



LakeCounty

Housing & Community Development

Action Plan 2016 – Second Amendment

May 1, 2016 to April 30, 2017

Lake County Board Approval – March 14, 2017

This second amendment to the 2016 Action Plan contains several budget scope changes for housing projects. These changes will allow Lake County and its partners to spend 2016 funds more rapidly.

Executive Summary

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

1. Introduction

2016 is the second year of Lake County Illinois' 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 principle 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 and North Chicago's second year activities and progress towards five year consolidated plan goals.

The first amendment of the 2016 Action Plan contained the results of a July/August call for new CDBG projects. This second amendment to the 2016 Action Plan contains several budget scope changes for housing projects. These changes will allow Lake County and its partners to spend 2016 funds more rapidly.

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.

In this Plan, Lake County and North Chicago remain focused on poverty alleviation, community revitalization and housing affordability. Also, the Behavioral Health Needs Assessment discussed in the five-year consolidated plan has resulted in a Community Action Plan to address the gaps in mental health services, and this 2016 Action Plan contains several activities that support the implementation and realization of the Behavioral Health Community Action Plan.

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 2014 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. The greatest performance gap was in mental health services and affordable housing, both of which are high priority activities in the current Action Plan. 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.

When over \$400K in unspent pre-PY2015 CDBG funds was identified by HUD for inclusion in this 2016 Action Plan, priority was given to the greatest performance gap identified above ---mental health services and affordable housing--- both of which are high priority activities in the current Action Plan.

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 Consolidated Plan, Lake County led a wide community outreach effort to engage citizen participation and consult with stakeholders. These efforts included stakeholder and community member

surveys published in English and Spanish, focus groups, one-on-one interviews with key stakeholders, and a series of public presentations, and public meetings. As a result, the County reached over 1,100 community members in its request for feedback on community needs and input into strategies for housing and community development over the next five years.

The First Amendment of the 2016 Action Plan was made available for public comment on Monday, September 12 and for public hearing at the meeting of the Housing & Community Development Commission meeting on Wednesday, September 14.

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.

The public comment period for the 2016 Annual Action Plan was February 1 to March 3, 2016. The public comment period for the 2016 Action Plan First Amendment was September 12 to November 9, 2016. Public comment for this Second Amendment is planned from February 15 to March 15, 2017.

At the initial public hearing on this plan, comments included:

- Mr. Mark Ingram, of Glenkirk, thanked the HCDC for its continued support of his agency and people with disabilities. The proposed grant funds will be used to rehabilitate a group home to make it more accessible, thus increasing the independence of the agency's clients who will reside there.
- Mr. Edward Beckstrom, of Consumer Credit Counseling Service of Northern Illinois, presented information on the services provided by the agency and on the number of households assisted through its programs. He thanked the HCDC for its support of the agency and then introduced Mr. Gregorio Resendiz, who also expressed appreciation of the HCDC's funding recommendation. Mr. Beckstrom explained that Mr. Resendiz provides assistance to the residents of Lake County,
- Ms. Sonolito Bronson, of the City of Zion, thanked the Commission for the funding recommendations to help demolish unsafe buildings, improve the sidewalks in the business districts and provide ADA-compliant playground equipment for the City's children. The recommended funds will serve as a vital piece in Zion's efforts to improve the lives of its residents and also improve its business districts.
- Mr. Frank Koehler, of the City of North Chicago, introduced himself to the HCDC, stating that he was the City's Interim Economic Development and Community Development Director and that he looked forward to working with the Commission.
- Mr. Ben Richards, of Youth Conservation Corps, thanked the HCDC for its funding recommendation and then provided information about his agency's programs to help Lake County's youth.

At the second public hearing on this plan, comments were as follows:

- Ms. Jill Grubbs, of ElderCARE, thanked Lake County and the City of Waukegan for the continued support to help meet the needs of the County's senior citizens.
- Ms. Kori Larson, of Glenkirk, thanked Lake County for the financial support for individuals with developmental disabilities. The funds will be used to improve accessibility within their group homes.
- Ms. Yvette Ewing, of the Fuller Center, expressed her agency's appreciation of the positive funding recommendation for funds to rehabilitate a house in North Chicago. For this project, her agency will partner with Youth Conservation Corps (YCC), providing the YCC members with training in housing rehabilitation. The program will increase the trainees' employment opportunities upon completion.

