



LakeCounty

Housing & Community Development

## **Action Plan 2018 – First Amendment**

May 1, 2018 to April 30, 2019

Lake County Board Approval – November 13, 2018

## Expected Resources

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

#### Introduction

The 2018 Expected Resources are based on the HUD FY2018 allocation for CDBG (Lake County & North Chicago), HOME and ESG plus prior year resources and program income as shown below.

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	2,882,825	10,461	668,683	3,561,969	2,882,825	

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	1,684,900	132,678	522,141	<del>2,207,041</del> 2,339,719	1,100,000	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	216,362	0	161,378	377,740	216,362	
Other	public - local	Housing	300,000	0	0	300,000	300,000	

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**

## 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 Employment & Transit Centers North Chicago	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: <del>\$541,893</del> \$544,175  HOME: <del>\$1,053,985</del> \$797,406  Lake County Affordable Housing Program: \$109,675	Rental units rehabilitated: <del>53</del> 3 Household Housing Unit Homeowner Housing Rehabilitated: <del>19</del> 21 Household Housing Unit
2	Develop New Housing: Affordable & Special Needs	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	City of Waukegan Mundelein Employment & Transit Centers North Chicago	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: <del>\$1,308,259</del> \$1,316,438  HOME: <del>\$884,566</del> \$1,154,812  Lake County Affordable Housing Program: \$85,325	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Rental units constructed: <del>105</del> 49 Household Housing Unit Buildings Demolished: <del>3</del> 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist People Without a Home	2015	2019	Homeless	Lake County	Low Cost Housing Strengthen Neighborhoods	CDBG: \$5,640 ESG: \$377,740	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted Homeless Person Overnight Shelter: 970 Persons Assisted Homelessness Prevention: 34 Persons Assisted
4	Subsidize Housing for Low/Mod Income Families	2015	2019	Affordable Housing Homeless	City of Waukegan	Low Cost Housing Strengthen Neighborhoods	CDBG: \$89,992  HOME: <del>\$100,000</del> \$166,883  Lake County Affordable Housing Program: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 702 Persons Assisted Direct Financial Assistance to Homebuyers: <del>14</del> 29 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
5	Provide Adequate Low/Mod IncomeArea Infrastructure	2015	2019	Non-Housing Community Development	Round Lakes Beach Park Park City North Chicago	Strengthen Neighborhoods	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4070 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Revitalize Low/Mod Income Area Business Districts	2015	2019	Non-Housing Community Development	North Chicago	Strengthen Neighborhoods	CDBG: \$10,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2880 Persons Assisted
7	Assist People with Disabilities	2015	2019	Affordable Housing Non-Homeless Special Needs	City of Waukegan Zion North Chicago	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: \$332,368	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5621 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Provide Welcoming Communities	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County	Low Cost Housing Strengthen Neighborhoods	CDBG: \$163,961	Public service activities other than Low/Moderate Income Housing Benefit: 1347 Persons Assisted
9	Job Creation	2015	2019	Non-Housing Community Development	Mundelein Fox Lake	Job Creation and Retention	CDBG: \$118,000	Businesses assisted: 10 Businesses Assisted

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	Job Creation and Retention Strengthen Neighborhoods	CDBG: \$149,588	Public service activities other than Low/Moderate Income Housing Benefit: 467 Persons Assisted
11	Grant & Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Lake County	Job Creation and Retention Low Cost Housing Strengthen Neighborhoods	CDBG: \$576,565 HOME: \$168,490	Other: 1 Other

**Table 3 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Rehab Existing Housing: Affordable & Special Needs
	<b>Goal Description</b>	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	<b>Goal Name</b>	Develop New Housing: Affordable & Special Needs
	<b>Goal Description</b>	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.

