



Housing & Community Development

Annual Action Plan Program Year 2017

May 1, 2017 to April 30, 2018

Second Public Hearing Version for LCB Approval August 8, 2017

Executive Summary

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

1. Introduction

2017 is the third 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 third year activities and progress towards the five year consolidated plan goals.

When the federal FY2017 HUD allocations are announced, this 2017 Action Plan will be updated with detailed grant amounts where any funding changes are distributed within grant type (housing, infrastructure, services) on a pro-rata basis.

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 2017 Action Plan contains several activities that support the implementation and realization of Behavioral Health Community Action Plan initiatives.

3. Evaluation of past performance

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

Past comparison of 2010-2014 grant accomplishments to stated goals and priorities indicates several needs that were identified but not met in the years prior to 2015:

1. Housing Rehabilitation;
2. Permanent Supportive Housing;

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3. New Housing Construction; and
4. Behavioral Health needs.

Additionally, an assessment of activities in the 2015 & 2016 Action Plans indicate that planned accomplishments are generally in line with expectations, with public infrastructure activities far outpacing goal outcomes. Given this lack of alignment between goals, the Lake County Housing & Community Development Commission (HCDC) has shifted allocation priorities from public infrastructure (Projects #5 and #6) to housing (Projects #1 through #4) for the duration of the 2015-19 Consolidated Plan. Starting with this 2017 Annual Action Plan, funding allocations have been adjusted to be on track to meet all of the ten identified goals under the current five-year plan

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the 2015-19 Consolidated Plan, which is the foundation of this 2017 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.

Lake County's 2017 Annual Action Plan (AAP) has numerous opportunities for citizen participation, starting with the Community Needs Hearing in May 2016, then the Public Hearing and comment period on the preliminary AAP in June 2016, and two public hearings on the more detailed AAP in early 2017 before initial submission to HUD.

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.

At the 2017 Community Needs Public Hearing, the following input was received:

- Mr. John Quintanilla, of Prairie State Legal Services, said that his agency provided fair housing assistance to persons with disabilities. He then spoke of several recent cases where he had assisted disabled individuals to keep or attain housing that could meet their needs. He voiced the opinion that more individuals could be helped with an increase in affordable units for persons with disabilities.
- Ms. Jackie Lynn, Executive Director of ElderCARE, thanked the HCDC for the continued funding for her agency and then spoke of the increasing need for supportive services for the elderly, as

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the number of senior citizens continues to increase rapidly. She informed the HCDC of the services provided by the agency's volunteers.

- Ms. Sonolito Bronson, of the City of Zion, thanked the HCDC for the recent grant awards. She agreed with Ms. Lynn that there were an increasing number of senior citizens in Lake County and stated that economic development was important, as attractive business areas would entice them to shop locally. She strongly encouraged that funding for business revitalization continues in the coming funding rounds.

At the first Public Hearing for the 2017 Action Plan on February 15, 2017 in Libertyville:

- Laura Ramirez, of A Safe Place, asked the HCDC to approve for her agency's proposed \$30,000 Emergency Solutions Grant (ESG) and \$35,000 Video Gaming Funds award.
- Lisa Adelmund, of Highland Park Community Nursery School and Day Care Center, asked the HCDC to approve the agency's proposed funding recommendation. The agency provides low-cost daycare and educational programs to many low-income families, allowing the parents to work and/or further their education.
- Christopher Shaxted, of True Homes, spoke about his company's affordable housing project, requesting that the HCDC reconsider the funding application. The multi-family project would be located on the edge of Island Lake and would provide units for 78 income-qualified families, earning 30 – 60% of the Area Median Income (AMI).
- Ashley Styx, of Catholic Charities, thanked the HCDC for the agency's funding recommendations of its programs to help house homeless families and to provide supportive services to those households experiencing homelessness.
- Claress Pettengill, of YWCA Lake County, thanked the Commission for its hard work and dedication and mentioned that many of the public service agencies are straining to continue providing services without receiving state funds for the past seven months. She also thanked the City of North Chicago for its funding recommendation.
- Peggie Roberts, of Zacharias Sexual Abuse Center, offered her thanks for Lake County's and the City of North Chicago's funding recommendations for the agency's Children's Program for Sexual Assault Counseling and informed the HCDC about the agency's programs and the number of children and families served.
- Jael Mejia, of Mano a Mano, thanked the HCDC and Lake County for their continued support of the agency.
- David Petroni, of PIRHL, offered a strategy suggestion for funding large developments, thanked staff for the technical assistance provided and then spoke about his company's senior affordable housing project for downtown Mundelein. He thanked the Commission for the funding recommendation and expressed his hope that the award would be approved.

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

Tom Tippet, Trustee of Grant Township, asked for consideration of critical public infrastructure projects, such as drainage and roadway projects. He said that townships have counted on the Community Development Block Grant (CDBG) funds to help implement their projects, as they don't have the tax base for the funding needed to cover the entire cost of these projects.

Lake County response: Grant Township's request for CDBG funds to reconstruct Rockford Rd with drainage improvements was not funded. Even if Goal #5 Infrastructure had a greater target funding level, the Grant Township application would not have been funded because it received only 63% of available scoring points, below the 70% minimum scoring threshold required for funding consideration.

7. Summary

Lake County Community Development, in conjunction with our community partners, has made the most of the limited resources available. The HCDC 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

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In September 2016, Lake County announced future availability of 2017 CDBG, HOME and ESG funds and held a Public Hearing on Community Needs for 2017 funding.

Grant applications were made available to all Lake County townships, municipalities and agencies, with application workshops that provided training on grant performance expectations and requirements.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Coordination with Housing Authorities

The Executive Directors of the three housing authorities in the County and the Community Development staff of the three Consortium members coordinate through convened meetings held periodically. The three governmental entities comprising the Lake County Consortium – Lake County, City of North Chicago, and City of Waukegan – are also afforded the opportunity to review and comment on the Housing Authority Agency Plans prior to their submission to HUD. Lake County reviews the housing authorities' Annual and Five-Year Plans, and provides annual Certificates of Consistency with the Consolidated Plan to the housing authorities for submission to HUD in connection with these plans. Periodic joint meetings are scheduled, to the extent feasible, during the course of the program year in order to ensure a continuing dialogue between local government and the housing authorities.

Coordination with Other Assisted Housing Providers

County staff directs and maintains contact with HOME and CDBG project sponsors throughout the application, funding, and administration cycles. Lake County staff also participates in monthly meetings of the Lake County Housing Action Coalition (LCHAC), which are also attended by local assisted housing providers.

Coordination with Private and Governmental Health, Mental Health, and Service Agencies

Many health and social service agencies are members in the Lake County Alliance for Human Services, in which Lake County Community Development staff actively participates as a member of the Board of Directors. Many agencies meet regularly throughout the year as a group, or in smaller groups, with Consortium staff members. Many of the issues discussed at these meetings have application beyond homeless and other social services, and have proved helpful in raising issues related to the development

of this Consolidated Plan. Since many of these agencies receive funding from Consortium members, regular contact is maintained throughout the year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Community Development Staff that manages the County's ESG funds regularly participates in Continuum of Care (CoC) meetings in partnership with the Continuum of Care Coordinator who works out of the same office as the County's ESG fund manager. Decisions on the allocation of both funding sources are discussed in open meetings and both groups strive to follow the prescriptions of HUD on the most effective way to distribute the available resources.

The Continuum of Care and Lake County Community Development use common metrics when evaluating the use of funds intended to provide relief for individuals facing housing crises. These are the system performance measures mandated by HUD. As a practice Lake County Community Development requires each ESG recipient to complete a quarterly CAPER report that summarizes each agencies outcomes in concert with HUD's system performance measures. The Continuum of Care Coordinator and her staff, the HMIS administrator, are both County of Lake Employees who work in cooperation with the local CoC and manage these measures. Each staff person sits on the CoC's HMIS committee and all organizations entering HMIS data do so into a common system that captures both results that have come from the investment of CoC funds and ESG funds.

Finally, the staff that manages the County's ESG funds sits on the CoC's Monitoring and Project Performance committee and whose purpose is to evaluate the performance of organizations receiving CoC funds. There is a lot of cross-over between these agencies and those that receive ESG funds which results in a well-informed group.

