



LakeCounty

Housing & Community Development

## **Action Plan 2016 – Second Amendment**

May 1, 2016 to April 30, 2017

Lake County Board Approval – March 14, 2017

This Third Amendment to the 2015 Action Plan contains minor budget increases but substantial scope changes in two housing projects.

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

2015 is the first year of Lake County Illinois' new five year consolidated plan, the purpose of which is to encourage and support jurisdictions across the County in the development of viable urban communities, principally for low- and moderate-income persons, consistent with the three principal goals of the U.S. Department of Housing and Urban Development (HUD): promoting decent housing, a suitable living environment, and expanded economic opportunities. This action plan details Lake County's first year objectives and progress towards those objectives.

This third amendment of the 2015 Action Plan contains several minor budget increases and scope changes in two housing activities.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes can be found on pages 15-24 of this document.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As of the 2013 CAPER, many of the 5-Year goals set forth in the 2010-2014 Consolidated Plan had been greatly exceeded, while others remained unmet but were being worked towards. As part of the 2015-2019 Consolidated Plan process, Lake County staff members and their partner municipalities, service providers and stakeholders have completed an extensive review of past performance, existing services, programs and projects. Based on responses from the four focus groups of community stakeholders, held as part of the consultation process for the Consolidated Plan, the highest rated strengths of Lake County Community Development programs over the last five years included housing programs that

rehabbed existing owner-occupied properties and public infrastructure programs that improved county roads. The stakeholders pointed out that existing social service programs were strengthened as a result of CDBG funding and that many programs funded by the County responded to citizen needs. They felt that the programs over the last five years made visible noticeable progress in meeting the needs identified in the Consolidated Plan.

The focus groups also provided feedback on the shortcomings of the County's community development programs over the last five years. Much of that feedback had to do with the limited focus on economic development and the ongoing need for business retention and development. The stakeholders agreed that there are challenges to be met in providing effective job training programs that increase and retain jobs and that there have been significant business losses over the years. They felt there was a need for more creative and strategic thinking by the County on the use of and leveraging of funds particularly for housing programs, such as owner-occupied rehab and housing counseling, and economic development programs, such as skill training. The groups also pointed out a lack of family rental housing, a lack of transportation options to jobs and the need to address vacant commercial properties, vacant lots and vacant schools as additional shortcomings in the programs.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Lake County Consortium has developed a Consortium Citizen Participation Plan (CPP), and the cities of Waukegan & North Chicago also maintain their own. The CPP outlines the details of the Consortium's coordination and collaboration efforts. The CPP continues to emphasize the need for the federal funded Consortium entitlement programs to operate in a cooperative manner. However, the CPP recognizes the importance of North Chicago and Waukegan maintaining separate Citizen Participation Plans for their CDBG funded programs.

For this 2015 Action Plan, Lake County led a wide community outreach effort to engage citizen participation and consult with stakeholders. The 2015 Action Plan was initially approved by the Lake County Board in April 2015 and amended first on July 14, 2015 following multiple public hearings at meetings of the Lake County Housing & Community Development Commission. This third amendment was discussed via 30 day public comment period and February 15, 2017 public hearing in anticipation of Lake County Board approval on March 14, 2017.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

June 10, 2015 PUBLIC HEARING INPUT

Pastor Arthur Gass, of the Black Chamber of Commerce, thanked the HCDC for its consideration of the Chamber's application. He stated that, even though his agency was not recommended for funding, it was understood that the review process was very competitive. He appreciated the work involved and looked forward to next year's process.

Dr. Evelyn Chenier, of Family First Center, expressed gratitude for her agency's funding recommendation, stating that Family First serves clients from Waukegan, North Chicago, Zion, Round Lake and Round Lake Beach.

