



1812 Morrow Avenue • North Chicago, IL 60064

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## **Response to the Notice of Available Community Development Block Grant (CDBG) Project Funding**

**August 10, 2016**

**Submitted by:** David Mangus, Grants Manager  
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### **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.**

YBLC is requesting funds for the building of a pre-fabricated house to be located at 2015 Elim in Zion. In 2011, the City of Zion provided us with this property, and funding was allocated to us by the Illinois Department of Commerce and Economic Opportunity (DCEO). A year and a half had passed until we actually received the property from the City, which resulted in severe damage to the home (rotting). We began the project with demolition of the existing house, and planned for a pre-fabricated home to be its replacement. On June 22, 2015, DCEO notified us that the grant was suspended due to the Illinois budget crises. At that time, we already received \$41,000, and through communication with DCEO, received approval to spend that amount. We are seeking \$100,000 in CDBG funds so that we may complete the home and sell it to a low income family. In addition, we already have \$15,000 in our building account to add to this project. See Project Budget.

Photos and maps are attached. We are currently working with a number of pre-fabricated home companies to determine best price, energy efficiency, and requirements that will meet Lake County's electrical code for pre-fabricated homes. We anticipate that the home plans will be available to us by September 2016, as we are currently narrowing down to choose one company.

### **2. Why is this project needed today?**

YBLC has been providing opportunities in affordable housing for low income families in Lake County since 2005. This project is number 8 among the affordable homes that we have built in Lake County. By building more affordable homes, YBLC has helped the community by removing blighted properties from neighborhoods, increasing the property tax base, and helping with the social benefits of homeownership including improved family stability, health, and civic engagement.

There is a great need for affordable owner-occupied housing for low income families in Zion, and other communities of poverty in Lake County. This project meets the Lake County Consolidated Plan's goals

for rehabbing affordable housing and is located in a targeted area (Zion falls within the low income areas with severe housing burdens -paying more than 30% of their income in housing costs). This project is located with easy access to public transportation systems (Pace and Metra), as well as in walking vicinity to shopping, banking, businesses, healthcare facilities, and other consumer-related institutions. A requirement for this project is that the company producing this pre-fabricated home will use green principals in its design and construction. Energy star appliances will be installed along with lighting and other interior elements that will reduce energy use. YBLC provides assistance to the family purchasing this home that includes navigating available resources to help home ownership be efficient and long lasting (first time home owner counseling, financial management, and other resources).

**3. Who will be served by this project?**

All YBLC homes are built for low-income families who must be income qualified to be at or below 80% of median area income. The 2015 Elim home will be designed for a large, low-income family (3 bedroom house).

**4. Why are CDBG funds needed for this project? What other funding sources have been solicited?**

We are requesting CDBG funds due to the suspension of our DCEO grant. \$100,000 to replace the cost of funds that were originally allocated by the State of Illinois.

**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?**

All companies being contracted for this project will be paid according to the requirements of the prevailing wage law.

**6. Please indicate how this project will be completed by April 30, 2018, including a proposed schedule for this project.**

We anticipate this project to be complete before April 30, 2018. See attached schedule.

**7. Please attach proposed budget (sources & uses) for this project. Leverage is helpful but not required.**

Budget is attached.

**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](http://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	2	3	4	5	6 Person	7 Person	8 Person
80% of	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200

All of the homes we build are sold (as a requirement) to families that are at 80% or below the median income level for our area.