All the collaboration noted above results in a well-coordinated system that is transparent effective in reducing homelessness in the County as evidence by our declining numbers of people living in places not meant of human habitation.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Black Chamber of Commerce of Lake County
	Agency/Group/Organization Type	Services-Employment Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from BCLC attended a public hearing about the 2016 action plan.
2	Agency/Group/Organization	PRAIRIE STATE LEGAL SERVICE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from PSLS attended a public hearing about the 2016 action plan.
3	Agency/Group/Organization	Catholic Charities of the Archdiocese of Chicago
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Catholic Charities attended a public hearing about the 2016 action plan.
4	Agency/Group/Organization	Zion Park District
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Zion Park District attended a public hearing about the 2016 action plan.
5	Agency/Group/Organization	Village of Mundelein
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Village of Mundelein attended a public hearing about the 2016 action plan.
6	Agency/Group/Organization	Countryside Association
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Countryside attended a public hearing about the 2016 action plan.

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7	Agency/Group/Organization	YOUTHBUILD LAKE COUNTY
	Agency/Group/Organization Type	Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from YouthBuild Lake County attended a public hearing about the 2016 action plan.
8	Agency/Group/Organization	I-PLUS
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from I-Plus attended a public hearing about the 2016 action plan.
9	Agency/Group/Organization	Village of Fox Lake
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Village of Fox Lake attended a public hearing about the 2016 action plan.

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10	Agency/Group/Organization	Family First Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Family First attended a public hearing about the 2016 action plan.
11	Agency/Group/Organization	CONSUMER CREDIT COUNSELING SERVICE OF MCHENRY COUNTY, INC.
	Agency/Group/Organization Type	Services - Housing Services-Education

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Consumer Credit Counseling attended a public hearing about the 2016 action plan.
12	Agency/Group/Organization	ElderCARE @ ChristChurch
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Eldercare attended a public hearing about the 2016 action plan.

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13	Agency/Group/Organization	Glenkirk
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Glenkirk attended a public hearing about the 2016 action plan.
14	Agency/Group/Organization	YOUTH CONSERVATION COPRPORATION (YCC) YOUTHBUILD
	Agency/Group/Organization Type	Housing Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from YCC attended a public hearing about the 2016 action plan.

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15	Agency/Group/Organization	PADS LAKE COUNTY
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from PADS attended a public hearing about the 2016 action plan.
16	Agency/Group/Organization	LAMBS FARM
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from Lambs Farm attended a public hearing about the 2016 action plan.
17	Agency/Group/Organization	Lake County Residential Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from LCRDC attended a public hearing about the 2016 action plan.
18	Agency/Group/Organization	City of Zion
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Zion attended a public hearing about the 2016 action plan.
19	Agency/Group/Organization	City of North Chicago
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of North Chicago attended a public hearing about the 2016 action plan.
20	Agency/Group/Organization	CITY OF WAUKEGAN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Waukegan attended a public hearing about the 2016 action plan.
21	Agency/Group/Organization	RHMG Engineers, Inc.
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

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All agency types involved in community development programs in Lake County, North Chicago and Waukegan were invited to participate in the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lake County Coalition of the Homeless	Both plans have in common the goal to end homelessness in Lake County with a Housing First! Approach.
Lake County Strategic Plan	Lake County Board	Both plans have in common the goal to Build Healthy & Resilient Communities.
Behavioral Health Needs Assessment	Lake County Department of Health	Both documents have in common the goal to identify additional residential facilities for people with mental illness.
Homes for a Changing Region	Chicago Metropolitan Agency for Planning (CMAP)	In planning for housing in the Round Lakes region, CMAP and Lake County Community Development staff have collaborated: Both plans share the goal of providing safe, decent housing for residents of those areas

Table 3 – Other local / regional / federal planning efforts

Narrative

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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The County employed a variety of mediums to gather information from individuals involved in every stage of the consolidated plan process, from citizens who benefit to key stakeholders and decision makers. This allowed the County to make very informed choices when designing the plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Fifty (50) residents of Lake County attended two public hearings on community needs in two different areas of the county	A complete summary of comments received is included as an attachment to the Consolidated Plan.	All comments were accepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Five hundred and eighty-seven (587) residents of Lake County/North Chicago and three hundred and six (306) residents of Waukegan accessed the survey. In Lake County/North Chicago, 90% (525) of the respondents completed the survey and in Waukegan, 57% (175) of those responding completing the survey.	A complete summary of comments received is included as an attachment to the Consolidated Plan.	All comments were accepted.	N/A
3	Focus Groups	Stakeholders	50 stakeholders attended four (4) Focus Groups held in Libertyville, Grayslake, North Chicago and Waukegan	A complete summary of all comments received is included as an attachment to this Consolidated Plan.	All comments were accepted	N/A

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Focus Groups	Key Stakeholders	13 key stakeholders were contacted for a telephone interview to discuss the needs, goals and priorities for allocation of CDBG, HOME and ESG funds to provide decent housing, a suitable living environment and economic opportunities to residents of Lake County, North Chicago and Waukegan.	A complete summary of all comments received is included as an attachment to this Consolidated Plan.	All comments were accepted	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The 2017 Expected Resources are based on the HUD FY2017 allocation for CDBG (Lake County & North Chicago), HOME and ESG plus program income as shown below. Prior year resources includes \$85,000 in CDBG funds previously allocated to a project that was not able to move forward in a timely manner; the funds have been rolled into this 2017 Action Plan. When the federal FY2017 HUD allocations are announced, this 2017 Action Plan will be updated with detailed grant amounts where any funding changes are distributed within grant type (housing, infrastructure, services) on a pro-rata basis.

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 Remainder 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	2,626,632	4,815	85,000	2,716,447	5,221,724	FY2017 allocation and prior year resources previously allocated to projects that were not able to move forward.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,157,197	212,276	0	1,369,473	2,329,438	FY2017 allocation and HOME program income.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	215,085	0	0	215,085	434,378	FY2017 allocation.

Table 2 - 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

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Federal funds are leveraged with developer equity, municipal investments, local fundraising, bank financing, First Time Home Buyer grants, and State of Illinois affordable housing funds. Match requirements are met by local fundraising, donated materials and labor, and state and local grant 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

As in years past, the identified needs far exceed the available resources in Lake County. To best manage this 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	City of Waukegan Mundelein Round Lakes Zion Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$177,815 HOME: \$661,393	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Mundelein Employment & Transit Centers	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention	CDBG: \$812,060 HOME: \$372,940	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 104 Persons Assisted Rental units constructed: 105 Household Housing Unit Buildings Demolished: 1 Buildings

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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: \$4,000 ESG: \$215,085	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 16 Households Assisted Homeless Person Overnight Shelter: 851 Persons Assisted Homelessness Prevention: 38 Persons Assisted
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing Homeless	Lake County Waukegan Township Employment & Transit Centers North Chicago	Low Cost Housing Strengthen Neighborhoods	CDBG: \$60,513 HOME: \$143,357	Public service activities other than Low/Moderate Income Housing Benefit: 67 Persons Assisted Direct Financial Assistance to Homebuyers: 21 Households Assisted
5	Provide Adequate Low/Mod IncomeArea Infrastructure	2015	2019	Non-Housing Community Development	Lake County Round Lakes Beach Park Park City North Chicago	Strengthen Neighborhoods	CDBG: \$385,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4815 Persons Assisted Businesses assisted: 1 Businesses Assisted
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	North Chicago	Strengthen Neighborhoods	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2881 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: \$323,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10085 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 4620 Persons Assisted Homeowner Housing Rehabilitated: 10 Household Housing Unit Homeless Person Overnight Shelter: 877 Persons Assisted
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: \$192,482	Public service activities other than Low/Moderate Income Housing Benefit: 2091 Persons Assisted
9	Job Creation	2016	2019	Non-Housing Community Development	Lake County	Job Creation and Retention	CDBG: \$143,251	Jobs Created/Retained: 7 Jobs

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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: \$83,000	Public service activities other than Low/Moderate Income Housing Benefit: 304 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: \$525,326 HOME: \$131,783	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Rehab Existing Housing: Affordable & Special Needs
	Goal Description	Acquisition and/or rehabilitation 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.

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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.

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11	Goal Name	Grant & Program Administration
	Goal Description	Administration and Planning for HOME and CDBG. ESG Admin is contained in Goal #3 per IDIS procedures.

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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 4 – 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, with a shift in funds from Goal #5 Infrastructure to Goal #2 Develop New Affordable & Special Needs Housing. Based on Lake County's May 2016 Community Needs Public Hearing and plan-to-date accomplishments, this Annual Action Plan for PY2017 (May 1, 2017 to April 30, 2018) contains proposed shifts in funding allocations to ensure that all ten goals can be met in this five-year (2015 – 19) period. Such shifts were approved in the recent first amendment to the 2015-19 Consolidated Plan.