At the public hearing for the first amendment to this plan, the following public comment was received:

- Kori Larson, of Glenkirk, thanked the HCDC for its continued support of her agency, which provides housing for adults with intellectual disabilities. The funds will be used toward the purchase of a single-story group home, as many of the agency's clients are encountering difficulties with stairs as they age.

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

Comments were in support of the plan.

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.

Agency Role	Name	Department/Agency
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 Road, Libertyville, IL 60048

p. 847-377-2139 e. JGingiss@lakecountyil.gov

Expected Resources

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

Introduction

The 2016 Expected Resources are based on the HUD FY2016 allocation for CDBG (Lake County & North Chicago), HOME and ESG plus program income as shown below. In addition, a CDBG-funded 2016 activity in Round Lake Beach contains \$85,000 of previously unspent CDBG 2014 funds. Prior year resources also include \$11,002.84 in 2015 CDBG funds due to the use in 2015 of that amount for the Owner-Occupied Rehab Program that had been reserved in IDIS in a Revolving Loan account type. Also \$444K in 2010 and 2012 CDBG funds were identified.

Annually, Lake County provides an additional \$300,000 of its general funds for affordable housing.

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	2,610,862	7,542	483,245	3,101,649	7,832,000	FY2016 allocation. In addition, prior year resources include \$11,002.84 in 2015 CDBG funds due to the use in 2015 of that amount for the Owner-Occupied Rehab Program that had been reserved in IDIS in a Revolving Loan account type. Also \$444K in 2010 and 2012 CDBG funds were identified. Available program income increased in second amendment.

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	1,124,719	80,601	0	1,205,320	3,359,000	FY2016 allocation and HOME program income

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	217,190	0	0	217,190	651,000	FY2016 allocation

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

The first amendment to the 2016 Action Plan contains results of an extra funding application round for previously unspent CDBG funds and increases three existing 2016 activity budgets to include fees for environmental record review (ERR). Seven new activities are added in this First Amendment that will replace the housing site prep activity proposed in the initial 2016 Action Plan for CDBG funds in Goal #2 --- Create New Housing.

This second amendment increases available CDBG program income.

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	Mundelein Waukegan Township Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$878,359 HOME: \$445,483	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 14 Household Housing Unit Homeless Person Overnight Shelter: 60 Persons Assisted
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Zion Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$219,300 HOME: \$375,973	Brownfield acres remediated: 12 Acre Homeowner Housing Added: 3 Household Housing Unit Buildings Demolished: 11 Buildings

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: \$4,818 ESG: \$217,190	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted Homeless Person Overnight Shelter: 3874 Persons Assisted Homelessness Prevention: 1817 Persons Assisted
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing Homeless	Waukegan Township Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$96,563 HOME: \$271,393	Public service activities other than Low/Moderate Income Housing Benefit: 574 Persons Assisted Direct Financial Assistance to Homebuyers: 42 Households Assisted
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: \$406,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24220 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: \$354,386	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7405 Persons Assisted Facade treatment/business building rehabilitation: 11 Business Businesses assisted: 1 Businesses Assisted
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: \$263,928	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2265 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 5500 Persons Assisted

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: \$116,021	Public service activities other than Low/Moderate Income Housing Benefit: 1027 Persons Assisted
9	Job Creation	2016	2019	Non-Housing Community Development	City of Waukegan Mundelein Round Lakes Waukegan Township Zion Fox Lake	Job Creation and Retention	CDBG: \$148,795	Facade treatment/business building rehabilitation: 19 Business Businesses assisted: 4 Businesses Assisted
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: \$90,556	Public service activities other than Low/Moderate Income Housing Benefit: 3184 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: \$522,172 HOME: \$111,969	Other: 3 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Rehab Existing Housing: Affordable & Special Needs
	Goal Description	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	Goal Name	Develop New Housing: Affordable & Special Needs
	Goal Description	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	Goal Name	Assist People Without a Home
	Goal Description	To end homelessness in Lake County.

4	Goal Name	Subsidize Housing for Low/Mod Income Families
	Goal Description	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
5	Goal Name	Provide Adequate Low/Mod Income Area Infrastructure
	Goal Description	To revitalize deteriorating or deteriorated neighborhoods.
6	Goal Name	Revitalize Low/Mod Income Area Business Districts
	Goal Description	To alleviate physical and economic distress through the stimulation of private investment and community revitalization in areas with declining tax base.
7	Goal Name	Assist People with Disabilities
	Goal Description	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	Goal Name	Provide Welcoming Communities
	Goal Description	To foster welcoming, inclusive and neighborly suburban communities.
9	Goal Name	Job Creation
	Goal Description	To create or retain jobs for low- and moderate-income persons by providing assistance to small business incubators, small businesses and/or microenterprises.
10	Goal Name	Provide Services for Job Stability
	Goal Description	To support low- and moderate-income workers in need of either transportation for access to employment or access to affordable, quality child care.
11	Goal Name	Grant & Program Administration
	Goal Description	Administration and Planning for 3 grants

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

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

#	Project Name
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	Project Name	Rehabilitate Existing Housing: Affordable & Special Needs
	Target Area	City of Waukegan Mundelein Zion Employment & Transit Centers Gurnee North Chicago
	Goals Supported	Rehab Existing Housing: Affordable & Special Needs Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods
	Funding	CDBG: \$878,359 HOME: \$493,678
	Description	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.
	Target Date	4/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 14 housing units Homeless Person Overnight Shelter: 60 Persons assisted Rental units rehabilitated: 20 housing units Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons assisted
	Location Description	COUNTYWIDE OWNER-OCCUPIED REHAB HIGHWOOD ACQUISITION-REHAB-RESALE LAKE FOREST/HIGHLAND PARK ACQUISITION-REHAB-RENTAL GURNEE RENTAL REHAB LIBERTYVILLE CILA REHAB BUFFALO GROVE or MUNDELEIN CILA ACQUISITION DEERFIELD OR LIBERTYVILLE SHELTER ACQUISITION MUNDELEIN CILA REHAB WAUKEGAN RESIDENTIAL FACILITY REHAB

	Planned Activities	<p>Activities planned under the goal to Rehabilitate Existing Housing for Affordability & Special Needs include the following:</p> <ul style="list-style-type: none"> • <u>Affordable Housing Corporation of Lake County owner-occupied rehabilitation program (\$241,434.81 in Lake County CDBG and \$70,000 in HOME)</u> • Community Partners for Affordable Housing (\$304,000) acquisition & rehab [plus Lake County Affordable Housing Program funds to total 4 units]; (\$15,000) Community Housing Development Organization (CHDO) Operating; (\$141,238.78) for acquisition and rehabilitation of a homeowner unit in Highwood, IL • Glenkirk (\$100,000) for acquisition of a CILA in Buffalo Grove or Mundelein; (\$56,482.62) rehabilitation of 1 unit for 5 individuals with intellectual disabilities [combined with Lake County Affordable Housing Program funds] • Little City Foundation (\$59,000) rehabilitation of 1 unit for 7 individuals with intellectual disabilities • Lake County Haven (\$148,000) acquisition of second home to provide emergency shelter for women and children • <u>Lake County Residential Development Corporation Rental Portfolio Inspection Remedies of 6 affordable rental units (\$8,675); Mary Pat Maddex Place rehab of 9 affordable rental units (\$82,825)</u> • <u>City of Waukegan (\$172,924) HOME Program funds</u> • North Chicago (\$72,185) owner-occupied rehabilitation program managed by AHC • One Hope United (\$25,000) facility rehabilitation at their Rebound residential housing facility in Gurnee
2	Project Name	Develop New Housing: Affordable & Special Needs

Target Area	City of Waukegan Zion Employment & Transit Centers North Chicago
Goals Supported	Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
Needs Addressed	Low Cost Housing Strengthen Neighborhoods
Funding	CDBG: \$219,300 HOME: \$20,000
Description	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.
Target Date	2/28/2019
Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Added: 3 housing units Buildings Demolished: 11 Buildings demolished Brownfield acres remediated: 12 acres
Location Description	NORTH CHICAGO WAUKEGAN ZION EMPLOYMENT & TRANSIT

	Planned Activities	<p>Activities planned under the goal to Develop New Housing for Affordability & Special Needs include the following:</p> <ul style="list-style-type: none"> • Lake County Residential Development Corporation (\$156,178) new construction of 3 single-family homes utilizing a lease-purchase option and (\$15,000) CHDO Operating • City of Zion (\$129,000.00) demolition of 6 abandoned and deplorable houses • City of North Chicago (\$45,300) demolition of vacant and blighted homes • Housing Opportunity Development Corporation (HODC) (\$31,871) CHDO Pre-Development Loan for affordable rental project close to jobs and transportation • Development Concepts Inc. (\$20,000) for environmental testing and/or removal of site contaminants --- South Sheridan Redevelopment Project • City of Waukegan HOME (\$172,924) • Youth Conservation Corps (YCC) (\$25,000) for deconstruction work and youth training at a vacant, blighted home in Zion
3	Project Name	Assist People Without a Home
	Target Area	Lake County
	Goals Supported	Assist People Without a Home Assist People with Disabilities
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods
	Funding	CDBG: \$4,818 ESG: \$217,190
	Description	To end homelessness in Lake County.
	Target Date	4/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Homeless Person Overnight Shelter: 3874 Persons assisted Tenant-based rental / Rapid Rehousing: 4 households Homelessness Prevention: 1817 persons assisted
	Location Description	COUNTY-WIDE
	Planned Activities	North Chicago CDBG Public Services funding will provide \$4,818 in operating support to PADS Lake County. Lake County Emergency Solutions Grant will provide: <ul style="list-style-type: none"> • \$63,923 in HESG rapid rehousing assistance for the homeless through Catholic Charities. • \$87,005 in HESG shelter through A Safe Place (\$36,527), Lake County Haven (\$22,830) and PADS Lake County (\$22,830 in addition to CDBG funding above) • \$32,875 in HESG homelessness prevention services (e.g. security deposits) through Catholic Charities. • \$21,916 in HESG homeless management information services (HMIS) and \$16,289 in HESG administration through Lake County Community Development.
4	Project Name	Subsidize Housing for Low/Mod Income Families

Target Area	City of Waukegan Lake County Mundelein Round Lakes Wauconda Township Waukegan Township Zion Beach Park Fox Lake Gurnee Park City Warren Township North Chicago
Goals Supported	Assist People Without a Home Subsidize Housing for Low/Mod Income Families Provide Welcoming Communities
Needs Addressed	Low Cost Housing
Funding	CDBG: \$96,563 HOME: \$263,094
Description	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
Target Date	4/30/2018
Estimate the number and type of families that will benefit from the proposed activities	Direct Financial Assistance to Homebuyers: 42 households Public service activities other than low/mod income housing benefit: 574 persons assisted

	Location Description	LAKE COUNTY
	Planned Activities	<p>Activities planned under the goal to Subsidize Housing for Low/Moderate Income Families include the following:</p> <ul style="list-style-type: none"> • Downpayment assistance through Affordable Housing Corporation of Lake County both county-wide and in Waukegan (\$271,393) • Homelessness prevention (\$64,184) through Catholic Charities via two separate CDBG grants • Legal advice and representation related to homelessness prevention and housing stability issues (\$12,630) through Prairie State Legal Services • Transportation services for seniors wishing to remain in their homes (\$19,749) through ElderCARE @ Christ Church
5	Project Name	Provide Adequate Low/Mod Income Area Infrastructure
	Target Area	Round Lakes Zion Fox Lake North Chicago
	Goals Supported	Rehab Existing Housing: Affordable & Special Needs Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods
	Funding	CDBG: \$406,750
	Description	To revitalize deteriorating or deteriorated neighborhoods.
	Target Date	4/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24220 persons assisted
	Location Description	FOX LAKE NORTH CHICAGO ROUND LAKES ZION

	Planned Activities	<p>In support of public infrastructure improvements in low/moderate income areas, the following activities are planned:</p> <ul style="list-style-type: none"> • FOX LAKE (\$88,250): Lakewood Ave water main extension (1,600 ft of 8 inch water main) to serve 12 homes currently using wells and 2 commercially zoned vacant lots to encourage development. New water hydrants will provide for additional safety. • NORTH CHICAGO (\$148,250): Extensive municipal sidewalk (\$60,000) improvements PLUS rehabilitation (\$88,250) of existing sanitary sewers (constructed 1920-1950) that serve 56 homes and businesses on Elizabeth, Greenfield and Victoria Street; adjacent to a strategic revitalization plan area. The sanitary sewers in this area are aged, have a history of failures, overflows and sanitary backups---a public health hazard. • ROUND LAKE BEACH (\$88,250 CDBG 2016 plus prior year 2014 \$85K CDBG): Reconstruction of Maple Drive (900 ft) including new storm sewer, curb/gutter & road. Currently, 75% of culverts are collapsed (causing unsafe narrow roadway) and stormwater flow is toward the homes. Maple Drive ends in a pedestrian path to Round Lake High School, so safer walking conditions are critically needed. • ZION (\$82,000): Replacement of 13,000 ft of public sidewalk and 40 ADA ramps. Several locations include direct routes to area schools, to which many students walk due to lack of school bus service in this area. Public safety is currently at risk because sidewalk is heaved and deteriorated. ADA ramps will be installed at several intersections.
6	Project Name	Revitalize Low/Mod Income Area Business Districts
	Target Area	Round Lakes Zion Beach Park North Chicago

	Goals Supported	Provide Adequate Low/Mod IncomeArea Infrastructure Revitalize Low/Mod Income Area Business Districts Provide Welcoming Communities Job Creation
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$354,386
	Description	Revitalize Low/Mod Income Area Business Districts.
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7405 Persons assisted Businesses assisted: 1 Business assisted Facade treatment/business building rehabilitation: 11 Businesses assisted
	Location Description	BEACH PARK NORTH CHICAGO ROUND LAKES ZION

	Planned Activities	<p>In support of revitalizing business districts that service and employ low/moderate income households in Lake County, the following activities are planned:</p> <ul style="list-style-type: none"> • BEACH PARK (\$95,000): Sewer main extension along the east side of Sheridan Rd to replace the failing septic systems in a blighted section of the business district. New pedestrian sidewalk (1,000 ft) will connect trail systems and reduce pedestrian fatalities along this section of Sheridan Rd. • LAKE VILLA (\$98,500): Phase 2 of a project to revitalize the Village's 50-yr old Cedar Ave business district plagued by deterioration and vacancies. This phase includes replacement of unsafe sidewalks with handicapped accessible sidewalks, general streetscaping, that will include way finding signs, trees, pedestrian lighting, benches and seating areas. • NORTH CHICAGO (\$11,954): Plant new trees along commercial corridors to improve appearance of struggling business districts. • ROUND LAKE HEIGHTS (\$49,432): A Master Development Plan for 20 vacant acres bounded by Rollins Road, Fairfield Road and W. Lake Shore Drive. In a collaborative public process, a consultant will develop a concept plan for a mixed-use retail and low/moderate-income housing development. The plan will encourage a pedestrian-friendly community to stimulate local business. • ZION (\$99,500): Start new Zion Business District Façade Improvement Program to improve facades, signs and physical features of blighted business district. Improve accessibility for persons with disabilities to businesses on Lewis Ave, Sheridan Rd and Route 173.
7	Project Name	Assist People with Disabilities
	Target Area	Lake County Waukegan Township Zion Employment & Transit Centers North Chicago

	Goals Supported	Assist People Without a Home Assist People with Disabilities Provide Welcoming Communities
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$263,928
	Description	To provide both services to people with disabilities and accessibility modifications to the homes, facilities and workplaces of people with disabilities, including the elderly.
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2265 Persons assisted Public service activities other than low/mod income housing benefit: 5500 Persons assisted
	Location Description	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO WAUKEGAN ZION LAKE COUNTY

	Planned Activities	<p>In 2016 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"> • Capital improvements to residential home for youth with disabilities by Allendale Center (\$54,943). • Enhanced representative payee services for people with disabilities at the James Lovell Federal Health Care Center in North Chicago by I-PLUS (\$29,590). • County-wide substance abuse treatment services from Nicasa based in Round Lake Beach (\$29,395). • installation of an elevator to help clients with disabilities access the second floor of A Safe Place's emergency shelter for victims of domestic violence (\$50,000). • ADA accessible playground, sidewalks and picnic shelter in Hermon Park (17 acre park & community center) and to replace entry door mechanical assist openers of adjacent Recreation Center in Zion (\$100,000).
8	Project Name	Provide Welcoming Communities
	Target Area	Lake County Round Lakes Employment & Transit Centers
	Goals Supported	Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods
	Funding	CDBG: \$116,021
	Description	To foster welcoming, inclusive and neighborly suburban communities.

	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/mod income housing benefit: 1027 persons assisted
	Location Description	EMPLOYMENT AND TRANSIT CENTERS ROUND LAKES LAKE COUNTY
	Planned Activities	The County and North Chicago expect to provide fair housing legal services for 77 households, to support 50 children in need of court-appointed special advocates and to provide parental support services for an estimated 550 individuals via the following levels of support: <ul style="list-style-type: none"> • \$85,885 Prairie State Legal Services (\$80,000 LC, \$5,885 N. Chicago) • \$7,356 Court Appointed Special Advocates (CASA) Lake County (N. Chicago funds) • \$22,780 Mano a Mano
9	Project Name	Create Jobs for Low/Mod Income Workers
	Target Area	Lake County Mundelein Fox Lake
	Goals Supported	Revitalize Low/Mod Income Area Business Districts Job Creation
	Needs Addressed	Job Creation and Retention
	Funding	CDBG: \$148,795

	Description	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).
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Facade treatment/business building rehabilitation: 19 businesses assisted Businesses assisted: 4 businesses assisted
	Location Description	FOX LAKE MUNDELEIN LAKE COUNTY
	Planned Activities	In 2016, Goal #9 to create low/moderate income jobs will be met by investing CDBG funds in two existing facade rehabilitation programs (\$32,000 in Fox Lake and \$47,054 in Mundelein) in target low/moderate income areas and in a new countywide small business development loan fund (\$69,741) to be managed by the Black Chamber of Commerce.
10	Project Name	Provide Services for Job Stability
	Target Area	Lake County Round Lakes Waukegan Township Employment & Transit Centers North Chicago
	Goals Supported	Subsidize Housing for Low/Mod Income Families Job Creation Provide Services for Job Stability
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention

	Funding	CDBG: \$90,556
	Description	To support low- and moderate-income workers in need of either transportation for access to employment or access to affordable, quality child care.
	Target Date	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than low/mod income housing benefit: 3184 persons assisted
	Location Description	EMPLOYMENT AND TRANSIT CENTERS NORTH CHICAGO ROUND LAKES WAUKEGAN LAKE COUNTY

	Planned Activities	<p>In 2016, activities in support of Goal #10 Provide Services for Job Stability are as follows:</p> <ul style="list-style-type: none"> • Erie Family Health Clinic (\$27,155): Phase 2 funding for behavioral health specialist located in family health clinic, allowing working families to access mental health diagnoses more easily. • Nicasa (\$23,478): Mental health services in support of working individuals and families suffering from substance abuse and/or mental health issues that threaten job stability. • Highland Park Community Nursery (\$29,624): Provides scholarships for low/moderate income working families who cannot afford child care. • YBLC (dba YouthBuild Lake County) (\$10,299): 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.
11	Project Name	Grant & Program Administration
	Target Area	Lake County North Chicago

	Goals Supported	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
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$522,172 HOME: \$104,119
	Description	This includes North Chicago CDBG Admin.
	Target Date	4/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	GRANT ADMINISTRATION
	Location Description	COUNTY-WIDE
	Planned Activities	Grant & Program administration & planning

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	76
Special-Needs	3
Total	83

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	3
Rehab of Existing Units	34
Acquisition of Existing Units	42
Total	83

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.