



December 8, 2015 Fourth Amendment

2014 Housing & Community Development Consolidated Annual Action Plan

Lake County Consortium

Lake County, Illinois
North Chicago, Illinois
Waukegan, Illinois

Lake County Consortium 2014 Action Plan Fourth Amendment

The Lake County Consortium of Lake County, Illinois, comprised of Lake County as the Consortium lead entity, and the City of North Chicago and City of Waukegan, Illinois as Consortium partners is hereby amending the 2014 Annual Action Plan submission dated May 13, 2014, submitted to the U.S. Department of Housing and Urban Development May 23, 2014.

The following sections of the 2104 Annual Action Plan are being amended to include changes to funding allocations and scope for HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) projects administration. The Table 3C documents are amended accordingly.

Amendment #1: Public infrastructure project changes

Due to problems with the 2014 environmental review record for all public infrastructure projects, several 2014 CDBG Public Infrastructure grants are being reallocated to new projects on which a proper environmental review can be completed:

- Highwood 2014: Installation of a stoplight on Sheridan Rd to allow safe access to new 104 unit senior living facility
- Village of Wauconda 2014: Prevent roadway flooding through streambank stabilization and installation of new guardrails
- Round Lake Beach 2014: Project TBD; early discussions indicate a drainage project may be proposed

3.0 Lake County Community Development Activities

3.1 – Public Infrastructure Improvements

3.1.1 – Roadway Improvements

- Antioch Township
- Beach Park
- Fox Lake
- Hainesville
- Highwood
- Island Lake
- Lakemoor
- Park City
- Round Lake Beach
- Round Lake Heights
- Wauconda Township
- Waukegan Township
- Zion

3.1.2 – Water Supply System Improvements

- *No projects funded in PY2014*

3.1.3 – Sanitary Sewer System Improvements

- Mundelein
- Round Lake Park

3.1.4 – Drainage System Improvements

- Grant Township
- Round Lake Beach (Project TBD; early discussions indicate a drainage project may be proposed)
- Round Lake
- Wauconda

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name: LAKE COUNTY

Priority Need: HIGH

Project: PUBLIC FACILITIES: DRAINAGE SYSTEM IMPROVEMENTS

Activity: Village of Wauconda

Description: Flooding on the roadway here is a public safety issue. Drainage System improvements will be made, including installation of sheet pile wall to stabilize streambank to prevent further erosion and stormwater flooding. Additional road guardrails will be installed for public safety between the road and the streambank. Corroded storm sewer pipe that empties into the Bangs Lake drain will be replaced.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area:

CT 8642.06/CT 8642.04 Wauconda

Objective Number	Project ID
SL3	TBD
HUD Matrix Code	CDBG Citation
03K	24 CFR 570.208(a)
Type of Recipient	National Objective
Government	LMA
Start Date	Completion Date
5/1/2014	
Performance Indicator	Anticipated Units
Persons	3,915 (1,965 LMI)
Local ID	Actual Units
C1417	

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>	85,000		
<i>ESG</i>			
<i>HOME</i>			
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>	107,985		
Total	192,985		

Financial Narrative:

Including Leveraged/Matched funds

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name: LAKE COUNTY

Priority Need: HIGH

Project: PUBLIC FACILITIES: ROAD IMPROVEMENTS

Activity: Village of Highwood

Description: Village of Highwood will install a stoplight on busy Sheridan Road to allow for safe entry and exit by seniors living in a recently redeveloped senior living facility containing 104 units.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area:

Objective Number	Project ID
	TBD
HUD Matrix Code	CDBG Citation
	24 CFR 570.208(a)
Type of Recipient	National Objective
Government	LMC
Start Date	Completion Date
5/1/2015	
Performance Indicator	Anticipated Units
Persons	104
Local ID	Actual Units

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>	85,000		
<i>ESG</i>			
<i>HOME</i>			
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>	165,000		
Total	250,000		

Financial Narrative:

Including Leveraged/Matched funds

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name: LAKE COUNTY

Priority Need: HIGH

Project: PUBLIC FACILITIES: DRAINAGE SYSTEM IMPROVEMENTS

Activity: Village of Round Lake Beach

Description: Project To Be Determined.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability

Location/Target Area:

Objective Number	Project ID TBD
HUD Matrix Code	CDBG Citation 24 CFR 570.208(a)
Type of Recipient Government	National Objective LMA
Start Date 5/1/2016	Completion Date
Performance Indicator Persons	Anticipated Units 104
Local ID	Actual Units

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>	85,000		
<i>ESG</i>			
<i>HOME</i>			
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total			

Financial Narrative:

Including Leveraged/Matched funds

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Amendment #2: Changes to HOME Consortium Activities**2014 HOME Consortium Activities**

Description of Key Projects-Lake County Consortium Activities- 2014 Lake County Consortium HOME Program Funding Recommendations table shall be amended per below: Affordable Housing Corporation of Lake County North Chicago Owner-Occupied Rehab is returned to its original \$66,608 level; Community Partners for Affordable Housing – Rental Rehabilitation increases to \$300,000; Lake County Residential Development Corporation – Rental/Homebuyer-Rehabilitation/New Construction becomes Lake County Residential Development Corporation –Rehabilitation/New Construction increases to \$209,597.76; Lake County Residential Development Corporation – Rental Rehabilitation remains at \$150,000 and is decreased from an expected 2 units to 1 unit. HOME Administration is increased to \$133,028.30 as a result of program income:

This fourth Amendment to the 2014 Action Plan contains the following shifts in 2014 HOME Investment Partnership funding:

Entity	Project Type	4th Amendment	Notes
Affordable Housing Corporation of Lake County	Tenant-Based Rental Assistance	\$145,920	Units reduced from 18 to 15
Affordable Housing Corporation of Lake County	Waukegan Homebuyer Assistance	\$80,000	No change
Affordable Housing Corporation of Lake County	North Chicago Owner Occupied-Rehabilitation	\$66,608	Amount restored to 2014 only
Community Partners for Affordable Housing	CHDO Operating	\$15,000	No change
Community Partners for Affordable Housing	Rental-Rehabilitation	\$233,000	No change
Habitat for Humanity Lake County	CHDO Operating	\$19,429	No change
Habitat for Humanity Lake County	Homebuyer – Rehabilitation/New Construction	\$125,000	No change
Lake County Residential Development Corporation	Homebuyer New Construction	\$209,646	Increase from \$200K
Lake County Residential Development Corporation	Rental-Rehabilitation	\$150,000	Units reduced from 2 to 1
Lake County Residential Development Corporation	CHDO Operating	\$19,430	No change
City of Waukegan	Homebuyer – Rehabilitation	\$114,346	No change
Lake County	Administration	\$133,028.30	Increase from \$114K
TOTAL		<u>\$1,311,407.06</u>	

Please reference the following revised Table 3B and Table 3C documents for specific program and project activity changes.

Annual Housing Completion Goals (Table 3B)

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	0	<input type="checkbox"/>			<input type="checkbox"/>
Production of new units	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	16	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Rental Goals	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	0	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Owner Goals	14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	233	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-Homeless	63	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	301	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	38	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.0 Consortium Housing Activities

HOME Funds

All categories in which the County allocates HOME funds have demonstrated need.

1.2 – Rehabilitation

- Affordable Housing Corporation of Lake County – City of North Chicago owner-occupied rehabilitation
- City of Waukegan – Homebuyer rehabilitation
- Lake County Residential Development Corporation – Rental: CILA Group Home Rehabilitation

1.3 – New Construction

- Community Partners for Affordable Housing – Rental: New Construction

1.2 and 1.3 – Rehabilitation and New Construction

- Lake County Residential Development Corporation – Rental: Scattered Site Development
- Habitat for Humanity Lake County – Homebuyer Scattered Site Development

1.4 – Homebuyer Assistance

- Affordable Housing Corporation of Lake County – Homebuyer Assistance

1.5 – Tenant-Based Rental Assistance

- Affordable Housing Corporation of Lake County – Tenant Based Rental Assistance

Note: Certain Activities above are combined with PY2013 activities as noted in the Table 3C documents that follow.

