

August 23, 2016

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Community Development Administrator



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Dear Advisory & Recommendation Committee (ARC)
Members,

As you know, early this summer we released the enclosed Notice of Available Community Development Block Grant (CDBG) Project Funding available from years prior to 2015. In response, we received 17 applications with requests totaling \$2,351,896 for the available \$435,538.78. The applications that meet the stated funding preferences (priorities of the Lake County 2010-2014 Consolidated Plan from which these prior year funds originated) are:

1. Permanent Supportive Housing:

- a. Community Action Partnership – Veteran Rental - \$83,645 Request
- b. Glenkirk – Group Home in Buffalo Grove or Mundelein - \$150,000 Request

2. Housing-Related Projects located in areas with demonstrated need for affordable housing

located in close proximity to public transit...and provide housing for larger families:

- a. Community Partners for Affordable Housing – Highwood Rehab - \$175,000 Request
- b. Lake County Residential Development Corporation – Gurnee Rehab - \$121,825 Request
- c. One Hope United – Lake Villa Group Home Rehab - \$35,000 Request
- d. Pirhl AIM North – Mundelein New Construction - \$425,000 Request

The other applications, while extremely worthwhile and attractive, meet neither of these two funding preferences and can be resubmitted in future CDBG application rounds. The Affordable Housing ARC is meeting on September 7th to review in full the six “best fit” funding applications listed above.

To ensure that all applications are given the attention they deserve, all 17 applications have been divided up between the three ARCs meeting this week. At each ARC meeting this Friday, we will discuss the 5-6 applications assigned to that ARC. Applicants will be invited to each ARC meeting to answer questions and establish an informative dialog with Commission members.

Please let me know if you have any questions.

Sincerely,

Jodi Gingiss

Enclosures

CDBG Prior Year Funding Applications

Agency	ARC	Type	Location	Target	Request	Budget	Total Investment	Start Phase	End Phase
CAP	HA	PSH	North Chicago	Veterans	\$ 83,645	\$ 120,417	\$ 120,417	Nov-16	Feb-17
CAP	HA	Rehab	North Chicago	Veterans	\$ 49,650	\$ 129,059	\$ 129,059	Nov-16	Feb-17
Haven	HA	Shelter	Deerfield	People w/out Home	\$ 250,000	\$ 400,000	\$ 400,000	Nov-16	May-17
LCRDC	HA	Rehab	Gurnee	LMI families	\$ 121,825	\$ 121,825	\$ 121,825	Nov-16	May-17
Midwest	HA	Facility	North Chicago	Veterans	Not provided	Not provided	Not provided	Nov-16	Not Provided
PADS	HA	Shelter	Waukegan	People w/out Home	\$ 170,000	\$ 190,000	\$ 190,000	Nov-16	Nov-17
AHC	PI	Rehab	Round Lake Area	LMI families	\$ 125,000	\$ 250,000	\$ 1,600,000	Nov-16	Dec-17
CPAH	PI	Rehab	Highwood	LMI families	\$ 175,000	\$ 189,000	\$ 189,000	Nov-16	May-17
Pirhl AIM	PI	Acquisition	Mundelein	Senior Housing	\$ 425,000	\$ 1,350,000	\$ 19,920,774	Nov-16	Nov-17
N Chicago	PI	Housing Demo	North Chicago	LMI families	\$ 283,800	\$ 283,800	\$ 283,800	Nov-16	Apr-18
N Chicago	PI	Commercial Demo	North Chicago	LMI families	\$ 43,650	\$ 43,650	\$ 43,650	Nov-16	May-17
Waukegan	PI	Pre-Development	Waukegan	LMI families	\$ 200,000	\$ 850,000	\$ 40,475,000	Nov-16	Apr-17
Glenkirk	PS	PSH	Buffalo Grove	People w/disabilities	\$ 150,000	\$ 350,000	\$ 350,000	Nov-16	Jul-17
One Hope	PS	Facility	Waukegan	Youth	\$ 84,326	\$ 84,326	\$ 84,326	Nov-16	Apr-17
One Hope	PS	Rehab	Lake Villa	Youth	\$ 35,000	\$ 35,000	\$ 35,000	Nov-16	Apr-17
YBLC	PS	Construction	Zion	LMI families	\$ 100,000	\$ 156,000	\$ 156,000	Jan-17	Mar-17
YCC	PS	Deconstruction	Zion/N Chic/Wauk	LMI families	\$ 30,000	\$ 30,000	\$ 30,000	Nov-16	Feb-17
YCC	PS	Rehab	Zion/N Chic/Wauk	LMI families	\$ 25,000	\$ 51,200	\$ 51,200	Nov-16	May-17
					\$ 2,351,896	\$ 4,634,277	\$ 64,180,051		