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.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Rehabilitate Existing Housing: Affordable & Special Needs
	<b>Target Area</b>	City of Waukegan Employment & Transit Centers North Chicago
	<b>Goals Supported</b>	Rehab Existing Housing: Affordable & Special Needs Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: <del>\$541,893</del> \$544,175 HOME: <del>\$1,053,985</del> \$797,406 Lake County Affordable Housing Program: \$109,675
	<b>Description</b>	Acquisition and/or rehab of existing buildings in order to provide a decent home and a suitable living environment for low and moderate-income households and special needs populations.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units rehabilitated: <del>53</del> 3 Household Housing Units Homeowner Housing Rehabilitated: <del>19</del> 21 Household Housing Units
	<b>Location Description</b>	Waukegan, Highland Park, Lake Forest, Highwood, North Chicago, Libertyville

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• <del>Affordable Housing Corporation of Lake County</del> Community Partners for Affordable Housing owner-occupied rehabilitation program; <del>\$287,106</del> \$358,095 (\$18,095 North Chicago CDBG. <del>\$194,011</del> \$250,000 Lake County CDBG; <del>\$75,000</del> \$90,000 CDBG project delivery).</li> <li>• <del>Lake County Residential Development Corporation (\$428,166; \$278,166 HOME and \$150,000 CDBG) reconstruction of Marjorie Hart School into 50 units of senior housing (plus \$15,000 in HOME CHDO operating funds).</del></li> <li>• Community Partners for Affordable Housing (<del>\$329,025</del> \$465,000; \$219,350 HOME, \$120,975 CDBG and \$109,675 local funds) acquisition, rehabilitation and resale of housing units (plus <del>\$15,000</del> \$30,000 HOME CHDO operating).</li> <li>• Glenkirk (\$76,283) rehabilitation of CILA Group Home</li> <li>• Lambs Farm (\$57,500 HOME) rehabilitation of a home to be used as a group home for individuals with developmental disabilities.</li> <li>• Arden Shore (\$25,700 CDBG) rehabilitation of group home</li> <li>• City of Waukegan (\$294,858 HOME) rehabilitation of homes</li> <li>• City of North Chicago (\$176,915 HOME) rehabilitation of homes</li> </ul>
2	<b>Project Name</b>	Develop New Housing: Affordable & Special Needs
	<b>Target Area</b>	City of Waukegan <del>Mundelein</del> Employment & Transit Centers North Chicago
	<b>Goals Supported</b>	Develop New Housing: Affordable & Special Needs Subsidize Housing for Low/Mod Income Families Assist People with Disabilities Provide Welcoming Communities
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: <del>\$1,308,259</del> \$1,316,438 HOME: <del>\$883,882</del> \$1,154,812 Lake County Affordable Housing Program: \$85,325
	<b>Description</b>	To expand Lake County's affordable and mixed-income housing stock in order to provide a decent home and a suitable living environment for low- and moderate-income households and special needs populations. Activities may include providing infrastructure to new affordable and mixed-income housing.
	<b>Target Date</b>	4/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Rental units constructed: <del>105</del> 49 Household Housing Unit Buildings Demolished: <del>3</del> 2 Buildings
	<b>Location Description</b>	North Chicago, Waukegan, Zion, Deerfield, <del>Mundelein</del>
	<b>Planned Activities</b>	Activities planned under the goal to Develop New Housing for Affordability & Special Needs include the following: <ul style="list-style-type: none"> <li>• <del>Lake County Residential Development Corporation</del> Community Partners for Affordable Housing Site acquisition (<del>\$397,390</del> \$775,000 CDBG) for an affordable housing project in Waukegan, IL.</li> <li>• City of North Chicago (\$32,950 CDBG) demolition of 2 vacant and blighted homes.</li> <li>• <del>PIHRL (\$500,000; \$212,745 CDBG and \$287,255 HOME) for site work and new construction of an affordable, senior rental project.</del></li> <li>• <del>Mundelein (\$91,743 CDBG) demolition of vacant structure to make way for affordable housing development.</del></li> <li>• Youth Conservation Corps. (YCC - \$85,325 local funds) construction of small homes on vacant lots in North Chicago, Waukegan and Zion.</li> <li>• HODC – (<del>\$750,000</del> \$1,267,558; <del>\$500,000</del> \$460,057 CDBG and <del>\$250,000</del> \$807,501 HOME) Site preparation for 25-unit affordable housing development.</li> <li>• Overt the Rainbow - Permanent Supportive Housing (\$420,742; \$347,311 HOME and \$73,431 CDBG) <del>to be decided.</del></li> </ul>
<b>3</b>	<b>Project Name</b>	Assist People Without a Home
	<b>Target Area</b>	Lake County
	<b>Goals Supported</b>	Assist People Without a Home
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$5,640 ESG: \$377,740
	<b>Description</b>	To end homelessness in Lake County.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted Homeless Person Overnight Shelter: 970 Persons Assisted Homelessness Prevention: 34 Persons Assisted

