

serves as the coordinating unit and Lead Agency for the administration of the Lake County Consortium. Lake County Community Development administers the HOME Program.

Lake County Community Development also administers the Emergency Solutions Grant (ESG) Program and serves as the collaborative applicant for Lake County's Continuum of Care. The Cities of North Chicago and Waukegan collaborate with Lake County on county-wide homeless planning and grant administration activities.

2. Summary of the objectives and outcomes identified in the Plan

The *Consolidated Plan* is a county-wide plan identifying housing and community development needs, goals, and strategies for the Consortium of entitlement jurisdictions within Lake County, Illinois (Lake County and the Cities of North Chicago and Waukegan) from May 1, 2015 to April 30, 2019.

Prioritized goals within the *Consolidated Plan* identify available funding activities, given an annual distribution of U.S. Housing and Urban Development (HUD) funds through the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) Programs. Funding these activities supports the three principle objectives of the Department of Housing and Urban Development (HUD) promoting: decent housing, a suitable living environment, and expanded economic opportunities.

Based on the data analysis conducted as part of the *Consolidated Plan* and information collected through community participation and consultation, the County has identified three areas of priority need within Lake County. These priority needs include: 1) Development and preservation of low-cost, affordable housing options; 2) General strengthening of older, low-income neighborhoods throughout the county; and 3) Job creation and retention.

The County has established the following 10 goals to address these priority needs:

1. **To acquire and/or rehab existing buildings in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. To conserve Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations.**
2. To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate- income households and special needs populations.
3. To end homelessness in Lake County.
4. To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
5. To revitalize deteriorating or deteriorated neighborhoods.

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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, including commercial revitalization, housing and infrastructure rehabilitation plus more adequate amenities. Indicated in HUD data as census tracts where over 55% of households are at or below 50% of area median income (AMI) and located in Beach Park, Fox Lake, Mundelein, Park City, the Round Lake area, Warren Township, Wauconda Township and Zion, these target areas are identified in green in the map below. In further articulating each area's specific needs/barriers, place-based strategies and opportunities, Lake County will work with local governments. A recommended action for Lake County in its Analysis of Impediments to Fair Housing Choice (p. 140) is to "Use CDBG funds to make areas with existing affordable housing more attractive by investing in public facilities, infrastructure, and economic development there."
2. **Assist in expanding the supply of housing near transit and employment centers, especially outside areas where there are already heavy concentrations of affordable housing.** Another recommended action for Lake County in its Analysis of Impediments to Fair Housing Choice (p. 146) is "The County could prioritize the allocation of CDBG and HOME funds to (housing) projects near public transportation and employment centers." To this end, the County is articulating areas "near transit and employment centers, especially outside areas where there are already heavy concentrations of affordable housing" as a geographic priority for affordable and special needs housing. Areas proximate to employment, retail and medical facilities –or easily accessible by public transportation – often lack affordable housing, so those areas are a priority for affordable housing in this *Consolidated Plan*.

Geographic Priority Areas

1. **Revitalize areas of greatest need:** The Housing & Community Development Commission (HCDC) is considering applying scoring bonuses for activities in census tracts where over 55% of households are at or below 50% of area median income (AMI), as noted by the green (darker) areas in this map of HUD-eligible areas.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 45 – Priority Needs Summary

1	Priority Need Name	Low Cost Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans <u>Veterans</u> Elderly Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Mundelein North Chicago Round Lakes Wauconda Township Waukegan Township Zion Beach Park Employment & Transit Centers Fox Lake Park City Warren Township
	Associated Goals	Rehabilitate Existing Affordable & Special Needs Housing <u>Rehabilitate Existing Housing: Affordable & Special Needs</u> Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families <u>Provide Infrastructure in Low/Mod Income Areas</u> <u>Assist People With Disabilities</u> <u>Provide Welcoming Communities</u>

	Description	Lake County recognizes the need to develop, maintain and support low cost, affordable housing throughout the jurisdiction.
	Basis for Relative Priority	This is the highest ranked priority need for Lake County and its partners.
2	Priority Need Name	Strengthen Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Mundelein North Chicago Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township
	Associated Goals	<u>Rehabilitate Existing Housing: Affordable & Special Needs</u> <u>Develop New Housing: Affordable & Special Needs</u> <u>Assist People Without a Home</u> <u>Subsidize Housing for Low/Mod Income Families</u> Provide Adequate Low/Mod Income Area Infrastructure Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities <u>Job Creation</u> <u>Provide Services for Job Stability</u>
	Description	Lake County has identified a significant need for revitalization of several commercial areas throughout the jurisdiction.
	Basis for Relative Priority	This is the second highest priority need for Lake County and its partners.