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name: Lake County Consortium

Priority Need: High

Project: Rehabilitation

Activity: City of North Chicago – Owner Occupied Rehabilitation

Description: Administered by the Affordable Housing Corporation of Lake County, the North Chicago owner-occupied rehab program will use HOME funds to rehabilitate owner-occupied homes to ensure decent, safe, sanitary and code compliant housing, and said assistance is structured as a loan. All homes in the program will be occupied by low and very-low income households.

Objective Category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area:
Scattered sites throughout the City of North Chicago

Objective Number	Project ID
DH1	TBD
HUD Matrix Code	CDBG Citation
14H	24 CFR 570.208(a)(3)
Type of Recipient	National Objective
Government	LMH
Start Date	Completion Date
August 2014	August 2016
Performance Indicator	Anticipated Units
Housing Units	2
Local ID	Actual Units
H1451	TBD

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$66,608		
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total	\$66,608.00		

Financial Narrative:

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction Name:	Lake County
Priority Need:	High
Project:	Rehabilitation
Activity:	Lake County Residential Development Corporation (LCRDC) - Riverside Partnership Group Home Rehabilitation
Description:	<p>Acquisition, rehabilitation and rental of <u>one</u> housing units to support Community Integrated Living Arrangement (CILA) group homes in a partnership between Lake County Residential Development Corporation (LCRDC) and Riverside Foundation. LCRDC will serve as the project developer and owner of the unit. The CILA group home will serve four residents with disabilities earning incomes of 50% of area median income or less.</p> <p style="text-align: center;">This is a CHDO Reservation project.</p>

Objective Category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area:

17492 Greentree, Grayslake, Illinois.

Objective Number	Project ID	Funding Sources:	Awarded	Expended	Balance
DH1	3600	<i>CDBG</i>			
HUD Matrix Code	CDBG Citation	<i>ESG</i>			
N/A	24 CFR 570.208(a)(3)	<i>HOME</i>	\$150,000.00		
Type of Recipient	National Objective	<i>Prior Year Funds</i>			
Nonprofit	LMH	<i>Other CPD Funds</i>			
Start Date	Completion Date	Total	\$150,000.00		
August 2014	August 2016	Financial Narrative:			
Performance Indicator	Anticipated Units				
Housing Units	1				
Local ID	Actual Units				
TBD	TBD				

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

Table 3C

Consolidated Plan Listing of Projects

Jurisdiction Name:	Lake County
Priority Need:	Medium
Project:	Rental Rehabilitation
Activity:	Scattered Site Rental
Description:	Utilizing the Community Land trust (CLT) acquisition model, Community Partners for Affordable Housing (CPAH) will acquire and rehabilitate scattered site properties for rental to households at 80% of AMI or less. This is a CHDO Reservation project..

Objective Category:	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category:	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area:

560 Vine #206, Highland Park, IL.

550 Vine #204, Highland Park, IL.

1085 Central, Highland Park, IL.

Objective Number	Project ID
DH1	TBD
HUD Matrix Code	CDBG Citation
N/A	24 CFR 570.208(a)(3)
Type of Recipient	National Objective
Nonprofit	LMH
Start Date	Completion Date
April 2015	April 2016
Performance Indicator	Anticipated Units
Housing Units	3 (+1 in 2013 Action Plan)
Local ID	Actual Units
H1455	TBD

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$233,000.00*		
<i>Prior Year Funds</i>	\$39,800.00		
<i>Recapitalization</i>	\$27,200.00**		
Total	\$300,000.00		

Financial Narrative:

*\$39,800 in HOME funds is from previous PY2013 allocation. PY2014 AP will govern the project and total funding. **\$27,200 in local funding may be used as a HOME recapitalization payment.