AP-38 Project Summary

Project Summary Information¹	Project Name	Rehabilitate Existing Housing: Affordable & Special Needs
	Target Area	City of Waukegan Lake County Mundelein Round Lakes Zion Employment & Transit Centers 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: \$177,815 HOME: \$661,393
	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: 12 Housing Units Rental Housing Rehabilitated: 30 Housing Units
	Location Description	Waukegan, Round Lakes, Zion, North Chicago, Mundelein, Highland Park, Lake Forest

	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"> Affordable Housing Corporation of Lake County (\$299,321) owner-occupied rehabilitation program (of which HOME is \$121,506 and CDBG is \$177,815) Community Partners for Affordable Housing (\$322,378.09 HOME) acquisition & rehabilitation of homebuyer units [plus Lake County Affordable Housing Program funds]; (\$15,000 HOME) Community Housing Development Organization (CHDO) Operating City of Waukegan (\$202,509 HOME) rehabilitation of existing housing units
2	Project Name	Develop New Housing: Affordable & Special Needs
	Target Area	Mundelein Employment & Transit Centers
	Goals Supported	<p>Develop New Housing: Affordable & Special Needs</p> <p>Subsidize Housing for Low/Mod Income Families</p> <p>Assist People with Disabilities</p> <p>Provide Welcoming Communities</p>
	Needs Addressed	<p>Low Cost Housing</p> <p>Strengthen Neighborhoods</p>
	Funding	<p>CDBG: \$812,060</p> <p>HOME: \$372,940</p>
	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	4/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	<p>Rental Units Constructed: 105 Housing Units</p> <p>Buildings Demolished: 1 Building</p> <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 104 Persons assisted</p>

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	Location Description	Mundelein, Deerfield, Highwood
	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"> • PIRHL, LLC (\$127,060 CDBG & \$372,940 HOME) for site work and new construction of an affordable, senior rental project. • Housing Opportunity Development Corporation (HODC) (\$600,000 CDBG) for site preparation for a new affordable rental project in an area of concentrated employment and transit; expected CDBG funding amount over two years (PY2017 & PY2018) is \$1.2 million. • City of Highwood (\$85,000 CDBG) street improvements in the form of the installation of a stoplight to allow for safe access to a new senior living facility.
3	Project Name	Assist People Without a Home
	Target Area	Lake County
	Goals Supported	<p>Assist People Without a Home</p> <p>Subsidize Housing for Low/Mod Income Families</p> <p>Provide Services for Job Stability</p> <p>Grant & Program Administration</p>
	Needs Addressed	<p>Low Cost Housing</p> <p>Strengthen Neighborhoods</p>
	Funding	ESG:\$215,085
	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	<p>Tenant-based rental assistance / Rapid Rehousing: 16 Households Assisted</p> <p>Homeless Person Overnight Shelter: 851 Persons Assisted</p> <p>Homelessness Prevention: 38 Persons Assisted</p>
	Location Description	Services are provided Countywide.

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	Planned Activities	<ul style="list-style-type: none"> • \$65,000, Catholic Charities, Rapid Rehousing – short and medium term rental assistance and case management for homeless persons and families. • \$32,896, Catholic Charities, Homelessness Prevention – short term rental assistance and case management for persons at imminent risk of homelessness. • \$30,000, A Safe Place, Domestic Violence Shelter – shelter services and case management for victims of domestic violence. • \$27,000, PADS, Overnight shelter – night-by-night shelter services and case management. • \$25,000, Lake County Haven, homeless shelter – shelter services for individuals and families. • \$22,900, HMIS, Health Management Information System – data management services for the area homeless services system.
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: \$60,513 HOME: \$143,357

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	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	Public service activities other than low/mod income housing benefit: 67 Persons Assisted Direct Financial Assistance to Homebuyers: 21 Households
	Location Description	County-wide
	Planned Activities	Activities planned under the goal to Subsidize Housing for Low/Moderate Income Families include the following: <ul style="list-style-type: none"> • Downpayment assistance through Affordable Housing Corporation of Lake County both county-wide (\$174,257.40) and in Waukegan (\$58,360) • Homelessness prevention (\$40,513) through Catholic Charities • Legal advice and representation related to homelessness prevention and housing stability issues (\$20,000) through Prairie State Legal Services
5	Project Name	Provide Adequate Low/Mod Income Area Infrastructure
	Target Area	Lake County Round Lakes Beach Park Park City North Chicago
	Goals Supported	Revitalize Low/Mod Income Area Business Districts
	Needs Addressed	Strengthen Neighborhoods
	Funding	CDBG: \$385,000
	Description	To revitalize deteriorating or deteriorated neighborhoods.
	Target Date	10/1/2018

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	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: 4,815 persons assisted Businesses assisted: 1 Business assisted
	Location Description	<ul style="list-style-type: none"> • Round Lake Heights • North Chicago • Beach Park • Park City • Lake County

	Planned Activities	<ul style="list-style-type: none"> • ROUND LAKE HEIGHTS (\$85,000) Replacement of Approximately 650 LF 4-inch diameter watermain with a higher capacity 8-inch watermain. • BEACH PARK (\$100,000) Implement a series of drainage improvement measures to mitigate chronic flooding. The proposed improvements include removing undersized storm sewer, reshaping to support open-ditch drainage, installation of a 333 LF of a 2-foot rise by 4-foot span of box culvert, implementation of permanent erosion control features and site restoration. • PARK CITY (\$75,000) Road reconstruction and corresponding drainage improvements. The proposed drainage improvements include; pavement replacement, installation of curb and gutter, installation and adjustment of stormwater structure and site restoration. • NORTH CHICAGO (\$85,000) Rehabilitation of the existing sanitary sewers. The sewers were constructed between 1920 and 1950 and are in poor condition. The proposed rehabilitation will consist of cleaning and televising the sewers, excavating the sewers, replacing the most heavily damaged sections, installing CIPP lining and repairing/replacing heavily damaged manholes. Approximately 1,450 lineal feet of sanitary sewer is to be rehabilitated as part of this project. • LAKE COUNTY MUNICIPAL LEAGUE (\$40,000) Feasability study to determine the viability of a Lake County Land Bank.
6	Project Name	Revitalize Low/Mod Income Area Business Districts
	Target Area	North Chicago
	Goals Supported	Revitalize Low/Mod Income Area Business Districts
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$10,000
	Description	Revitalize Low/Mod Income Area Business Districts.

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	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: 2,881 persons assisted
	Location Description	City of North Chicago
	Planned Activities	In support of revitalizing business districts that service and employ low/moderate income households in Lake County, the following activities are planned: <ul style="list-style-type: none"> • NORTH CHICAGO (\$10,000): - Streetscaping - plant new trees along commercial corridors to improve appearance of struggling business districts.
7	Project Name	Assist People with Disabilities
	Target Area	City of Waukegan Lake County Mundelein Zion
	Goals Supported	Rehab Existing Housing: Affordable & Special Needs Provide Adequate Low/Mod IncomeArea Infrastructure Assist People with Disabilities Provide Welcoming Communities
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$323,000
	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: 10085 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 4620Persons Assisted Homeowner Housing Rehabilitated: 10 Household Housing Unit Homeless Person Overnight Shelter: 877 Persons Assisted
	Location Description	Zion and Mundelein will each benefit from infrastructure spending. Public services will be provided to individuals Countywide.
	Planned Activities	<ul style="list-style-type: none"> • CITY OF ZION (\$75,000) Sidewalk repair • MUNDELEIN (\$10,000) Automatic door at police station (accessibility enhancement) • AFFORDABLE HOUSING CORPORATION (\$100,000) Home Accessibility Program • LITTLE CITY FOUNDATION (\$69,000) Bathroom rehabilitation project in vocational resource center • PADS LAKE COUNTY (\$8,000) Elevator repair • NICASA (\$15,000) Substance abuse program • NICASA (\$15,000) Mental Health services program • GREAT LAKES ADAPTIVE SPORTS ASSOCIATION (\$20,000) Adaptive sports programming • IPLUS - N. Chic. funding (\$4,000) Representative payee services • TBD - (\$7,000) Contingency for prior year project
8	Project Name	Provide Welcoming Communities
	Target Area	Lake County
	Goals Supported	Assist People Without a Home Provide Welcoming Communities
	Needs Addressed	Low Cost Housing Strengthen Neighborhoods
	Funding	CDBG: \$192,482