	<b>Location Description</b>	Residents from throughout the County are provided services from the funds invested via this program.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• \$45,900 ESG, Lake County Haven, homeless shelter – shelter services for individuals and families.</li> <li>• \$57,067 ESG, Catholic Charities, Homelessness Prevention – short term rental assistance and case management for persons at imminent risk of homelessness.</li> <li>• \$120,000 ESG, Catholic Charities, Rapid Rehousing – short and medium-term rental assistance and case management for homeless persons and families.</li> <li>• \$52,487 ESG, A Safe Place, Domestic Violence Shelter – shelter services and case management for victims of domestic violence.</li> <li>• \$41,160 ESG and \$5,640 North Chicago CDBG, PADS, Overnight shelter – night-by-night shelter services and case management.</li> <li>• \$32,751 ESG, Homeless Management Information System administration.</li> <li>• \$28,375, ESG Grant Administration</li> </ul>
<b>4</b>	<b>Project Name</b>	Subsidize Housing for Low/Mod Income Families
	<b>Target Area</b>	City of Waukegan
	<b>Goals Supported</b>	Assist People Without a Home Subsidize Housing for Low/Mod Income Families Provide Welcoming Communities
	<b>Needs Addressed</b>	Low Cost Housing
	<b>Funding</b>	CDBG: \$89,992 HOME: <del>\$100,00</del> \$166,883 Lake County Affordable Housing Program: \$75,000
	<b>Description</b>	To provide direct assistance to facilitate and expand homeownership among and/or to provide rental assistance to persons of low- and moderate-income.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 702 Persons Assisted Direct Financial Assistance to Homebuyers: <del>14</del> 29 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted

	<b>Location Description</b>	Clients served with service dollars will come from all areas of the County.
	<b>Planned Activities</b>	<p>Activities planned under the goal to Subsidize Housing for Low/Moderate Income Families include the following:</p> <ul style="list-style-type: none"> <li>• Downpayment assistance through <del>Affordable Housing Corporation of Lake County</del> Community Partners for Affordable Housing both county-wide (<del>\$30,989</del> \$150,000 HOME) and in Waukegan (\$69,011 HOME). This also includes (\$40,000 local funds) for additional housing programs.</li> <li>• Catholic Charities (\$50,000 CDBG) Homelessness prevention</li> <li>• Catholic Charities (\$35,000 local funds) Rapid Rehousing – short and medium-term rental assistance and case management for homeless persons and families.</li> <li>• Prairie State Legal Services (\$19,230 CDBG) Legal advice and representation related to homelessness prevention and housing stability issues</li> <li>• ElderCARE (\$20,762 CDBG) Transportation assistance to seniors</li> </ul>
5	<b>Project Name</b>	Provide Adequate Low/Mod Income Area Infrastructure
	<b>Target Area</b>	Round Lakes Beach Park North Chicago
	<b>Goals Supported</b>	Revitalize Low/Mod Income Area Business Districts
	<b>Needs Addressed</b>	Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$255,000
	<b>Description</b>	To revitalize deteriorating or deteriorated neighborhoods.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4070 Persons Assisted
	<b>Location Description</b>	North Chicago, Beach Park, Ingleside