**YouthBuild Lake County****Lake County Housing & Community Development Commission/2016 CDBG  
Budget for 2015 Elim**

Activity Line item	Resource Name	Cost
Concrete	Whitney Moran	\$28,750.00
HVAC	Robinson HVAC	\$15,000.00
Engineering	Zion Building Department	\$3,750.00
Carpentry	Kendall Developments	\$57,000.00
Insulation	Advanced Energy Svcs	\$6,500.00
Plumbing	JMG	\$7,500.00
Electrical	Chris's Electrical	\$8,000.00
Demo/excavation	Givens Excavating	\$6,000.00
Construction Management/Oversight	Argillos	\$23,500.00
<b>TOTAL</b>		<b>\$156,000.00</b>

**CDBG Request** \$100,000.00

**Existing Funds**

DCEO \$41,000.00















YBLC Building Fund \$15,000.00

**Total** \$156,000.00

ID	Task Mode	Task Name	Duration	Start	Finish	Details
1		<b>2015 Elim Avenue</b>	110 days	Tue 8/2/16	Tue 1/3/17	Work
2		<b>Project Management</b>	227 days	Wed 8/3/16	Fri 6/16/17	Work
3		<b>Foundation/House Plan</b>	<b>160 days</b>	<b>Tue 8/2/16</b>	<b>Tue 3/14/17</b>	Work
4		Demo Foundation Walls	14 days	Wed 1/4/17	Mon 1/23/17	Work
5		Excavation/Foundation Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
6		Framing Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
7		Electrcian Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
8		Plumbing Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
9		HVAC Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
10		Insulation Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
11		Hard Surfaces Bid	10 days	Wed 1/4/17	Tue 1/17/17	Work
12		Procurement	14 days	Tue 10/18/16	Fri 11/4/16	Work
13		Building Permit	7 days	Mon 11/7/16	Tue 11/15/16	Work
14		Building Permit	0 days	Tue 8/2/16	Tue 8/2/16	Work
15		Plumbing Water/Sewer Service	7 days	Wed 11/16/16	Thu 11/24/16	Work
16		Foundation	28 days	Wed 11/16/16	Fri 12/23/16	Work
17		Plumbing Water/Sewer Service Inspection	2 days	Wed 11/16/16	Thu 11/17/16	Work
18		Foundation Inspection	2 days	Wed 11/16/16	Thu 11/17/16	Work
19		Rough Framinig	30 days	Wed 11/16/16	Tue 12/27/16	Work
20		Roofing	2 days	Wed 12/28/16	Thu 12/29/16	Work
21		Plumbing Rough-in	24 days	Wed 12/28/16	Mon 1/30/17	Work
22		Plumbing Rough Inspection	1 day	Tue 1/31/17	Tue 1/31/17	Work
23		Electrical Rough-in	24 days	Wed 12/28/16	Mon 1/30/17	Work
24		Electrical Inspection	1 day	Tue 1/31/17	Tue 1/31/17	Work
25		Sheet Rock	14 days	Tue 1/31/17	Fri 2/17/17	Work
26		HVAC	7 days	Wed 12/28/16	Thu 1/5/17	Work

2015 Elim

Page 1

ID	 Task Mode	Task Name	Duration	Start	Finish	Details
27		HVAC Inspection	1 day	Wed 2/1/17	Wed 2/1/17	Work
28		Paint	7 days	Mon 2/20/17	Tue 2/28/17	Work
29		Porch Construction	14 days	Wed 11/16/16	Mon 12/5/16	Work
30		Siding	14 days	Wed 11/16/16	Mon 12/5/16	Work
31		Stone Veneer	3 days	Wed 11/16/16	Fri 11/18/16	Work
32		Flooring	10 days	Wed 3/1/17	Tue 3/14/17	Work
33		Cabinets	5 days	Wed 3/1/17	Tue 3/7/17	Work
34		Plumbing Trim	2 days	Wed 3/8/17	Thu 3/9/17	Work
35		Electrical Trim	1 day	Wed 3/1/17	Wed 3/1/17	Work
36		Hard Surfaces	5 days	Tue 12/6/16	Mon 12/12/16	Work
37		Landscaping	2 days	Tue 12/6/16	Wed 12/7/16	Work
38		Cert. Of Occupancy	1 day	Mon 2/6/17	Mon 2/6/17	Work
39		Project Closeout	30 days	Tue 2/7/17	Mon 3/20/17	Work