Ms. Sarah Pinger, of Catholic Charities, thanked the HCDC for the funding recommendations for her agency's Tenant Based Rental Assistance program with Affordable Housing funds and also for its Homeless Prevention and Rapid Re-housing programs through Community Development Block Grant funds. She said that these awards would help to alleviate the gap when rental assistance money had previously been exhausted and would allow for improved continuity of services to their clients. Ms. Pinger also thanked Lake County for the ESG funding recommendations for Catholic Charities' Homeless Prevention and Rapid Re-housing programs and the City of Waukegan for its continued support of the agency's Emergency Food Pantry.

Ms. Laura Sabino, of Lake County Haven, offered her thanks for the agency's funding recommendation and expressed her gratitude for staff's assistance and guidance.

Ms. Mary Ellen Tamasy, of Lake County Residential Development Corporation (LCRDC), thanked the Commission for its continued support of her organization's projects. Fairhaven Crossing in Mundelein will construct 40 units of affordable rental housing and LCRDC's partnership with the Riverside Foundation will acquire and rehabilitate properties to provide group homes for persons with disabilities.

Mr. Joel Williams, of PADS Lake County, spoke about the ESG program and its purpose. While he was grateful for the funding recommendation of \$20,000, he strongly encouraged the HCDC to allocate PADS a \$45,000 award, which he stated was consistent with the past several years' grants.

Mr. Rob Anthony, of Community Partners for Affordable Housing, thanked the Commission and staff for the hard work involved in the application and review process and for the continued support of his organization's projects.

Ms. Donna Drinka, of Catholic Charities, expressed her thanks for the HCDC's support of the Rapid Re-housing program, which will help individuals and families to secure permanent housing. The agency will provide housing search and placement, budget counseling services, community linkage, and security deposit and subsidized rent assistance.

Reverend Jackie Lynn, of ElderCARE, thanked the Commission for its past support of the agency, which provides the only free transportation to northern Lake County's senior citizens for their medical appointments. She said that 75% of ElderCARE's clients were over 75 years of age, with 20% over 90

years of age. She looked forward to meeting with staff to receive technical assistance to improve the agency's proposal for the PY2016 funding cycle.

May 11, 2016 PUBLIC HEARING INPUT: None

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Following the June 10, 2015 Public Hearing, Commissioner Molek asked why PADS did not receive a recommendation for a greater percentage of its requested grant. Ms. Gingiss explained the two factors that affected this recommendation; 1) HUD's recommendation to shift homeless assistance funding to permanent housing, in this case rapid re-housing, and 2) the strength of PADS' current financial situation. The agency showed a \$504,432 surplus for the past fiscal year, in part resulting from \$12,000 in monthly savings on rent, due to the recent donation of a building for its office/day center. Ms. Gingiss added that the agency had a new full-time grant writer and that 70% of its funding was derived from private donations. As of June 30, 2014, PADS' total asset base was \$1,259,982. Ms. Gingiss observed that a \$20,000 grant would not impede service provision.

## **7. Summary**

Lake County Community Development, in conjunction with our community partners, has made the most of the limited resources available. The department is proud of its efforts which have resulted in real and meaningful changes for the citizens of the County and we look forward to moving forward with HUD to improve the lives of the County's citizens.

## **PR-05 Lead & Responsible Agencies - 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	LAKE COUNTY	Community Development
HOME Administrator	LAKE COUNTY	Community Development
ESG Administrator	LAKE COUNTY	Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

Lake County Community Development strives daily to ensure the grants it administers are used in the most effective and efficient way possible, in concert with the consolidated plan, for the benefit of Lake County's citizens.