The primary purpose of the project is to help:

- ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction	Lake County
Priority Need:	Medium
Project:	Tenant-Based Rental Assistance (TBRA)
Activity:	Affordable Housing Corporation of Lake County (AHC) – Home Step Rental Assistance Program
Description:	<p>Provision of security deposits and rental assistance subsidy to eligible tenants, a majority of whom are households at 60% of AMI or less. The Home Step Program will provide support for up to 12 months to households that recently completed a transitional housing or shelter program.</p> <p>This TBRA program is provided exclusively to persons with particular types of special need – victims of domestic violence and/or chronic homelessness. The 2009-2014 Consolidated Plan identified housing for special needs populations as a substantial service gap.</p>

Objective Category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area:

To be determined – throughout Lake County, Illinois

Objective Number	Project ID	Funding Sources:	Awarded	Expended	Balance
DH2	TBD	<i>CDBG</i>			
HUD Matrix Code	CDBG Citation	<i>ESG</i>			
N/A	24 CFR 570.208(a)(3)	<i>HOME</i>	\$145,920.00		
Type of Recipient	National Objective	<i>Prior Year Funds</i>			
Nonprofit	LMH	<i>Other CPD Funds</i>			
Start Date	Completion Date	Total	\$145,920.00		
August 2014	August 2017	Financial Narrative:			
Performance Indicator	Anticipated Units				
Households	15				
Local ID	Actual Units				
H1454	TBD				

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Consolidated Plan Listing of Projects

Jurisdiction Name: Lake County**Priority Need:** Medium**Project:** New Construction for HOMEBUYER**Activity:** North Chicago Strategic Revitalization Plan

Description: Lake County Residential Development Corporation (LCRDC) in partnership with the City of North Chicago will complete a new construction development project consisting of five (5) units that will be sold to income-eligible beneficiaries using a lease-purchase strategy for the homebuyer units. City of North Chicago has donated the vacant lots.

LCRDC will serve as the project developer and owner of units until they are sold.

This is a CHDO Reservation project.

Objective Category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability

Location/Target Area:

North Chicago, IL

Objective Number DH1	Project ID TBD
HUD Matrix Code N/A	CDBG Citation 24 CFR 570.208(a)(3)
Type of Recipient Nonprofit	National Objective LMH
Start Date February, 2015	Completion Date TBD
Performance Indicator Housing Units	Anticipated Units 5
Local ID H1459	Actual Units 0

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>			
<i>ESG</i>			
<i>HOME</i>	\$200,000	\$0	\$200,000
<i>Prior Year Funds</i>	\$9,645.76	\$0	\$9,645.76
<i>Other Funds</i>			
Total	\$209,645.76	\$0	\$209,645.76

Financial Narrative:

This allocation combines PY2014 and previous year HOME Funds, to be split among all five (5) homebuyer units.

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

Amendment #3: Adjust level of administrative funds available due to program income.

Receipt of program income has caused small increases in available administrative funds.

The Table 3C documents for these activities shall be removed:

- Affordable Housing Corporation of Lake County – Affordable Housing Commission

3.4 – Administration & Planning

3.4.1 – Program Administration & Planning

- Lake County Community Development – CDBG, HOME & ESG Program Administration

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction	Lake County
Name:	
Priority Need:	N/A
Project:	Administration & Planning
Activity:	Lake County Community Development – CDBG, HOME & ESG Program Administration
Description:	These funds will be used primarily for the general management, oversight and coordination of the Community Development Block Grant, HOME, and Emergency Solutions Grant Programs. A portion of these funds will also be used for planning costs in connection with the development and certification of the Annual Action Plan, the development of various performance report documents, and the development of continued application procedures in addition to general project and program management activities. In addition, some of these funds may be used for special planning studies (if needed or requested). These funds will also be used to provide technical assistance for prospective CDBG/HOME/ESG Program applicants, preparation of application forms/tables, applicant training/workshops, and review of funding applications.

Objective Category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☐ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location/Target Area:

500 West Winchester Road, Unit 101
 Libertyville, IL 60048

Objective Number	Project ID
N/A	TBD
HUD Matrix Code	CDBG Citation
21A	N/A
Type of Recipient	National Objective
Government	N/A
Start Date	Completion Date
5/1/2014	
Performance Indicator	Annual Units
N/A	N/A
Local ID	Units Upon Completion
TBD	N/A

Funding Sources:	Awarded	Expended	Balance
<i>CDBG</i>	\$493,438		
<i>ESG</i>	\$14,788		
<i>HOME</i>	\$133,028.30		
<i>Prior Year Funds</i>			
<i>Other CPD Funds</i>			
Total	\$641,254.30		

Financial Narrative:

The primary purpose of the project is to help:

☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs