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September 9, 2016

TO: Lake County Housing & Community
Development Commission (HCDC)

FROM: Affordable Housing Advisory & Recommendation
Committee (ARC)

RE: Pre-2015 Community Development Block Grant Recommendations – Extra Funding Round

As you are aware, Lake County Community Development identified \$435,538.78 of 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. These funds caused an extra funding round (notice enclosed). The stated funding preference was for 1) permanent supportive housing and 2) housing in areas with demonstrated need for affordable housing, located in close proximity to transit and jobs.

This extra funding application round received 17 applications totaling \$2.7 million. Using a transparent public process, the other three ARCs helped staff narrow down the application pool from 17 to 11, totaling \$1.2 million. Staff scored the 11 applications and presented scoring to the Affordable Housing ARC on September 7, 2016. Applicants were invited to attend the ARC meeting to answer questions.

The Affordable Housing ARC recommends the following pre-2015 CDBG funding awards:

Agency	Location	Type	Request	Score	Award
CPAH¹	Highwood	Acq/Rehab/Resale	\$175,000	84%	\$141,238.78
Glenkirk	Buffalo Grove	Acq/Rehab/Rental	\$150,000	87%	\$100,000.00
LCRDC²	Gurnee	Rehab/Rental	\$121,825	81%	\$ 79,000.00
North Chicago	North Chicago	Demolition (Housing)	\$249,150	75%	\$ 45,300.00
One Hope United	Lake Villa	Rehab/Rental	\$ 35,000	71%	\$ 25,000.00
Waukegan & Development Concepts, Inc.	Waukegan	Housing Site Prep	\$200,000	75%	\$ 20,000.00
Youth Conservation Corps	Zion	Deconstruction	\$ 30,000	76%	\$ 25,000.00
					\$435,538.78

Many other excellent grant applications were received, several of which were scored at the request of the ARCs and some of which were not. Other applications that were scored included the following:

Agency	Type	Location	Type	Request	Score
CAP	Rehab	North Chicago	Rehab/Rental	\$ 83,645	61%
One Hope	Rehab	Waukegan	Transitional Housing	\$ 84,326	63%
YBLC	Construction	Zion	Construction/Resale	\$ 100,000	65%
YC Corps	Rehab	Zion/N Chic/Wauk	Acq/Rehab/Resale	\$ 25,000	69%

The scores reflected these projects' location outside of areas with demonstrated need for affordable housing. Also, these CDBG funds were for areas outside the CDBG entitlement areas of North Chicago and Waukegan – although Lake County is permitted to co-invest with those CDBG municipalities.

The six applications filtered out by the other three ARCs included three facilities (Lake County Haven, Midwest Veterans Closet and PADS Day Center), two housing projects located outside of areas with demonstrated need for affordable housing (Affordable Housing Corporation and CAP) and a Mundelein housing project with plans to spend the funds very close to the April 2018 deadline.

Enclosure

¹ Community Partners for Affordable Housing

² Lake County Residential Development Corporation



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

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

RE: Notice of Available Community Development Block Grant (CDBG) Project Funding

Lake County has identified **\$435,538.78** of its federal 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**.

The Lake County Housing & Community Development Commission (HCDC) is seeking requests for CDBG project funding from local governments, public agencies, public housing authorities, nonprofit and/or for-profit organizations with eligible housing and/or facility projects that can be spent by April 30, 2018 and that fit within one or more of the following categories:¹

1. **Housing² Rehabilitation**, including:
 - a. Owner-occupied rehab
 - b. Preservation of existing affordable rental properties
 - c. Acquisition/rehab for rental
 - 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 Housing² Construction**, including acquiring, clearing³ or improving a site to be principally used for housing.
4. **Facility acquisition and/or capital improvements that increase capacity of agencies in Lake County to meet Behavioral Health needs:**⁴ Generally speaking, activities in this area would cause "An increased number of homeless persons with mental illness will have their housing and health care needs met."

Applicants are allowed to submit more than one request for CDBG project funding.

¹ Unmet needs from the Lake County 2010-2014 Consolidated Plan for U.S. Dept of Housing & Urban Development

² Funding preference will be given for permanent supportive housing in any Lake County location OR housing-related 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. (Priorities of the Lake County 2010-2014 Consolidated Plan for U.S. Dept of Housing & Urban Development)

³ Demolition of blighted properties with no housing end use is also permitted when part of a community revitalization strategy.

⁴ Site acquisition and/or capital improvements/rehabilitation only.

Please submit your request for CDBG project funding no later than 5PM on August 10, 2016 via email to communitydevelopment@lakecountyil.gov.

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

Please contact Eric Foote (at efoote@lakecountyil.gov or 847-377-7732) if you have any questions.