### **Consolidated Plan Public Contact Information**

Questions relating to the consolidated plan may be directed to:

Jodi Gingiss

Community Development Administrator

500 W. Winchester Rd.

Libertyville, IL 60048

p. 847-377-2139

e. [JGingiss@lakecountyil.gov](mailto:JGingiss@lakecountyil.gov)

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The current anticipated resources are based on the Program Year 2015 allocation amounts for CDBG (Lake County & North Chicago), HOME and ESG. At this time, the County does not anticipate the use of any program income or unused funds from prior years.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,638,773	2,320	4,270	2,645,363	10,555,092	FY2015 entitlement funds plus small amounts of program income collected in calendar 2016 and grant funds rolled forward from prior years.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,041,188	18,664	41,956	1,101,808	4,164,752	FY2015 entitlement funds, program income, and grant funds rolled forward from prior years.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	219,917	0	0	219,917	879,668	FY2015 entitlement funds.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Match requirements are met by developer equity, municipal investments, local fundraising, bank financing, First Time Home Buyer grants, and State of Illinois affordable housing funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Lake County owns or is tax trustee for several parcels of land throughout its jurisdiction for which there is currently no process in place to address directly the needs identified in the *Consolidated Plan*. Community Development staff will be working with other stakeholders during the course of this five-year *Consolidated Plan* to seek and evaluate potential opportunities to leverage County-owned land in support of the *Consolidated Plan*.

**Discussion**

There has not been a year in which Lake County's identified needs have been matched by the available resources. Due to this unfortunate situation, as a best practice and an effort to maximize the impact of the available resources, the County has implemented an intensive grant administration strategy that includes thorough vetting of each grant applicant and a healthy monitoring process that ensures on-going compliance. These efforts are the County's means of not only satisfying HUD regulations in many ways, but more meaningfully, to ensure the resources that are available are used in the most effective way possible.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehab Existing Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Lake County Employment & Transit Centers North Chicago	Low Cost Housing	CDBG: \$400,103 HOME: \$653,975	<u>Rental units constructed: 0 Household Housing Unit</u> <u>Rental units rehabilitated: 3 Household Housing Unit</u> <u>Homeowner Housing Added: 0 Household Housing Unit</u> <u>Homeowner Housing Rehabilitated: 17 Household Housing Unit</u>
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Lake County Mundelein Employment & Transit Centers	Low Cost Housing Strengthen Neighborhoods	CDBG: \$242,500 HOME: \$80,620	Rental units constructed: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist People Without a Home	2015	2019	Homeless	Lake County	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$4,912 ESG: \$203,423	Public service activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Homeless Person Overnight Shelter: 4148 Persons Assisted Homelessness Prevention: 30 Persons Assisted
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing Homeless	Lake County Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$102,791 HOME: \$263,094	Public service activities other than Low/Moderate Income Housing Benefit: 21483 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Direct Financial Assistance to Homebuyers: 32 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Adequate Low/Mod IncomeArea Infrastructure	2015	2019	Non-Housing Community Development	Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago	Strengthen Neighborhoods	CDBG: \$406,390	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15522 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	City of Waukegan Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago	Strengthen Neighborhoods Job Creation and Retention	CDBG: \$349,648	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14070 Persons Assisted Jobs created/retained: 5 Jobs
7	Assist People with Disabilities	2015	2019	Affordable Housing Non-Homeless Special Needs	Lake County Employment & Transit Centers	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$259,711	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 362 Persons Assisted Rental units rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Provide Welcoming Communities	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$114,069	Public service activities other than Low/Moderate Income Housing Benefit: 1349 Persons Assisted
9	Job Creation	2016	2019	Non-Housing Community Development	City of Waukegan Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Employment & Transit Centers Fox Lake Gurnee Park City Warren Township North Chicago	Job Creation and Retention	CDBG: \$118,209	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Provide Services for Job Stability	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Lake County	Strengthen Neighborhoods Job Creation and Retention	CDBG: \$119,276	Public service activities other than Low/Moderate Income Housing Benefit: 2674 Persons Assisted
11	Grant & Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$528,795,366 HOME: \$108,737 ESG: \$16,494	

**Table 2 – Goals Summary**

### Goal Descriptions

1	<b>Goal Name</b>	Rehab Existing Housing: Affordable & Special Needs
	<b>Goal Description</b>	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low and moderate-income households and special needs populations.



