

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 \$30,000 in CDBG funding to support the environmental deconstruction of a blighted property in Lake County. YCC is currently working with our partner organizations, The City of Zion, The Fuller Center of Lake County and The Waukegan Housing Authority, 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 teardown will be managed by YCC's Construction Manager who has extensive experience in the field of environmental deconstruction, as well as training from the Denver Federal Center (DFC) Environmental Management System. YCC YouthBuild members 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.

The selected blighted property will be fully deconstructed using environmentally protective methods. Materials will be preserved to be reused or recycled. All hazardous materials will be safely removed and disposed. After identifying the property for deconstruction, YCC will hire contractors to conduct pre-demolition inspections and identify waste streams. All utilities will be capped at street level. Sewer and water lines will be flushed clean. Soil around the sewer line will be examined for contamination (odor/staining). The deconstruction team will safely remove and dispose of any asbestos-containing materials in compliance with the Clean Air Act's asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements. All painted surfaces including drywall, wood, and concrete will be tested for lead, chrome, and other heavy metal using X-ray Fluorescence Spectroscopy (XRF). The building will be cleared of all chemicals and chemical residue. Materials identified as being free of hazardous chemicals will be recycled. Salvageable wood will be retained by YCC for future construction projects. Light fixtures and building transformers containing ballast with potential polychlorinated biphenyls (PCBs) will be separated and drummed for disposal in accordance with the Toxic Substance Control Act (TSCA). The house will then be deconstructed using methods designed to prevent and limit fugitive dust. YCC will recycle all salvageable materials and properly dispose of waste. Fluorescent light bulbs will be collected and recycled. If necessary, the basement will be removed using environmentally sustainable backfill to level the lot. Finally, YCC will install green infrastructure and use native seeds and plants to fill vacant space with vegetation for environmental sustainability.

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 dismantle a neighborhood eyesore to be replaced by a usable community space. 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 some 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: capping utilities at street level, professional contracts, testing for hazardous materials, concrete removal and disposal, and hazardous substance remediation.

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.

- **October 2016-** YCC will enter into an agreement with the partner municipality to environmentally deconstruct a blighted property.

- **October/November-** Contractors will conduct pre-demolition inspections of the property, and cap utilities at street level.
- **November/December-** YCC's Construction Manager and YouthBuild members will begin the deconstruction process.
 - Hazardous and salvageable materials will be removed from the property.
 - The house will be fully deconstructed.
 - The lot will be cleaned and restored.
- **January-** The property will be turned back over to the city for reuse.

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

- Dumpster rental- \$1,500
- Transportation (Truck Rental)- \$2,000
 - Lumber, Metals, Cabinets, Windows, etc.
- Concrete Removal- \$5,000
- Cap Utilities at street level- \$8,000
 - Sewer, Electric, Water
- Safety Equipment Rental- \$1,500
 - Harnesses, Scaffolding
- Building Inspections- \$4,000
- Site Restoration- \$4,000
- Hazardous Material Testing/Remediation- \$4,000
- **Total- \$30,000**

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 **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 in a low-income neighborhood.