Raymond J. Rose

Chair, Housing & Community Development Commission



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communitydevelopment@lakecountyil.gov

TO: Local governments, public agencies, public housing authorities, nonprofit and for-profit organizations

FROM: Raymond J. Rose, Chair
Housing & Community Development Commission (HCDC)

RE: Simplified Application for Pre-2015 Community Development Block Grant Funds (CDBG)

During the recent approval by the U.S. Department of Housing and Urban Development (HUD) of the Lake County 2016 Annual Action Plan, HUD identified **\$466,241.57** of Lake County Community Development Block Grant (CDBG) funds available and unspent from prior years. These funds must be spent on CDBG-eligible projects **by April 30, 2018**. **Applications are due no later than July 27, 2016** to be electronically submitted to communitydevelopment@lakecountyil.gov.

CDBG funds can be used for housing and public improvements, which includes public facilities (senior centers, homeless facilities, youth centers, neighborhood facilities, recreational facilities, child care centers, health facilities, abused and neglected children facilities) and infrastructure. Review of 2010-2014 performance indicates that CDBG from this timeframe was invested primarily in public infrastructure, leaving goals for housing and other needs unmet.

The HCDC is seeking CDBG project applications for the following needs identified but unmet in the years prior to 2015 from which these unspent funds originated:

1. Housing¹ Rehabilitation, including:
 - a. Owner-occupied rehab
 - b. Preservation of existing affordable rental properties
 - c. Acquisition/rehab for rental and/or housing services
 - d. Acquisition/rehab/resale
 - e. Rehabilitating common areas of any multifamily residence to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons
2. Permanent Supportive Housing: Develop 40 or more units of permanent supportive housing, 25 of which will be reserved for the chronically homeless.
3. Site Prep for New Housing¹ Construction, including acquiring, clearing² or improving a site to be principally used for housing.
4. Behavioral Health needs:³ An increased number of homeless persons with mental illness will have their housing and health care needs met.

¹ Funding preference will be given for proposed new housing construction projects that are located in areas with demonstrated need for affordable housing for low and moderate-income households, located in close proximity to public transit (allowing easier access to available jobs), incorporating environmental sustainability practices through energy efficiency improvements that will reduce long-term operating costs, and provide housing for larger families.

² Demolition of blighted properties with no housing end use is also permitted when part of a community revitalization strategy.

³ Site acquisition and/or capital improvements/rehabilitation only.

There is no standardized application form. In your request for funds, please answer and/or provide the following:

1. Describe in detail the activity for which you are requesting funds. Please include detailed location information, where available, and photos and maps where applicable.
2. Why is this project needed today?
3. Who will be served by this project?
4. Why are CDBG funds needed for this project? What other funding sources have been solicited?
5. Any construction contract over \$2,000 will be subject to federal Davis Bacon prevailing wage and Section 3 requirements. How do you plan to meet these requirements?
6. Please indicate how this project will be completed by April 30, 2018, including a proposed schedule for this project.
7. Please attach proposed budget (sources & uses) for this project. Leverage is helpful but not required.
8. If you are a developer or a non-profit agency, please attach:
 - Agency Audit (most recently completed).
 - Certification of non-profit status (copy of IRS letter) – if applicable.
 - Articles of Incorporation or LLC documentation.
 - Copy/summary of non-discrimination policy covering recruitment/placement of staff, volunteers and clients. If the organization does practice discrimination in any of the above, please explain.
 - Organization Chart, limited to program impacted by this project.
 - Proof of registration at www.sams.gov
9. Please explain the extent to which your proposed activity will serve residents *at or below* the following CDBG-Eligible income level (based on household size):

Income Limits								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% of Median	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200