2	<b>Goal Name</b>	Develop New Housing: Affordable & Special Needs
	<b>Goal Description</b>	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.
3	<b>Goal Name</b>	Assist People Without a Home
	<b>Goal Description</b>	To end homelessness in Lake County.
4	<b>Goal Name</b>	Subsidize Housing for Low/Mod Income Families
	<b>Goal Description</b>	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
5	<b>Goal Name</b>	Provide Adequate Low/Mod Income Area Infrastructure
	<b>Goal Description</b>	To revitalize deteriorating or deteriorated neighborhoods.
6	<b>Goal Name</b>	Revitalize Low/Mod Income Area Business Districts
	<b>Goal Description</b>	To alleviate physical and economic distress through the stimulation of private investment and community revitalization in areas with declining tax base.
7	<b>Goal Name</b>	Assist People with Disabilities
	<b>Goal Description</b>	To provide both services to people with disabilities and accessibility modifications to the homes, facilities and workplaces of people with disabilities, including the elderly.
8	<b>Goal Name</b>	Provide Welcoming Communities
	<b>Goal Description</b>	To foster welcoming, inclusive and neighborly suburban communities.

<b>9</b>	<b>Goal Name</b>	Job Creation
	<b>Goal Description</b>	To create or retain jobs for low- and moderate-income persons by providing assistance to small business incubators, small businesses and/or microenterprises.
<b>10</b>	<b>Goal Name</b>	Provide Services for Job Stability
	<b>Goal Description</b>	To support low- and moderate-income workers in need of either transportation for access to employment or access to affordable, quality child care.
<b>11</b>	<b>Goal Name</b>	Grant & Program Administration
	<b>Goal Description</b>	Admin.

**Table 3 – Goal Descriptions**

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following projects are included in this year's Action Plan:

<b>#</b>	<b>Project Name</b>
1	Rehabilitate Existing Housing: Affordable & Special Needs
2	Develop New Housing: Affordable & Special Needs
3	Assist People Without a Home
4	Subsidize Housing for Low/Mod Income Families
5	Provide Adequate Low/Mod Income Area Infrastructure
6	Revitalize Low/Mod Income Area Business Districts
7	Assist People with Disabilities
8	Provide Welcoming Communities
9	Create Jobs for Low/Mod Income Workers
10	Provide Services for Job Stability
11	Grant & Program Administration

**Table 3 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The allocation priorities were based on the five-year Consolidated Plan.

## AP-38 Project Summary

### Project Summary Information

Table 4 – Project Summary

1	<b>Project Name</b>	Rehabilitate Existing Housing: Affordable & Special Needs
	<b>Target Area</b>	City of Waukegan Lake County Round Lakes Employment & Transit Centers North Chicago
	<b>Goals Supported</b>	Rehab Existing Housing: Affordable & Special Needs Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$400,103 HOME: \$653,975
	<b>Description</b>	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low and moderate-income households and special needs populations.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner housing rehabilitated: 34 household/housing units Rental units rehabilitated: 3 household/housing units

	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO ROUND LAKES WAUKEGAN LAKE COUNTY
	<b>Planned Activities</b>	Activities planned under the goal to Rehabilitate Existing Housing for Affordability & Special Needs include the following: <ul style="list-style-type: none"> <li>• <u>City of Waukegan (\$160,297) acquisition, rehabilitation and resale for low-income homebuyer</u></li> <li>• Affordable Housing Corporation of Lake County (\$428,781) owner-occupied rehabilitation program [of which \$216,079 is dedicated to North Chicago]</li> <li>• Community Partners for Affordable Housing (\$162,500) acquisition, rehabilitation and resale [plus Lake County Affordable Housing Program funds to total 5 units] Community Partners for Affordable Housing (\$20,000) Community Housing Development Organization (CHDO) Operating</li> <li>• Glenkirk (\$75,000) rehab existing CILA in Libertyville</li> <li>• Little City Foundation (\$127,500) acquisition &amp; rehab new CILA in Buffalo Grove area</li> <li>• <u>Lake County Residential Development Corporation (\$100,000) acquisition, rehabilitation and rental for a low-income household</u></li> </ul>
<b>2</b>	<b>Project Name</b>	Develop New Housing: Affordable & Special Needs
	<b>Target Area</b>	Lake County Mundelein

<b>Goals Supported</b>	Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities
<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
<b>Funding</b>	CDBG: \$242,500 HOME: \$80,620
<b>Description</b>	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.
<b>Target Date</b>	4/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 40 household/housing units
<b>Location Description</b>	Mundelein

	<b>Planned Activities</b>	<p>Activities planned under the goal to Develop New Housing for Affordability &amp; Special Needs include the following:</p> <ul style="list-style-type: none"> <li>• Lake County Residential Development Corporation (\$242,500 CDBG for site prep + \$60,620 HOME) new construction of rental housing: Fair Haven Crossing in Mundelein (407 E Hawley Avenue), with which \$7,500 of Lake County local funds will be combined. The HOME contribution is a combination of prior year resources and program income added in the 2nd AAP amendment.</li> <li>• Lake County Residential Development Corporation (\$20,000) CHDO Operating</li> </ul>
<b>3</b>	<b>Project Name</b>	Assist People Without a Home
	<b>Target Area</b>	City of Waukegan Lake County North Chicago
	<b>Goals Supported</b>	Assist People Without a Home
	<b>Needs Addressed</b>	Low Cost Housing
	<b>Funding</b>	CDBG: \$4,912 ESG: \$203,423
	<b>Description</b>	To end homelessness in Lake County.
	<b>Target Date</b>	4/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Homeless Person Overnight Shelter: 4148 Persons assisted</p> <p>Tenant-based rental / Rapid Rehousing: 4 Households</p> <p>Homelessness Prevention: 30 Persons assisted</p> <p>Public service activities other than low/mod income housing benefit: 6 Persons assisted</p>
	<b>Location Description</b>	<p>NORTH CHICAGO</p> <p>WAUKEGAN</p> <p>LAKE COUNTY</p>
	<b>Planned Activities</b>	<p>North Chicago CDBG Public Services funding will provide \$4,912 in operating support to PADS Lake County.</p> <p>Lake County Emergency Solutions Grant will provide:</p> <ul style="list-style-type: none"> <li>• \$70,000 in rapid rehousing assistance for the homeless through Catholic Charities</li> <li>• \$65,000 in shelter through A Safe Place (\$23,000), Lake County Haven (\$22,000) and PADS Lake County (\$20,000)</li> <li>• \$48,423 in homelessness prevention services through Catholic Charities (\$35,000) and Prairie State Legal Services (\$13,423)</li> <li>• \$20,000 in homeless management information services (HMIS) administration through Lake County Community Development</li> </ul>
<b>4</b>	<b>Project Name</b>	Subsidize Housing for Low/Mod Income Families



<b>Target Area</b>	City of Waukegan Employment & Transit Centers North Chicago
<b>Goals Supported</b>	Assist People Without a Home Subsidize Housing for Low/Mod Income Families Provide Welcoming Communities
<b>Needs Addressed</b>	Low Cost Housing
<b>Funding</b>	CDBG: \$102,791 HOME: \$263,094
<b>Description</b>	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
<b>Target Date</b>	4/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Direct Financial Assistance to Homebuyers: 32 Households Public service activities for Low/Moderate Income Housing Benefit: 10 Households Public service activities other than low/mod income housing benefit: 21483 Persons assisted
<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO WAUKEGAN

	<b>Planned Activities</b>	<p>Activities planned under the goal to Subsidize Housing for Low/Moderate Income Families include the following:</p> <ul style="list-style-type: none"> <li>• Downpayment assistance through Affordable Housing Corporation of Lake County both county-wide (\$163,094) and in Waukegan (\$100,000)</li> <li>• Rapid rehousing (\$50,000) through Catholic Charities</li> <li>• Homelessness prevention (\$27,791) through Catholic Charities</li> <li>• Senior counseling &amp; caregiver services (\$20,000) through Family Service</li> <li>• Senior food baskets for North Chicago public housing residents (\$5,000) through Northern Illinois Food Bank</li> </ul>
5	<b>Project Name</b>	Provide Adequate Low/Mod Income Area Infrastructure
	<b>Target Area</b>	Mundelein Round Lakes Zion Park City North Chicago
	<b>Goals Supported</b>	Provide Adequate Low/Mod IncomeArea Infrastructure Provide Welcoming Communities
	<b>Needs Addressed</b>	Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$406,390
	<b>Description</b>	To revitalize deteriorating or deteriorated neighborhoods.
	<b>Target Date</b>	4/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15522 Persons assisted
	<b>Location Description</b>	MUNDELEIN NORTH CHICAGO PARK CITY ROUND LAKES ZION
	<b>Planned Activities</b>	In support of public infrastructure improvements in low/moderate income areas, the following activities are planned: <ul style="list-style-type: none"> <li>• FREMONT TOWNSHIP (\$24,750): Subsidize cost of special assessment for low-income households in West Shore Park subdivision to replace a water tank.</li> <li>• <u>NORTH CHICAGO: Upgrade water main (\$80,000) in multiple residential neighborhoods, including redevelopment area for Marion Jones public housing. Sidewalk replacement (\$15,697), to address trip hazards, ADA regulations and gaps in connectivity. Realignment of the intersection of Broadway Avenue, Glenn Drive and 20th Street (\$50,000) to provide a safer crossing with less confusion for motorist and pedestrians.</u></li> <li>• PARK CITY (\$80,000): Road improvements, flood drainage and parking for Betty Limbrunner Community Park. This park serves the needs of all the residents of Park City.</li> <li>• ROUND LAKE HEIGHTS (\$80,000): Phase I water main upgrade and replacement necessary to develop 20 acres mixed use, including affordable housing.</li> <li>• ZION (\$80,000): Replace deteriorating water main that provides domestic water service and fire protection to 14 affordable rental buildings.</li> </ul>
<b>6</b>	<b>Project Name</b>	Revitalize Low/Mod Income Area Business Districts

<b>Target Area</b>	City of Waukegan Mundelein Round Lakes Waukegan Township
<b>Goals Supported</b>	Provide Adequate Low/Mod IncomeArea Infrastructure Revitalize Low/Mod Income Area Business Districts Job Creation
<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention
<b>Funding</b>	CDBG: \$349,648
<b>Description</b>	Revitalize Low/Mod Income Area Business Districts.
<b>Target Date</b>	4/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14070 persons assisted Jobs created/retained: 5 jobs
<b>Location Description</b>	Mundelein Round Lakes Waukegan

	<b>Planned Activities</b>	<p>In support of revitalizing business districts that service low/moderate income households in Lake County, the following activities are planned:</p> <ul style="list-style-type: none"> <li>• LAKE VILLA: Revitalize a central business district by creating a municipal parking lot (\$100,000) and <u>by repurposing a vacant auto dealership into the Busy Brains children's' museum (\$37,694) --- the first such museum in Lake County.</u></li> <li>• MUNDELEIN (\$100,000): Revitalize a central business district within the core of the downtown area, remediating blighted parkway areas along East Hawley Street.</li> <li>• NORTH CHICAGO (\$11,954): Provide new street furniture, trees, planter boxes, banners and/or lighting improvements along commercial corridors to create stronger business districts.</li> <li>• WAUKEGAN TOWNSHIP (\$100,000): Replace the windows and doors at the Eddie Washington Center. The existing windows and exterior doors will be removed, lead based paint will be abated (windows) and new lead-free windows and doors will be installed at each location. A total of thirty-one windows and four doors are targeted for replacement (\$66,750). Replace a roof-top air conditioning unit at the Park Place Senior Center. The facility serves as a designated cooling center during the summer season and the current unit has reached the end of its usable life-span (\$37,500).</li> </ul>
7	<b>Project Name</b>	Assist People with Disabilities
	<b>Target Area</b>	City of Waukegan Lake County Waukegan Township Zion Employment & Transit Centers North Chicago
	<b>Goals Supported</b>	Assist People with Disabilities Provide Welcoming Communities