3	Priority Need Name	Job Creation and Retention
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Mundelein North Chicago Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Park City Warren Township
	Associated Goals	Provide Welcoming Communities Assist People Without a Home Subsidize Housing for Low/Mod Income Families Assist People With Disabilities Job Creation Provide Services for Job Stability
	Description	Lake County has identified a significant need for job creation.
	Basis for Relative Priority	This is the third highest priority need for Lake County and its partners.

Narrative (Optional)

Lake County, along with its partners, has identified three high-priority needs for the community over the next five years. These priority needs include: 1) development and preservation of low-cost, affordable housing options, 2) general strengthening of older, low-income neighborhoods throughout the county, and 3) job creation and retention.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information – COMBINED Lake County and North Chicago CDBG Entitlement

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Existing Housing: Affordable & Special Needs Rehabilitate Existing Housing: Affordable & Special Needs Housing	2015	2019	Affordable Housing	Lake County (County-wide) Near Employment & Transit Centers	Low Cost Housing	CDBG: \$2,524,437 HOME: \$2,229,072 ESG: \$0	Rental units rehabilitated: 25 Housing Units Homeowner Housing Rehabilitated (and acquired in some cases): 134 Housing Units
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing	Lake County (County-wide) Near Employment & Transit Centers	Low Cost Housing	CDBG: \$503,263 HOME: \$1,846,331 ESG: \$0	Rental units constructed: 26 Housing Units Homeowner Housing constructed: 5 Housing Units
3	Assist People Without a Home	2015	2019	Homeless	Lake County (County-wide)	Low Cost Housing	CDBG: \$119,808 HOME: \$0 ESG: \$911,100	Homelessness Prevention: 100 Persons Assisted Rapid Rehousing: 45 Persons Assisted Emergency Shelter: 97 Beds Supported

Goals Summary Information – Lake County (Does not contain North Chicago CDBG Entitlement)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Existing Housing: Affordable & Special Needs Rehabilitate Existing Housing Affordable & Special Needs Housing	2015	2019	Affordable Housing	Lake County (County-wide) Near Employment & Transit Centers	Low Cost Housing	CDBG: \$2,224,437 HOME: \$2,229,072 ESG: \$0	Rental units rehabilitated: 25 Housing Units Homeowner Housing Rehabilitated (and acquired in some cases): 114 Housing Units
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing	Lake County (County-wide) Near Employment & Transit Centers	Low Cost Housing	CDBG: \$503,263 HOME: \$1,846,331 ESG: \$0	Rental units constructed: 26 Housing Units Homeowner Housing constructed: 5 Housing Units
3	Assist People Without a Home	2015	2019	Homeless	Lake County (County-wide)	Low Cost Housing	CDBG: \$119,808 HOME: \$0 ESG: \$911,100	Homelessness Prevention: 100 Persons Assisted Rapid Rehousing: 45 Persons Assisted Emergency Shelter: 97 Beds Supported

Goals Summary Information – North Chicago CDBG Entitlement Only

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Existing Housing: Affordable & Special Needs Rehabilitate Existing Housing Affordable & Special Needs Housing	2015	2019	Affordable Housing	North Chicago	Low Cost Housing	CDBG: \$300,000	Homeowner Housing Rehabilitated 20 Housing Units
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing		Low Cost Housing	0	
3	Assist People Without a Home	2015	2019	Homeless		Low Cost Housing	0	
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing	North Chicago	Low Cost Housing	CDBG: \$115,000	TBD
5	Provide Adequate Low/Mod Income Area Infrastructure	2015	2019	Affordable Housing	North Chicago	Strengthen Neighborhoods	CDBG: \$315,820	Public Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	North Chicago	Strengthen Neighborhoods	CDBG: \$75,000	Businesses assisted: 5 Businesses Assisted
7	Assist People with Disabilities	2015	2019	Non-Homeless Special Needs		Strengthen Neighborhoods		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Provide Welcoming Communities	2015	2019	Non-Housing Community Development	North Chicago	Strengthen Neighborhoods Job Creation and Retention	CDBG: \$50,000	35 Households Assisted
9	Job Creation	2016	2019	Non-Housing Community Development	North Chicago	Job Creation and Retention	CDBG: \$50,000	Businesses assisted: 10 Businesses Assisted
10	Provide Services for Job Stability	2015	2019	Non-Housing Community Development		Job Creation and Retention		

Table 515 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitate Existing Housing: Affordable & Special Needs Rehab Affordable & Special Needs Housing	
	Goal Description	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. To conserve Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations.	
2	Goal Name	Develop New Housing: Affordable & Special Needs	
	Goal Description	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.	