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	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/Moderate Income Housing Benefit: 2091 Persons Assisted
	Location Description	Public services are provided Countywide.
	Planned Activities	<ul style="list-style-type: none"> • PRAIRIE STATE LEGAL SERVICES (\$87,481.80) Fair housing legal services • ONE HOPE UNITED - includes \$4,000 N. Chic. funding (\$24,000) Youth Counseling services • ZACHARIAS CENTER - includes \$2,000 N. Chic. funding (\$17,000) Youth Counseling services • BIG BROTHERS, BIG SISTERS (\$20,000) Youth mentoring services • MANO A MANO (\$25,000) Employment training • CASA - includes \$4,000 N. Chic. funding (\$19,000) Court advocacy support for abused and neglected children
9	Project Name	Create Jobs for Low/Mod Income Workers
	Target Area	Lake County
	Goals Supported	Revitalize Low/Mod Income Area Business Districts Job Creation
	Needs Addressed	Job Creation and Retention
	Funding	CDBG: \$143,251
	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	12/31/2022

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	Estimate the number and type of families that will benefit from the proposed activities	7 jobs created/retained
	Location Description	Focus area will include; Waukegan, North Chicago, Zion and the Round Lakes.
	Planned Activities	<ul style="list-style-type: none"> • YOUTH CONSERVATION CORPS (\$143,251) YCC will employ up to three crews of newly hired full-time laborers to build new homes and to remodel existing houses for greater energy efficiency.
10	Project Name	Provide Services for Job Stability
	Target Area	City of Waukegan Lake County Zion North Chicago
	Goals Supported	Provide Services for Job Stability
	Needs Addressed	Strengthen Neighborhoods Job Creation and Retention
	Funding	CDBG: \$83,000
	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/Moderate Income Housing Benefit: 304 Persons Assisted
	Location Description	Public services are available Countywide with a concentration in the Highland Park, Waukegan, North Chicago and Zion locations.

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	Planned Activities	<ul style="list-style-type: none"> • \$30,000 Highland Park Community Nursery School – Child care for low/mod income workers • \$25,000 Youth Conservation Corps – Educational and vocational opportunities for low/mod income youth • \$24,000 YouthBuild Lake County (includes \$5,000 N. Chic. funding) - Educational and vocational opportunities for low/mod income youth • \$4,000 YWCA (N. Chic. funding) - Child care for low/mod income workers
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: \$525,326 HOME: \$131,783 ESG: \$16,494
	Description	This includes North Chicago CDBG Admin.
	Target Date	7/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	

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	Location Description	Countywide.
	Planned Activities	Grant & Program administration & planning

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County developed its geographic priorities based on a two-pronged approach:

1. **Revitalize areas of greatest need.** In addition to the entitlement communities of North Chicago and Waukegan, several areas of Lake County are home to a concentrated number of low/moderate income households whose neighborhoods would benefit from community development, including commercial revitalization, housing and infrastructure rehabilitation plus more adequate amenities. Indicated in HUD data as census tracts where over 55% of households are at or below 50% of area median income (AMI) and located in Beach Park, Fox Lake, Mundelein, Park City, the Round Lake area, Warren Township, Wauconda Township and Zion, these target areas are identified in green in the map below. In further articulating each area's specific needs/barriers, place-based strategies and opportunities, Lake County will work with local governments. A recommended action for Lake County in its Analysis of Impediments to Fair Housing Choice (p. 140) is to "Use CDBG funds to make areas with existing affordable housing more attractive by investing in public facilities, infrastructure, and economic development there.
2. **Assist in expanding the supply of housing near transit and employment centers, especially outside areas where there are already heavy concentrations of affordable housing.** Another recommended action for Lake County in its Analysis of Impediments to Fair Housing Choice (p. 146) is "The County could prioritize the allocation of CDBG and HOME funds to (housing) projects near public transportation and employment centers." To this end, the County is articulating areas "near transit and employment centers, especially outside areas where there are already heavy concentrations of affordable housing" as a geographic priority for affordable and special needs housing. Areas proximate to employment, retail and medical facilities –or easily accessible by public transportation – often lack affordable housing, so those areas are a priority for affordable housing in this *Action Plan*.

Geographic Distribution

Target Area	Percentage of Funds
Mundelein	14
Round Lakes	7
Wauconda Township	0
Waukegan Township	21
Zion	3
Beach Park	3
Employment & Transit Centers	32
Fox Lake	0

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Target Area	Percentage of Funds
Gurnee	0
Park City	2
Warren Township	0
North Chicago	18

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation will be driven by a combination of the County's geographic priorities discussed above and the 2017 project proposals from the local communities. Also, the joint agreement between the City of North Chicago and Lake County reserves the amount of the City of North Chicago's entitlement for North Chicago although its CDBG allocation is administered by Lake County.

Discussion

City of Waukegan's Action Plan is contained on separate pages.

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	18
Non-Homeless	178
Special-Needs	0
Total	196

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18
The Production of New Units	105
Rehab of Existing Units	52
Acquisition of Existing Units	21
Total	196

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

Discussion

For purposes of this section, homeless households are assisted through homelessness prevention. Non-homeless households will be supported by owner-occupied rehabilitation, downpayment assistance, rental new construction 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.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally-subsidized affordable housing that is owned and operated by the public housing authorities. Lake County is served by the Lake County Housing Authority, North Chicago Housing Authority, and Waukegan Housing Authority.

The Lake County Housing Authority's mission "is to serve the Lake County community with housing opportunities and options." LCHA lists seven guiding principles that it adheres to in carrying out this mission:

- * "Serves all segments of the population by considering the needs of clients and the community.
- * Provides safe, decent, and sanitary housing.
- * Considers the needs of its clients in program development and operation.
- * Encourages clients toward independence and self-sufficiency.
- * Develops programs that are fiscally responsible.
- * Provides opportunities for staff development.
- * Collaborates with other stakeholders in matters relating to housing."

The LCHA manages approximately 619 Public Housing units and 2,723 Housing Vouchers.

The Low Rent Public Housing Program of the Lake County Housing Authority maintains 332 units of housing developed for senior residents located in seven buildings, a 125-unit town home development and 163 single family housing units scattered throughout Lake County. Senior housing includes studio, one- and two-bedroom apartments and accessible one-bedroom units. A single-bedroom unit contains approximately 550 square feet of living space. Families are housed in accordance with the Authority's occupancy standards in two-, three-, four-, or five-bedroom homes.

Actions planned during the next year to address the needs to public housing

The most immediate needs of residents of public housing and Housing Choice Voucher holders are as follows: emergency housing assistance, financial assistance, legal help, counseling, emergency shelter, medical treatment and other support services. Many of the County's goals address these issues,

including subsidized housing, the addition of shelter beds, and job creation/retention.

Waukegan Housing Authority currently plans to perform several renovation over the coming year, including the renovation of ten vacant units each at Barwell Manor and at Armory Terrace Homes and of nine units each at Ravine Terrace and at Harry Poe Manor.

North Chicago Housing Authority plans over the coming year to perform site modifications to its two buildings, including concrete repair, landscaping, tuck-pointing and some roof/gutter work. Interior modifications will including floors, plumbing, electrical, cabinetry, doors, painting, fixtures, windows, appliances and system upgrades including furnace and water heaters.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The housing authorities provide homeownership classes and referrals to the downpayment assistance program provided by the Affordable Housing Corporation of Lake County.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

The County recognizes that effectively addressing housing needs is fundamental to alleviating the negative effects of poverty such as health concerns, food insecurity and joblessness. Having a steady, safe and secure “home base” has been identified by numerous researchers as a key means to living a healthy and productive life. To that end, housing has been prioritized by Lake County Community Development in its grant administration process ensuring that a significant portion of all available funds to go support the housing needs of Lake County residents.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Lake County has made tremendous strides in recent years to achieve functional zero in our homeless services system. The County will continue to work closely with its community partners to achieve that goal and use strategic investments to do so.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

1. The County had the largest volunteer turnout ever for a Point In Time (PIT) count in 2017 and, possibly as a result, identified more unsheltered individuals that at any other time in the past (27). Using the data collected, the County can move forward with greater confidence in its target for ending homelessness. Additionally, a key community partner also started a County-wide street outreach program late in 2016, which is a welcome addition to the region's homeless services network.

Addressing the emergency shelter and transitional housing needs of homeless persons

Lake County will address the emergency shelter and transitional housing needs of homeless persons primarily under *Goal 3: Assist People Without a Home*. Under this goal, Lake County will support services and operations for emergency shelter programs, including domestic violence shelters. Transitional housing in Lake County is funded through the Continuum of Care.

