units for rehabilitation and rental has been higher than anticipated. To date, six units have been secured of which several are suitable for families (3 bedrooms or more).
- Unallocated $209,645.76 in HOME 2009 funds have been identified that must be spent by September 1, 2016 or will be recaptured by the U.S. Department of Housing and Urban Development (HUD). If allocated to this project, LCRDC could invest this $209,645.76 before the deadline. Since the $209,645.76 is insufficient to close the $350,000 budget gap, proposed Action Plan amendments also include the reduction of homebuyer units from eight to five.
- If this project change is approved, the 2013 Action Plan will contain this project's 12 rental units with a budget increase from $425,048 to $625,048. The 2014 Action Plan will contain 5 of the 8 homebuyer units planned for this project with a budget increase from $200,000 to $209,645.76. The remaining 3 homebuyer units would have a $140,354.24 budget gap that may be addressed by the City of North Chicago's allocation of HOME 2016 funds.

Attachments: LCRDC Commission Request.pdf

6.5 15-1265

Project Change - Village of Mundelein CDBG 2013

- Village of Mundelein was awarded $85,000 in 2013 CDBG funds for its 2013 Sanitary Sewer Rehabilitation Project; the original contractor defaulted. Although the work was started and nearly completed, the Village's ability to provide documentation indicating compliance with CDBG regulations was compromised.
- In 2014, the Commission approved a project change request for a commercial sewer extension on Butterfield Road, but subsequently the private developer did not need Village funds for the improvement.
- Consequently, the Village of Mundelein is requesting that HCDC approve an amendment to its 2013 CDBG Public Infrastructure agreement in order to repurpose funds to a new project meeting CDBG requirements.
- Staff's review of the new scope suggests the project would have obtained funding in the PY2013 round.

Attachments: Village of Mundelein CDBG 2013 Project Change.pdf

6.6 15-1266

Project Change - Village of Highwood CDBG 2014

- The Village of Highwood received a CDBG award in the 2014 application cycle and consequently the awarded project's environmental review is invalid.
- When notified of the ineligibility of its proposed road improvement project for CDBG funding due to the invalid environmental review, the Village of Highwood agreed to move its $85,000 CDBG grant to a different project at the County's request.
- The proposed alternate project is a CDBG-eligible road improvement and stoplight installation that will allow access from a new senior living facility onto Sheridan Road, a major thoroughfare. Seniors are presumed by HUD to be low- or moderate-income. A project map is attached.
- The City of Highwood is working with a developer to put in a 104-unit Senior Living Facility in the old Hotel Moraine (700 N Sheridan Road). There is a traffic study demonstrating a stop light is necessary to avoid unacceptable wait times at the intersection that is utilized by the US Army Reserve, Highwood and this senior living facility. CDBG 2014 funds previously allocated to Highwood could be used to fund this project. The total cost of the project is over $200K, with both the developer and the US Army also contributing to the project.
- The Lake County Citizen Participation Plan requires a public comment period for this change. The proposed 2014 Action Plan Amendment is presented also at this meeting.

Attachments: 700 N Sheridan Highwood IL.pdf

6.7 15-1249

Project Change - Village of Wauconda CDBG 2014

- The Village of Wauconda received a CDBG award in the 2014 application cycle and consequently the awarded project's environmental review is invalid.
- When notified of the ineligibility of its proposed road improvement project for CDBG funding due to the invalid environmental review, the Village of Wauconda agreed to move its CDBG grant to a future project.
- The proposed future project is a CDBG-eligible flood drainage and streambank stabilization project that will benefit low/moderate income families near Bangs Lake in Wauconda. A project description, map and Village Board resolution are attached.
- The Lake County Citizen Participation Plan requires a public comment period for this change. The proposed 2014 Action Plan Amendment is presented also at this meeting.

Attachments: Location Map.pdf

Project Description.pdf

Res No 2015R12 CDBG Funds.pdf

6.8 15-1237

PUBLIC HEARING - AMENDMENTS TO PAST ACTION PLANS

6.9 15-1240

AMENDMENTS TO 2013 & 2014 ACTION PLANS

- Amendments are proposed to the 2013 and 2014 Action Plans for housing and community development.
- The proposed Action Plan amendments reflect decisions to be made by the Housing & Community Development Commission (HCDC) at its November 18, 2015 meeting. The inclusion of specific activities in these two draft Action Plan Amendments is dependent on the results of the HCDC vote on these items.
- The amendments approved by the Housing & Community Development Commission will be recommended to the Lake County Board for consideration at its December 8, 2015 meeting.

Attachments: AP amendment memo.pdf

2013AP 8th Amend.pdf

PY2014_AP_4th Amendment..pdf

6.10 15-1250

Proposal to Reduce Term of HOME Mortgage on Staben House

- In 1995, Waukegan Township received HOME Investment Partnerships Program ("HOME Program") funding of $100,000 and Supportive Housing Program ("SHP") funding of $62,980 for the Staben House which for fifteen years has been owned and operated by Waukegan Township to house and to provide services for homeless women and their families.
- As a result of the dual program funding, Lake County currently holds two mortgages (one HOME Program and one SHP) and one land use restriction agreement on the property. All three documents were executed in June, 1996.
- Community Development staff recommends changing the period of the HOME Program mortgage from 20 years to 15 years in line with HOME Program regulations. This reduction in the HOME mortgage term reduces the risk to Lake County of potential future non-compliance and the administrative burden of performing HOME monitoring on this property.

Attachments: Staben House Staff Memo.pdf

7. STAFF REPORTS

7.1 15-1251

2016 Commission Meeting Schedule

Attachments: 2016 Housing and Community Development Commission Meeting Sched

8. ADJOURNMENT