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	County Funding	North Chicago	Combined	Goal Outcome Indicator
1	Rehabilitate Existing Housing: Affordable & Special Needs	2015	2019	Affordable Housing	TBD	Low Cost Housing	\$-890,702 \$866,648	\$-60,000 \$59,901	\$-950,702 \$926,549	Rental units rehabilitated: 5 Housing Units Homeowner Housing (potentially Acquired in some cases) Rehabilitated: 27 Housing Units
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing	TBD	Low Cost Housing	\$454,418 \$-469,919		\$454,418 \$-469,919	Rental units constructed: 5 Housing Units Homeowner Housing Constructed: 1 Housing Unit
3	Assist People Without a Home	2015	2019	Homeless	TBD	Low Cost Housing	\$203,423 \$-206,182		\$203,423 \$-206,182	Homelessness Prevention: 20 Persons Assisted Rapid Rehousing: 9 Persons Assisted Emergency Shelter: 20 Bed Supported

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	County Funding	North Chicago	Combined	Goal Outcome Indicator
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing	TBD	Low Cost Housing	\$277,128 \$ 284,820	\$22,962 \$ 23,000	\$300,090 \$ 307,820	Direct Financial Assistance to Homebuyers: 20 Households Assisted Counseling to Homebuyers: 20 Households Assisted
5	Provide Adequate Low/Mod Income Area Infrastructure	2015	2019	Non-Housing Community Development	TBD	Strengthen Neighborhoods	\$344,750 \$ 354,318	\$63,060 \$ 63,164	\$407,810 \$ 417,482	Low/Moderate Income Area Benefit: 220
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	TBD	Strengthen Neighborhoods	\$337,014 \$ 346,368	\$14,975 \$ 15,000	\$351,990 \$ 361,368	Jobs created/retained: 10 Jobs Businesses assisted: 11 Businesses Assisted
7	Assist People with Disabilities	2015	2019	Non-Homeless Special Needs	TBD	Strengthen Neighborhoods	\$253,711 \$ 260,753		\$253,711 \$ 260,753	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Low/Moderate Income Area Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	County Funding	North Chicago	Combined	Goal Outcome Indicator
8	Provide Welcoming Communities	2015	2019	Non-Housing Community Development	TBD	Strengthen Neighborhoods	\$103,069 \$ 105,929	\$9,984 \$ 10,000	\$113,053 \$ 115,929	Public service activities for Low/Moderate Income Housing Benefit: 57 Households Assisted
9	Create Jobs for Low/Mod Income Workers	2015	2019	Non-Housing Community Development	TBD	Job Creation and Retention	\$118,209 \$ 121,490	\$9,984 \$ 10,000	\$128,192 \$ 131,490	Jobs created/retained: 6 Jobs Businesses assisted: 6 Businesses Assisted
10	Provide Services for Job Stability	2015	2019	Non-Housing Community Development	TBD	Job Creation and Retention	\$112,276 \$ 115,392		\$112,276 \$ 115,392	Public service activities for low/moderate income jobs: 39 Jobs

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitate Existing Housing: Affordable & Special Needs Rehab Affordable & Special Needs Housing
	Goal Description	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. To conserve Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low and moderate income households and special needs populations.

AP-38 Project Summary

Project Summary Information

1	Goal Name	Rehab Affordable & Special Needs Housing
	Goal Description	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. To conserve Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations.
2	Goal Name	Develop New Housing: Affordable & Special Needs
	Goal Description	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.
3	Goal Name	Assist People Without a Home
	Goal Description	To end homelessness in Lake County.
4	Goal Name	Subsidize Housing for Low/Mod Income Families
	Goal Description	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
5	Goal Name	Provide Adequate Low/Mod Income Area Infrastructure
	Goal Description	To revitalize deteriorating or deteriorated neighborhoods
6	Goal Name	Revitalize Low/Mod Income Area Business Districts
	Goal Description	To alleviate physical and economic distress through the stimulation of private investment and community revitalization in areas with declining tax base.