Lake County has adopted a Housing First philosophy in its homeless services system which strives to keep shelter stays short and find housing for individual quickly. The purpose of shelter is to keep people experiencing homelessness safe as their needs are assessed for appropriate placement in, preferably, permanent housing. In cooperation with the Continuum of Care, the County will seek to expand the use of the Coordinated Entry process, in particular as it relates to rapid rehousing dollars spent by both the continuum and the County's Goal 3 funds. This best practice recommended by the National Alliance to End Homelessness will assure that those identified as in need of housing are provided options in the most efficient manner possible.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

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recently homeless from becoming homeless again

Homeless services programs will be reporting on key performance measures that indicate success in reducing the length of homelessness and successfully transitioning people to permanent housing. The following performance measures were developed in collaboration with the Continuum of Care and will be included in the evaluation of projects for funding:

- Average length of stay
- Percentage of households with exits to permanent destinations
- Percentage of adult participants who maintain or increase their income
- Percentage of households who remain in permanent housing six months after their exit from the program (for rapid rehousing and homeless prevention programs, except legal services)

These performance measures will assist Lake County in allocating funds under the goal to *Assist People without a Home* to assure that resources are being investing in programs effective at accomplishing the specific goals of transitioning people to permanent housing destinations where they will be successful. The continued implementation of the coordinated assessment system will assist shelter programs in placing people in appropriate housing. The most vulnerable, high-need people will be placed in service-rich housing while those with fewer housing barriers will be directed toward affordable housing options with no services. The Consolidated Plan goals which increase the availability of affordable housing, including permanent supportive housing, will also assist the homeless and those at-risk of homelessness in obtaining appropriate affordable housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In Lake County the majority of homeless prevention funds are disbursed through a Homeless Prevention Consortium led by Catholic Charities. The consortium handles homeless prevention funds from numerous sources, including the State of Illinois, EFSP and ESG. Other organizations, including Salvation Army, Maristella and Community Action Partnership joined the consortium, and all can be a point of entry for persons seeking prevention assistance. The consortium then regularly meets to ensure funds are distributed with consistency across agencies without duplication of service. Lake County will invest ESG and CDBG funds in homeless prevention as informed by community need and evidence-based practice. Additionally, the County will continue to work with the regional Continuum of Care to ensure the standards regarding the money distributed, particularly those that ensure only those with the most

significant need (documentation of imminent risk of homelessness) will be served.

The Lake County Continuum of Care works with health, mental health, corrections and foster care institutions to ensure that people are not discharged into homelessness. Lake County supports and works to complement these efforts. A committee of the Continuum of Care called the System Coordination and Entry committee has made a particular effort with the jail and other public facilities to improve the existing system's effectiveness to provide housing to those in need and to ensure people are not discharged into homelessness. Additionally, Programs supported by the County for homelessness assistance include case management so those receiving care are provided tools to maintain their housing and improve their situation.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

In the high cost housing climate of Lake County, lack of housing choice that includes affordable housing options presents the issue of fair housing. As indicated in Lake County's Analysis of Impediments to Fair Housing, no one demographic group can afford 100% of the housing units sold in Lake County based on sale prices and the estimated median household income. Also, minority households may have a more difficult time procuring average or lower mortgage interest rates and terms, which lowers the price of housing affordable to them.

Fair housing has long been an important issue in American urban policy, a problem born in discrimination and fueled by growing civil unrest that resulted in the Civil Rights Movement. The passing of the Fair Housing Act in 1968 was a critical step towards addressing this complex problem but it was far from a solution. Since the passing of the Act community groups, private business, concerned citizens, and government agencies at all levels have worked earnestly at battling housing discrimination. The Fair Housing Act mandates that the Department of Housing and Urban Development (HUD) affirmatively further fair housing through its programs. Towards this end HUD requires funding recipients to undertake fair housing planning (FHP) in order to proactively take steps that will lead to less discriminatory housing markets and better living conditions for minority groups and vulnerable populations.

Lake County's Analysis of Impediments to Fair Housing Choice, published in September 2014, outlined 20 impediments, three of which directly involve the lack of affordable housing supply in Lake County, a lack that disproportionately affects the protected classes that tend to have lower-than-average incomes, such as racial and ethnic minorities and people with disabilities. These impediments are:

- **Impediment 14.** The cost of both purchasing and renting housing in the county is relatively unaffordable for racial and ethnic minorities.
- **Impediment 16.** Housing designated for moderate- and low-income families is concentrated in certain communities, not spread throughout the county.
- **Impediment 20.** Throughout the county, there is a strong housing-jobs-transit mismatch.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In Exhibit IX-1 of the Lake County Analysis of Impediments to Fair Housing Choice. the planned Phase 1 activities include updating the County fair housing website, developing benchmarks for fair housing

outreach and training and hosting regional housing discussions.

Discussion

The Analysis of Impediments to Fair Housing has been a crucial guiding document to addressing the housing needs of Lake County's citizenry.

It can be found here:

<http://www.lakecountyil.gov/Planning/CommunityDevelopment/Pages/FairHousingNULL.aspx>

The document is frequently referenced in policy level documentation due to the thorough manner in which it addresses the needs of Lake County's residents.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Lake County has entered the third year of its five year plan. In addition to the multi-year efforts outlined in that plan, there have been new and exciting additions to the County's efforts including multi-discipline collaboratives and the addition of additional funding sources.

Actions planned to address obstacles to meeting underserved needs

Activities contained in this Action Plan are planned in alignment with the 2015-19 Consolidated Plan and many of them address underserved needs. In addition to these plans, the County has provided technical assistance to agencies looking to expand their operations both in the numbers of individuals served and the types of services being offered. In the upcoming years, it is expected that these conversations will result in expanded services to Lake County residents now underserved by Lake County's current network of support. Complementing efforts by a collaborative focusing on the treatment courts in the County are also underway. As the project progresses, more and more participating agencies are learning to work better together for the benefit of their shared beneficiaries. Lastly, the advent of video gambling in the County has resulted in a new revenue source intended for the benefit of social service agencies, particularly those addressing problem gambling. Over the next several months, it is expected that the County will begin distribution of these funds that will benefit Lake County's social service agencies and allow for a greater provision of services.

Actions planned to foster and maintain affordable housing

The Consolidated Plan highlights and emphasizes the importance of affordable housing. As such a number of projects have been initiated that will result in a greater stock of available affordable housing. Greater amounts of resources have also been dedicated to rapid re-housing and the County has hired an employee, working with the health Department, as part of the aforementioned treatment court grant, to assist those in need with obtaining housing.

Actions planned to reduce lead-based paint hazards

The County's inspection team and Community Development team have recently collaborated on an inspection checklist that not only addresses lead based paint but all other necessary inspection items required for HUD supported efforts. We have reviewed our processes, revised where necessary, and are confident that the needs of the community will be met efficiently in this regard.

Actions planned to reduce the number of poverty-level families

The renewed emphasis on housing is intended to have the long term effect of alleviating poverty. By providing individuals with a decent, stable and well located, 'base of operations', individuals will be

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given some of the essential tools they need to succeed. As noted in the plan, several jobs initiatives are also planned including facade improvements and job training programs. Both of these efforts are intended to improve the employment outlook for individuals in need.

Actions planned to develop institutional structure

The Lake County Continuum of Care has reorganized its governance structure with a focus on increasing the involvement of member agencies. The structure is still refining its guidelines but the major tasks of developing a model and gaining approval for the structure have been completed. Updates to the bylaws which will give better form to the arrangement are underway and 2017 will be an important year in the development of these policies. Lake County Community Development has brought in additional Staff to support the Continuum of Care Coordinator who is assisting with these updates and has used additional staff, such as interns and an HMIS Coordinator to provide the necessary level of support to the CoC Coordinator to do the job well.

Actions planned to enhance coordination between public and private housing and social service agencies

Lake County is in receipt of a grant to implement an electronic referral network in the region. Once complete area non-profits and health care providers will share a common platform for referrals which will enhance collaboration between the groups and improve outcomes for clients served by the participating agencies.

Discussion

Lake County continues to adapt to the changing circumstances in the County and as such has a healthy system in place that allows for course corrections that are made with forethought and transparency.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The CDBG, HOME and ESG programs are vital to the well-being of Lake County's citizens. With smart management of these grants, the low-income individuals who benefit from the services funded with these dollars, are given opportunities to improve their situations. The County takes this role seriously and has worked hard to manage the funds effectively and efficiently for the benefit of those in need.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

The forms of subsidy to be used to assist homebuyers and/or developers include down payment assistance, interest subsidy, development cost subsidy, direct loan, project grant, or some combination of these methods.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Lake County shall determine, based upon the type of subsidy, form of ownership, and type of market in which the property is located, whether the period of affordability shall be enforced by either Resale or Recapture provisions.

