

**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.**

Youth Conservation Corps (YCC) is requesting \$25,000 in CDBG funding to support the rehabilitation of a blighted property for a low-income family. YCC is currently working with our partner organizations, The City of Zion, The Fuller Center of Lake County, the Waukegan Housing Authority, and multiple banks, to identify a house in a low-income neighborhood for this project in one of the municipalities we serve: Waukegan, North Chicago, and Zion. This rehabilitation will be managed by YCC's Construction Manager who has extensive construction training and experience. YCC YouthBuild students will be engaged in this project as a hands-on learning experience to compliment classroom construction education. Throughout the YouthBuild program students earn National Center for Construction Education and Research (NCCER) certification and "Know Your Role in the Green Environment" certification. When our students are out of class, they spend extensive amounts of time working with our construction assistants learning basic construction skills including: measuring, painting, drywall framing, drywall removal, equipment training, safety training, Occupational Safety and Health Administration 10 hour training, and much more.

First, YCC will obtain permits from the city in which we are operating. Once approved, YCC's Construction Manager and assistants will take a team of students to begin gutting the house and removing all trash. All fixtures, cabinets, and flooring will be removed and recycled, restored, or reused. YCC will ensure the structure and studs of the building are stable and have all electrical, plumbing, and HVAC checked by an independent inspector. All insulation, windows, light fixtures, and appliances will be replaced with energy efficient alternatives as suggested by the U.S. Office of Energy Efficiency and Renewable Energy. New drywall and trim will be installed by our students. They will also install flooring, fixtures, cabinets, and do all finish work including painting. The building will be brought up to current Uniform Building Code as required by the City, including electric, plumbing, and HVAC. Finally, the home will then be sold to a low income family.

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

In our previous YouthBuild grant cycle, 2013-2016, YCC completed 4 housing projects. The YouthBuild program philosophy emphasizes "Community Asset Building," through which youth engage in construction activities that serve their local communities. This allows young people to see how their actions can make a lasting impact. According to the U.S. Census Bureau, 18% of housing in North Chicago is vacant. The same report states that over 5% of housing in Zion and 4.6% of housing in Waukegan is vacant. Blighted properties in the Lake County community are not only an eyesore, but also a driving force for crime and lost tax revenue. The sustainable removal of a blighted house will create usable space for valuable, new community building projects, such as construction of a high-quality low-income housing unit.

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

YCC YouthBuild program members will gain valuable real world construction experience through this project. YCC's 10-month YouthBuild program serves low-income youth ages 16-24 in the Waukegan,

Zion, and North Chicago communities. YCC operates the longest-running YouthBuild program in Lake County. The rigorous program meets the unique needs of our members by blending academic instruction, job training and certification, community service, leadership development, college and career counseling, and wraparound support services. We strive to prepare our members for careers in targeted, high-demand industries in Lake County, such as construction, manufacturing, hospitality, tourism, and maintenance. YouthBuild members engage in hands-on construction training and earn nationally accredited certifications through the National Center for Construction Education and Research (NCCER).

According to the 2015 Lake County State of the Youth Report, 13.7% of local youth are living in poverty. In Waukegan, North Chicago, and Zion the average youth unemployment rate (ages 16-24) is 26.4%. The report also states that less than half of all youth in these communities have the necessary skills to be considered “work ready”. YCC works to reverse these trends by breaking down barriers to success among “opportunity youth” and assisting them in locating lucrative, sustainable careers. Transferable learning experiences allow members to build on basic knowledge gained throughout the YouthBuild program and learn technical skills that are desired by employers. This project also allows youth to serve as young leaders in their communities by helping to rebuild a neighborhood eyesore which will be converted to a usable family home. This will have a lasting impact on the neighborhood and provide an opportunity for economic development.

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

YCC will match all CDBG funds from our Department of Labor grant, YouthBuild grant, as well as money raised from our annual charity golf outing. CDBG funds are needed to cover all costs that are not covered by our restricted grants, including: professional contractors, testing for hazardous materials, hazardous substance remediation, energy efficiency, some construction materials, windows, and carpeting.

**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?**

YCC will require all contractors, plumbers, and electricians involved in this project to sign a legally binding document stating that they will comply with all federal Davis-Bacon labor standards. In addition, YCC will confirm paystubs of all workers involved in this project reflect the standards set forth by the Davis-Bacon Act.

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

YCC has established a project plan to ensure timely completion of this project.

- **January 2017-** YCC will enter into an agreement with the partner municipality to rehabilitate a blighted property for low income family
- **January/February-** Contractors will conduct pre-rehabilitation inspections of the property.

- **February/March-** YCC's Construction Manager and YouthBuild members will begin the rehabilitation process.
  - Hazardous and salvageable materials will be removed from the property and properly disposed of and/or recycled/reused.
  - The interior of the house will be gutted and all walls/floors/windows/ceilings/fixtures/insulation replaced with energy efficient alternatives
  - The house will be cleaned, and lot restored
- **April/May-** The property will be sold to a low income family.

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

Item	YCC	CDBG
Electrical		\$4,800
Environmental Review		\$2,000
Plumbing		\$3,000
HVAC		\$2,000
Drywall	\$1,800	\$1,000
Windows		\$4,000
Carpeting	\$400	\$1,000
Wood Floors-Sanding	\$1,700	
Floating Floor	\$1,500	
Carpentry	\$2,000	\$2,000
Roof	\$6,000	
Painting	\$4,000	
Appliances	\$3,500	
Construction Materials	\$3,800	\$5,200
Dumpster/Permit/Misc.	\$1,500	
<b>Total</b>	<b>\$26,200</b>	<b>\$25,000</b>

**8. If you are a developer or a non-profit agency, please attach:**

- Agency Audit (most recently completed). **Attached**
- Certification of non-profit status (copy of IRS letter) – if applicable. **Attached**
- Articles of Incorporation or LLC documentation. **Attached**
- 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. **Attached**
- Organization Chart, limited to program impacted by this project **Attached**
- Proof of registration at [www.sams.gov](http://www.sams.gov) **Attached**

**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):**

100% of YCC YouthBuild members are at or below the CDBG-Eligible income level. YCC requires income documentation to enroll members into the YouthBuild program. The blighted property will be located a low-income neighborhood, and the city will rent it out to a family who qualifies for housing assistance.