	<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention
	<b>Funding</b>	CDBG: \$259,711
	<b>Description</b>	To provide both services to people with disabilities and accessibility modifications to the homes, facilities and workplaces of people with disabilities, including the elderly.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450 Persons Rental units rehabilitated: 1 housing unit Public service activities other than low/mod income housing benefit: 362 Persons assisted
	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO WAUKEGAN ZION LAKE COUNTY

	<b>Planned Activities</b>	<p>In 2015 assistance for people with disabilities under Goal #7, the following activities are planned in several locations throughout Lake County:</p> <ul style="list-style-type: none"> <li>• Accessibility enhancements (e.g. elevator) at Family First community center at 202 S Genesee Street in Waukegan (\$90,750).</li> <li>• Accessibility enhancements (e.g. wheelchair accessible kitchen) at NorthPointe Resources' Killian Center at 3441 Sheridan Road in Zion (\$14,193).</li> <li>• Universal design facility enhancements (entire building renovation) at Center for Enriched Living at 280 Saunders Road in Riverwoods (\$100,000).</li> <li>• Physical activity, health and wellness programming provided to individuals with visual and physical disabilities throughout Lake County by Great Lakes Adaptive Sports Association (\$14,768).</li> <li>• Enhanced representative payee services for people with disabilities at the James Lovell Federal Health Care Center in North Chicago by I-PLUS (\$20,000).</li> <li>• New behavioral health treatment in a primary care setting at Erie Family Health Clinic at 2323 Grand Ave in Waukegan (\$20,000).</li> </ul>
8	<b>Project Name</b>	Provide Welcoming Communities
	<b>Target Area</b>	City of Waukegan Lake County Waukegan Township Employment & Transit Centers Gurnee North Chicago
	<b>Goals Supported</b>	Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities

	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$114,069
	<b>Description</b>	To foster welcoming, inclusive and neighborly suburban communities.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/mod income housing benefit: 1349 Persons assisted
	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS GURNEE NORTH CHICAGO WAUKEGAN LAKE COUNTY
	<b>Planned Activities</b>	The County and North Chicago expect to provide fair housing legal services to support households and children in need of court-appointed special advocates and to provide counseling for victims of sexual abuse through the following three agencies: <ul style="list-style-type: none"> <li>1. Prairie State Legal Services (\$76,000)</li> <li>2. Court Appointed Special Advocates (CASA) Lake County (\$25,000)</li> <li>3. Zacharias Sexual Abuse Center (\$13,069)</li> </ul>
<b>9</b>	<b>Project Name</b>	Create Jobs for Low/Mod Income Workers



	<b>Target Area</b>	Lake County Employment & Transit Centers
	<b>Goals Supported</b>	Job Creation
	<b>Needs Addressed</b>	Job Creation and Retention
	<b>Funding</b>	CDBG: \$118,209
	<b>Description</b>	To create or retain jobs for low- and moderate-income persons by providing assistance to business (e.g. small business incubators, small businesses and/or microenterprises).
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Jobs created/retained: 10 JOBS
	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS LAKE COUNTY
	<b>Planned Activities</b>	Through Lake County Workforce Development, manufacturing businesses will receive CDBG grant funds that subsidize half the cost of new manufacturing positions into which graduates of the Job Center's manufacturing training program will be hired. It is expected this grant funding will create 10 jobs. The new jobs will be minimum wage, but would normally be made available only to workers with previous on-the-job manufacturing experience.
<b>10</b>	<b>Project Name</b>	Provide Services for Job Stability

<b>Target Area</b>	City of Waukegan Lake County Mundelein Round Lakes Waukegan Township Zion Employment & Transit Centers North Chicago
<b>Goals Supported</b>	Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities Provide Services for Job Stability
<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention
<b>Funding</b>	CDBG: \$119,276
<b>Description</b>	To support low- and moderate-income workers in need of either transportation for access to employment or access to affordable, quality child care.
<b>Target Date</b>	4/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than low/mod income housing benefit: 2674 persons assisted

	<b>Location Description</b>	EMPLOYMENT AND TRANSIT CENTERS MUNDELEIN NORTH CHICAGO WAUKEGAN ZION LAKE COUNTY
	<b>Planned Activities</b>	In 2015, activities in support of Goal #10 Provide Services for Job Stability are as follows: <ul style="list-style-type: none"> <li>• Nicasa (\$30,000): Mental health services in support of working individuals and families suffering from substance abuse and/or mental health issues that threaten job stability.</li> <li>• Mano a Mano (\$25,000): Productive Parents Program helps low/moderate income families attain self-sufficiency by stabilizing employment, improving literacy and educating parents on school involvement.</li> <li>• Highland Park Community Nursery (\$20,000): Provides scholarships for low/moderate income working families who cannot afford child care.</li> <li>• Youth Conservation Corps (\$18,276): Serves low-income, at-risk, minority youth in Lake County through GED education, workforce development and community service.</li> <li>• YBLC (dba YouthBuild Lake County) (\$26,000): Offers an 8-10 month career training opportunity serving 17-24 year old at-risk youth with a focus on GED/HSD attainment, case management services, life skills instruction, stipend-paid training and construction skills training.</li> </ul>
<b>11</b>	<b>Project Name</b>	Grant & Program Administration
	<b>Target Area</b>	Lake County North Chicago

	<b>Goals Supported</b>	Rehab Existing Housing: Affordable & Special Needs Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families Provide Adequate Low/Mod Income Area Infrastructure Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities Job Creation Provide Services for Job Stability Grant & Program Administration
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention
	<b>Funding</b>	CDBG: \$528,795 HOME: \$108,736 ESG: \$16,494
	<b>Description</b>	This includes North Chicago CDBG Admin.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Grant & Program administration & planning. Please note that the funding table above does not allow entry of ESG admin: \$16,494.00.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Lake County experienced a population growth of approximately 9% between 2000 and 2011 (2011 ACS, 5-Year Estimates) - with the population climbing from 644,356 to 700,424. Over the same time period the Area Median Income increased 19% to \$79,666. While the rise in population and income are strong signs of positive growth patterns, the community also experienced a simultaneous sharp increase in poverty. Between the years 2000 and 2011 the number of individuals living below the poverty line in Lake County rose from 5.7% to 8.2%. That represents a 44% increase in the poverty rate. Furthermore, the number of homeowners (with a mortgage) who are cost burdened increased by 42% and the number of cost burdened renters increased by 47%. The data paint a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households - pushing many of them into unsustainable housing situations. The County has established multiple goals directed at increasing access to affordable housing that it expects to result in the outcomes below.

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	79
Special-Needs	13
Total	96

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	40
Rehab of Existing Units	20
Acquisition of Existing Units	32
Total	96

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

For purposes of this section, both rapid rehousing and homelessness prevention programs are considered to help the homeless, although some households assisted with homelessness prevention funds may not meet the HUD definition of homeless. Non-homeless households will be supported by owner-occupied rehab, downpayment assistance and acquisition/rehab/resale. It is assumed that some

acquisition and rehab projects will assist the homeless and special needs populations, as this has been true in the recent past. New construction is likely to assist special needs households.