The Lake County Consortium uses detailed Resale and Recapture guidelines when a homebuyer or developer is assisted with HOME Investment Partnerships Program funds and the homebuyer sells or transfers the assisted property subsequent to the initial HOME-assisted purchase. These policies are attached, as instructed in the eCon Planning Suite Desk Guide, in the Grantee Unique Appendices attachment feature on the Administration page.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Lake County Consortium uses detailed Resale and Recapture guidelines when a homebuyer or developer is assisted with HOME Investment Partnerships Program funds and the homebuyer sells or transfers the assisted property subsequent to the initial HOME-assisted purchase. These policies are attached, as instructed in the eCon Planning Suite Desk Guide, in the Grantee Unique Appendices attachment feature on the Administration page.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Lake County Consortium does not have plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. The refinancing guidelines required under 24 CFR 92.206(b) are as follows:

In many cases, property owners will seek to refinance other loans for their property outside of the Lake County Community Development funds. In those cases, the County must execute a

subordination of its lien in order to allow the refinancing to occur. The Housing & Community Development Commission has adopted a policy for situations in which that subordination is permissible. There are three programs for which this policy shall apply: Homeowner Rehab, Homeownership, and Rental Housing.

1. Subordination of County liens under the Housing Rehabilitation Program will be permitted in cases involving refinancing of a homeowner's first mortgage only when the following conditions are met:

- The borrower takes out no cash.
- The refinancing is for a lower interest rate than the existing first mortgage.
- The borrower's new monthly mortgage payment (including principal and interest) will be less than the current monthly payment.
- The new mortgage must be for a fixed interest loan. The County will not subordinate to an adjustable rate mortgage (ARM).

2. Subordination of County liens under the Home Investment Partnerships (HOME) and Community Development Block Grant (CDBG) Homeownership Programs will be permitted in cases involving refinancing of a homeowner's first mortgage only when the following conditions are met:

- The borrower takes out no cash.
- The refinancing is for a lower interest rate than the existing first mortgage.
- The borrower's new monthly mortgage payment (including principal and interest) will be less than the current monthly payment.
- The new mortgage must be for a fixed interest loan. The County will not subordinate to an adjustable rate mortgage (ARM).

3. Subordination of County liens under Rental Housing Programs will be permitted in cases involving refinancing of a borrower's first mortgage only when the following conditions are met:

- The borrower takes out no cash.
- The refinancing is for a lower interest rate than the existing first mortgage.
- The borrower's new monthly mortgage payment (including principal and interest) will be less than the current monthly payment.
- The new mortgage must be for a fixed interest loan. The County will not subordinate to an

adjustable rate mortgage (ARM).

- Proper background documentation is submitted to the County: Letter of request from party requesting subordination; Payoff letter from current 1st mortgagee; Mortgage loan commitment from new lender; Good Faith Estimate; Appraisal report (except in cases of streamlined refinancing by a superior lender); Statement showing existing monthly payment and interest rate; Name and address of title company handling the closing on the refinancing.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Any household that may otherwise be eligible for prevention assistance under ESG must also meet the “but for” rule – that is, “Would this individual or family be homeless but for this assistance?”

The “but for” rule can be documented with the following:

- Certification by the individual or head of household that no subsequent residence has been identified; and
- Self-certification or other written documentation, that the individual or family lacks the financial resources and support networks to obtain other permanent housing.

Furthermore, any household that qualifies for prevention assistance and meets the “but for” rule must also have the following qualifications:

- Have no more than three months of arrears; and
- Demonstrate an ability to sustain housing; and
- Demonstrate an ability to earn income; and
- Would remain in housing that is decent, safe, sanitary, and affordable.

If the household cannot meet the above qualifications, it is reasonable to infer that the household is in greater need than prevention assistance can provide for, and the household will be referred to a more appropriate program.

Programs funded to do rapid rehousing in Lake County must use an assessment that identifies barriers to obtaining and maintaining housing. Programs will select participants based on this assessment by prioritizing the population where a rapid rehousing intervention will be most effective. This population will have barriers to housing but not significant barriers. Programs will

continue to assess the match between intervention and target population as data is available.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

All ESG-funded programs must participate in the Lake County Homeless Management Information System (HMIS), commonly known as ServicePoint. Only programs that are specifically forbidden by other statutes or regulations (e.g., domestic violence victim service providers) may not participate. All HMIS-participating agencies must collect and maintain common data fields as determined by the HMIS Administrator and HMIS Committee, considering all relevant regulations. These common practices will be to ensure services are coordinated among organizations – one client, one record.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Lake County's annual process for making ESG sub-awards is as follows: Lake County Community Development releases a Notice of Funding Availability (NOFA). The NOFA contains information about the programs, applications, workshops, and other pertinent information. The NOFA is published in the Lake County News-Sun, posted on the Lake County website, distributed via a mail list, and distributed through other forms.

All applications have a deadline for submission. Upon submission, applications are reviewed by staff who make recommendations for funding for the Lake County Board appointed application review committees. In doing so, Lake County Community Development staff summarize projects and provide support to the application review committees to enable them to make the most informed decisions possible.

The Housing & Community Development Commission has four standing Advisory & Recommendation Committees (ARC). ESG applications are reviewed by the Homeless Assistance ARC which in a public meeting reviews applications and makes recommendations for funding to the HCDC Executive Committee. The HCDC by-laws give the Executive Committee the responsibility of "Review[ing] recommendations from Advisory & Recommendation Committees to ensure compliance with regulations and consistency with funding availability, and make[ing] recommendations to the full Commission regarding such matters." The HCDC Executive Committee meets to review the recommendations of the ARCs. The Executive Committee then directs staff to: 1) develop the recommended projects into the Annual Action Plan for the full Housing & Community Development Commission; 2) notify applicants of the recommendations; and 3) prepare for the public comment period and public hearing.

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4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

Lake County developed the following performance measures, in consultation with the Continuum of Care, to help accomplish the following goals:

- Measure program performance
- Align program evaluation between ESG and the CoC
- Measure the County's progress toward homeless services goals as outlined in the Consolidated Plan, Annual Action plan and reported to HUD in the Consolidated Annual Performance and Evaluation Report (CAPER)

Participation in the Homeless Management Information System (HMIS) is required by ESG regulation for all projects receiving ESG funding. Therefore, all performance measures must be tracked in and run out of HMIS, locally known as ServicePoint.

The required ESG performance measures are as follows:

For all programs:

- Average length of stay, Percentage of households with exits to permanent destinations, Percentage of adult participants who maintain or increase their income
- For Homeless Prevention Programs (except legal services) and Rapid Rehousing Programs:
- Percentage of households who remain in permanent housing six months after their exit from the program

While the needs still exceed the resources available through CDBG, ESG, and HOME, the sub-recipients in the County have done an admirable job managing the social services needs of those requiring help in the Community.

Executive Summary

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

1. Introduction

The purpose of the the 2017 Annual Action Plan is to serve as a strategic backbone for Waukegan to continue to accomplish the goals outlined in the 2015-2019 Consolidated Plan in the development of a viable community, principally for the low and moderate income persons, consistent with the the principle goals of the U. S. Department of Housing and Urban Development by promoting decent housing , a suitable living environment and expanded economic opportunities.

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.

During the 2017 Program Year the City has identified and will implement activities that will continue to accomplish the goals outlined in the 2015-2019 Consolidated Plan. The goals are as follows:

1. Public Facilities
2. Rehab Administration
3. Public Services
4. Code Enforcement
5. Program Administration
6. Housing Rehabilitation Program
7. Infrastructure Improvement Program

3. Evaluation of past performance

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

The City of Waukegan continues to monitor and evaluate the performance of the City's HUD programs in an effort to ensure regulatory compliance and to assure the greatest community needs are being met. This is achieved through annual reviews of past years' performance by the City's Stakeholders Participation Panel and an input gathered through public hearings. Per the CAPER report for program years 2010 to 2014 Consolidated Plan, all goals listed were substantially addressed however, the needs

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are still outstanding. For instance, although crime awareness and prevention programs were funded, which resulted in a reduction in crime, there are still gaps in this area; youth service programs have been funded which has made an impact in the arena of education and basic need, however the needs in this area are still greater than the available resources; senior service programs are being supported however, the need continues to grow as seniors are experiencing additional needs with longer life spans and the number of seniors continues to increase; basic needs are being addressed but continue to grow following a downturn in the economy; housing rehabilitation and infrastructure need are being addressed however, they are still prevalent in older sections of the City; Code Enforcement has been key in addressing blight and deterioration in older neighborhoods. The needs identified through public input (i.e. public hearings, focus groups, needs assessment, etc.) are listed in the NA-05 overview. The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis. The City continues to improve the CDBG Public Service Application process in order to ease the administrative burden on applicants and volunteer community-member reviewers.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City held a needs and assets public hearing on February 17, 2017 as part of the outreach efforts to obtain citizen participation in the 2017 Annual Action Plan planning process. The information obtained from this hearing was presented to the City's Stakeholder Participation Panel and after review of all information presented a determination of what activities to fund was made by the Stakeholder Participation Panel.

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.

No comments were received from the public.

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

In the event that comments are presented, the City makes every effort to address the needs in accordance with the 2015 -2019 Consolidated Plan.

7. Summary

The City, in conjunction with community partners, has provided its residents with needed services with the limited resources available. During the 2017 Program Year, the City will continue its efforts to meet the identified needs of its residents and improve the quality of life our community.

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
Lead Agency	WAUKEGAN	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Ezell Robins, Director

City of Waukegan

Community Development Block Grant Department

100 N. Martin Luther King Jr. Avenue

Waukegan, IL 60085

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Email: ezell.robins@waukeganil.gov

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City held a public hearing on February 17, 2017 to receive citizen input to identify the needs of the community for the 2017 Program Year in accordance with the 2015-2019 Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Executive Directors of the three housing authorities in the County and the Community Development staff of the three Consortium members coordinate through convened meetings held periodically. The three governmental entities comprising the Lake County Consortium – Lake County, City of North Chicago, and City of Waukegan are also afforded the opportunity to review and comment on the Housing Authority Agency Plans prior to their submission to HUD. Lake County reviews the housing authorities' Annual and Five-Year Plans, and provides annual Certificates of Consistency with the Consolidated Plan to the housing authorities for submission to HUD in connection with these plans. Periodic joint meetings are scheduled, to the extent feasible, during the course of the program year in order to ensure a continuing dialogue between local government and the housing authorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Responsibility for coordinating the overall Continuum of Care (CoC) process and organizing the County's response to HUD's annual Continuum of Care homeless service application resides with the Lake County Coalition for the Homeless. The group is comprised of approximately 30 community agencies administering homeless services, community development activities, health care, human services, mental health care, housing, and veteran services as well as advocates, local governments, formerly homeless individuals, churches, funders, banks and other community stakeholders.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City staff participates as members of the Lake County Homeless Coalition which determines the allocation of the ESG.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LAKE COUNTY PLANNING BUILDING AND DEVELOPMENT DEPARTMENT
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Private counseling/meeting

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		Both plans have a goal common to end homelessness in Lake County using the Housing First Approach.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City held a public hearing on February 17, 2017 to receive citizen input to identify the needs and assets of the community for the 2017 Program Year in accordance with the 2015-2019 Consolidated Plan. The comment period began on February 17, 2017 and continued until March 17, 2017. The goals for the 2017 Program Year were determined based on the results of the meeting, applications received, funding recommendations determined by the City's Stakeholder Participation Panel comprised of residents, and staff expertise.

In partnership with the Lake County Consortium, two public hearings were held addressing the overall Action Plan content and funding recommendations. The meetings were held on February 15, 2017 and March 15, 2017. The comment period was from February 15, 2017 to March 15, 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community			All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community			All comments were acknowledged and accepted.	https://lakecounty.legistar.com/View.ashx?M=M&ID=455181&GUID=31DE00E2-FA22-4430-AD99-5CEA48E6AF6F
3	Public Hearing	Non-targeted/broad community			All comments were acknowledged and accepted.	https://lakecounty.legistar.com/View.ashx?M=M&ID=455203&GUID=31464FB3-B410-41DB-9BC6-F236BF366EA1

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The current anticipated resources are based on the 2017 allocation amounts for the CDBG grant program. At this time, the City 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	784,212	20,000	223,156	1,027,368	3,215,220	The amounts represent the 2017 allocation, remaining program income and prior year funding. The prior year funding will be divided between the public infrastructure and housing rehabilitation programs.

Table 5 - 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

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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

The City currently owns approximately 90% of the Waukegan lake front area. The property could be used for the development of high rise condos and single family housing units thereby addressing housing and the creation of businesses to produce jobs thereby fostering economic development.

Discussion

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	Expand Public Service Offerings	2015	2019	Non-Housing Community Development	1st ward City of Waukegan	Public Services	CDBG: \$117,632	Public service activities other than Low/Moderate Income Housing Benefit: 15933 Persons Assisted
2	Code Enforcement	2015	2019	Affordable Housing Public Housing Non-Housing Community Development	1st ward City of Waukegan	Code Enforcement	CDBG: \$50,000	Buildings Demolished: 3 Buildings Housing Code Enforcement/Foreclosed Property Care: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide for Owner Occupied Housing Rehabilitation	2015	2019	Affordable Housing	Williamsburg-Westmoreland Neighborhood Massena-Poplar Neighborhood Washington Park Neighborhood Roosevelt Park Neighborhood Eighth Street Neighborhood Melrose and Fulton Neighborhood 1st ward City of Waukegan	Owner Occupied Housing Preservation	CDBG: \$362,731	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Program Administration	2015	2016			Planning & Administration	CDBG: \$156,842	Other: 156842 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infrastructure Improvements	2015	2019	Non-Housing Community Development	Williamsburg-Westmoreland Neighborhood Massena-Poplar Neighborhood Washington Park Neighborhood Roosevelt Park Neighborhood Eighth Street Neighborhood Melrose and Fulton Neighborhood 1st ward City of Waukegan	Public Improvements	CDBG: \$1,026,456	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50952 Persons Assisted
6	Improve & Expand Public Facilities	2015	2019	Non-Housing Community Development	City of Waukegan	Public Facilities	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 180 Persons Assisted

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Expand Public Service Offerings
	Goal Description	The City will provide for (directly and indirectly) a variety of public services for residents of the community.
2	Goal Name	Code Enforcement
	Goal Description	The Code Compliance Program is to improve the safety and appearance of Waukegan housing enforcement of zoning and property maintenance codes in the CDBG target areas of the corporate boundaries of the City of Waukegan.
3	Goal Name	Provide for Owner Occupied Housing Rehabilitation
	Goal Description	The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City.
4	Goal Name	Program Administration
	Goal Description	General oversight and management of CDBG funds and activities. CDBG funds are designated for salary, benefits and payroll taxes.
5	Goal Name	Infrastructure Improvements
	Goal Description	The Sidewalk Improvement Program replaces deteriorated sidewalk squares in low income residential areas designated by both the Public Works Department and CDBG Department throughout the City of Waukegan.
6	Goal Name	Improve & Expand Public Facilities
	Goal Description	The Lakeside Center requires rehab of its primary bathrooms. The project will include demolition of its current bathrooms, removal of the walls between the restrooms, shower and auxiliary restroom, installation of new cabinets, shelving and lockers, drainlines, relocation of sinks, installation of showers, toilets and flooring.

Table 7 – Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

1. Public Facilities
2. Rehab Administration
3. Public Services
4. Code Enforcement
5. Program Administration
6. Housing Rehabilitation Program
7. Infrastructure Improvement Program

#	Project Name
1	Public Facilities
2	Rehab Administration
3	Public Services
4	Code Enforcement
5	Program Administration
6	Housing Rehabilitation Program
7	Infrastructure Improvement Program

Table 8 – Project Information

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

Allocation priorities are based on data collected for the Consolidated Plan and input received from public hearings. The recent decrease in funding for entitlement communities has required the City to focus on core priorities to maximize the use of the community resources.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Facilities
	Target Area	City of Waukegan
	Goals Supported	Improve & Expand Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$10,000
	Description	The Lakeside Center requires rehab of its primary bathrooms. The project will include demolition of its current bathrooms, removal of the walls between the restrooms, shower and auxiliary restroom, installation of new cabinets, shelving and lockers, drain lines, relocation of sinks, installation of showers, toilets and flooring.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Lakeside Center requires rehab of its primary bathrooms. The project will include demolition of its current bathrooms, removal of the walls between the restrooms, shower and auxiliary restroom, installation of new cabinets, shelving and lockers, drainlines, relocation of sinks, installation of showers, toilets and flooring.
2	Project Name	Rehab Administration
	Target Area	

	Goals Supported	Program Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: \$169,425
	Description	Rehab Administration is cost required to run the Housing Rehab Program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Public Services
	Target Area	City of Waukegan
	Goals Supported	Expand Public Service Offerings
	Needs Addressed	Public Services
	Funding	CDBG: \$117,632
	Description	The City will utilize CDBG funding to provide for direct and indirect public services for the residents of Waukegan.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

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	Planned Activities	<p>During the 2017 Program Year the following agencies will provide public services to residents:</p> <p>A Safe Place (Residential Children's Services) - \$10,000</p> <p>CASA Lake County - \$7,000</p> <p>Catholic Charities - \$7,000</p> <p>Christ Church (ElderCare) \$5,000</p> <p>COOL Food Pantry - \$7,000</p> <p>I-Plus - \$6,000</p> <p>Nicasa - \$10,000</p> <p>Northern Illinois Food Bank - \$5,000</p> <p>PADS Lake County - \$7,000</p> <p>Prairie State Legal Service (Fair Housing) - \$10,000</p> <p>Prairie State Legal Service \$8,000</p> <p>Waukegan Township - \$10,000</p> <p>YouthBuild Lake County - \$7,632</p> <p>Youth Conservation Corp - \$8,000</p> <p>Zacharias Center - \$8,000</p>
4	Project Name	Code Enforcement
	Target Area	1st ward City of Waukegan
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$50,000

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	Description	The Code Compliance Program is to improve the safety and appearance of Waukegan housing enforcement of zoning and property maintenance codes in the CDBG target areas of the corporate boundaries of the City of Waukegan.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This program will provide for the demolition of deteriorating structure and code enforcement of various housing structures throughout the community.
5	Project Name	Program Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: \$156,842
	Description	General oversight and management of CDBG funds and activities. In addition, CDBG funds are designated for salary, benefits, and payroll taxes.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>The following costs maybe cover:</p> <ol style="list-style-type: none"> 1. Salary and fringe benefits 2. Equipment Maintenance 3. Telephone 4. Conference and Travel 5. Training and Schooling 6. Postage 7. Advertising 8. Legal Services 9. Other Professional Service 10. Photocopy 11. Membership Dues 12. Office Supplies 13. Publications 14. Computer Supplies 15. Miscellaneous Expenses
6	Project Name	Housing Rehabilitation Program
	Target Area	1st ward City of Waukegan
	Goals Supported	Provide for Owner Occupied Housing Rehabilitation
	Needs Addressed	Owner Occupied Housing Preservation
	Funding	CDBG: \$179,103

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	Description	The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>The Housing Rehabilitation Program will provide the following:</p> <ul style="list-style-type: none"> • Up to \$40,000 per property for substantial rehabilitation • Project costs for emergency rehabilitation • Rehabilitation for one to four unit properties owned by income eligible households • Exterior violations cited by Code Compliance
7	Project Name	Infrastructure Improvement Program
	Target Area	1st ward City of Waukegan
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Improvements
	Funding	CDBG: \$101,210
	Description	The Sidewalk Improvement Program replaces deteriorated sidewalk squares in low income residential areas designated by both the Public Works Department and CDBG Department throughout the City of Waukegan.
	Target Date	

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	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The Sidewalk Improvement Program replaces deteriorated sidewalk squares in low income residential areas designated by both the Public Works Department and CDBG Department throughout the City of Waukegan.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The target areas for providing services are 38 census tracts where 51% or more of its residents reside.

Geographic Distribution

Target Area	Percentage of Funds
Williamsburg-Westmoreland Neighborhood	
Massena-Poplar Neighborhood	
Washington Park Neighborhood	
Roosevelt Park Neighborhood	
Eighth Street Neighborhood	
Melrose and Fulton Neighborhood	
1st ward	50
City of Waukegan	50

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale is based on information collected during public hearings, surveys, City officials, residents, and staff.

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Lack of funding is the primary obstacle to addressing underserved needs when it comes to public services and the 15% CAP compulsory by HUD. Waukegan's CDBG office typically receives requests for up to four times the amount of funding that is available in a given year. Many qualified agencies are already in existence throughout Lake County, and we receive numerous telephone calls each year from people who are interested in starting various types of social service agencies. These individuals are added to our distribution list for notification of the training put on by the Consortium. This provides information to them of the process Waukegan adheres to and allowing them the opportunity to apply for grants in the future. There are various existing agencies that help serve underserved needs; although, they do not receive funding from CDBG.

It is difficult for landlords to find financial resources to address all existing needs when it comes to decent affordable housing. However, the City continues to embark upon financial institutions for financial resources as a primary means to overcome this obstacle to meet this underserved need. It has been suggested that banks provide low interest rate loans to enable absentee landlords to obtain affordable loans for the rehabilitation of their properties. This would help to provide quality affordable housing to the underserved population of Waukegan. Although to date, no such agreement has been made. The City continues to pursue this avenue. Waukegan's CDBG does not allocate any grant funds toward rental rehab.

Actions planned to foster and maintain affordable housing

Waukegan CDBG has helped to foster and maintain affordable housing through various efforts. These efforts included, participation in the federally funded Neighborhood Stabilization Program (NSP), supporting the Affordable Housing Corporation of Lake County (AHC), and through the operation of an owner occupied Housing Rehabilitation Programs.

Financial institutions are teaming up with Affordable Housing Corporation and offering match programs for First Time Home Buyers Program (FTHB) that they finance, i.e. for every \$5,000 from Affordable Housing the financial institution will offer another \$5,000. Other funding for the program was provided by private mortgage lenders and HOME match met through reduced loan rates and fee reductions from these lending institutions. All aimed to foster and maintain affordable housing in Waukegan. However, due to the housing market, recession, and job lay off, more families were unable to take advantage of

this program.

Waukegan runs an owner occupied housing rehabilitation program.

These efforts are geared toward increasing the affordable owner-occupied housing supply for low-income households. However, the current barrier is not limited to Waukegan. With the present state of the economy, being able to find an affordable home is not the issue, but rather qualifying (being credit worthy based on current lender requirements, having some savings, etc.) or just being afraid to make such a large purchase.

Actions planned to reduce lead-based paint hazards

The City will continue to implement the HUD regulations on lead-based paint hazards, find additional qualified lead contractors, provide additional financial assistance for lead-based paint treatment in addition to that normally permitted for rehab loans, paint testing and risk assessment by certified inspectors, abatement, and clearance testing. Educate homeowners through the distribution of the handout booklet "Protect Your Family from Lead in Your Home" to every participating household. CDBG has created a sign-off sheet for the file as proof of delivery of the booklet.

Actions planned to reduce the number of poverty-level families

In an effort to reduce the number of families living below the poverty level, the City of Waukegan funds several public service agencies aimed to help households remain or become self-sufficient. By funding various community services, which play a valuable role in providing a broad array of opportunities and collaborating with affordable housing programs, the City continues its efforts to reduce the number of families in poverty.

Actions planned to develop institutional structure

The Lake County Consortium, with its participating jurisdictions of Lake County and the Cities of North Chicago and Waukegan, has been collaborating extensively for a number of years with a broad range of for-profit or not-for-profit agencies, governmental bodies, and local citizens.

Three jurisdictions in Lake County receive Community Development Block Grant (CDBG) funds under the entitlement allocation: Lake County, as an urban county, and the Cities of North Chicago and Waukegan, each as independent entitlements. These three CDBG jurisdictions regularly coordinate with one another and collaborate on planning and implementation of CDBG-funded community development activities. These three units of local government have also formed a HOME Consortium for the purposes of carrying out housing activities funded under the HOME Investment Partnerships Program.

Lake County serves as the coordinating unit and Lead Agency for the administration of the Lake County Consortium. The Lake County Community Development Division administers the HOME Program. The

Affordable Housing Commission, an entity created by the Lake County Board to stimulate affordable housing, also serves as an advisory commission on housing matters to the County Board.

The Consortium also formally governs the administration of the Emergency Shelter Grant Program and the Continuum of Care grants. The Cities of North Chicago and Waukegan collaborate with Lake County on countywide homeless planning and grant administration activities.

Actions planned to enhance coordination between public and private housing and social service agencies

There are numerous agencies applying for Waukegan CDBG funding whose application are reviewed by Stakeholder Participation Panel. The application requires the agencies to coordinate with other health, mental health, and service agencies on a regular basis.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

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