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• NORTH CHICAGO (\$85,000 CDBG) Rehabilitation of the existing sanitary sewers. Approximately 1,450 lineal feet of sanitary sewer is to be rehabilitated as part of this project.</li> <li>• BEACH PARK (\$85,000 CDBG) – Water main extension and pedestrian walk-way</li> <li>• GRANT TOWNSHIP (\$85,000 CDBG) – Drainage improvements and road reconstruction</li> </ul>
6	<b>Project Name</b>	Revitalize Low/Mod Income Area Business Districts
	<b>Target Area</b>	North Chicago
	<b>Goals Supported</b>	Revitalize Low/Mod Income Area Business Districts
	<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Revitalize Low/Mod Income Area Business Districts.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2880 Persons Assisted
	<b>Location Description</b>	North Chicago
7	<b>Planned Activities</b>	<p>In support of revitalizing business districts that service and employ low/moderate income households in Lake County, the following activities are planned:</p> <ul style="list-style-type: none"> <li>• NORTH CHICAGO (\$10,000 CDBG): - Streetscaping - plant new trees along commercial corridors to improve appearance of struggling business districts.</li> </ul>
	<b>Project Name</b>	Assist People with Disabilities
	<b>Target Area</b>	City of Waukegan Zion North Chicago
	<b>Goals Supported</b>	Rehab Existing Housing: Affordable & Special Needs Provide Adequate Low/Mod IncomeArea Infrastructure Assist People with Disabilities Provide Welcoming Communities
	<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention

	<b>Funding</b>	CDBG: \$332,610
	<b>Description</b>	To provide both services to people with disabilities and accessibility modifications to the homes, facilities and workplaces of people with disabilities, including the elderly.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5621 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
	<b>Location Description</b>	Waukegan, Zion, North Chicago, Mundelein, Island Lake
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• CITY OF ZION (\$78,615 CDBG) Sidewalk repair</li> <li>• LITTLE CITY FOUNDATION (\$45,753 CDBG) Bathroom rehabilitation, HVAC and lighting upgrades and a perimeter fence at vocational resource center</li> <li>• GREAT LAKES ADAPTIVE SPORTS ASSOCIATION (\$20,242 CDBG) Adaptive sports programming</li> <li>• Arden Shore (\$15,000 CDBG) – Engineering design for elevator installation to family center</li> <li>• Island Lake (\$40,000 CDBG) - Accessibility upgrades to village hall</li> <li>• Waukegan Township (\$80,000 CDBG) – HVAC upgrades to Park Place Senior Center and window replacement at Staben House</li> <li>• ZACHARIAS CENTER (\$3,000 CDBG) Youth Counseling services</li> <li>• NORTH CHICAGO (\$50,000 CDBG) – Sidewalk reconstruction</li> </ul>
8	<b>Project Name</b>	Provide Welcoming Communities
	<b>Target Area</b>	Lake County
	<b>Goals Supported</b>	Provide Welcoming Communities
	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods
	<b>Funding</b>	CDBG: \$163,961
	<b>Description</b>	To foster welcoming, inclusive and neighborly suburban communities.
	<b>Target Date</b>	4/30/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 1347 Persons Assisted
	<b>Location Description</b>	All areas of the County are expected to benefit from the funds invested in this goal.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• CASA – (\$30,640 CDBG) Court advocacy support for abused and neglected children</li> <li>• Prairie State Legal Services (\$93,809 CDBG) for fair housing legal services</li> <li>• Mano a Mano (\$30,000 CDBG) for their productive parents program</li> <li>• YWCA (\$5,000 CDBG) Homework support to children in child care program - all N. Chicago funds</li> <li>• Northern Illinois Food Bank (\$4,512 CDBG) mobile food pantry</li> </ul>
<b>9</b>	<b>Project Name</b>	Create Jobs for Low/Mod Income Workers
	<b>Target Area</b>	City of Waukegan Lake County
	<b>Goals Supported</b>	Revitalize Low/Mod Income Area Business Districts Job Creation
	<b>Needs Addressed</b>	Job Creation and Retention
	<b>Funding</b>	CDBG: \$118,000
	<b>Description</b>	To create or retain jobs for low- and moderate-income persons by providing assistance to business (e.g. small business incubators, small businesses and/or microenterprises).
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Businesses assisted: 10 Businesses Assisted
	<b>Location Description</b>	All areas of the County are expected to benefit from the funds invested in this goal.
	<b>Planned Activities</b>	Greater Waukegan Development Coalition (\$118,000 CDBG) – Innovates program (small business development)
<b>10</b>	<b>Project Name</b>	Provide Services for Job Stability
	<b>Target Area</b>	Lake County

	<b>Goals Supported</b>	Provide Services for Job Stability
	<b>Needs Addressed</b>	Strengthen Neighborhoods Job Creation and Retention
	<b>Funding</b>	CDBG: \$149,588
	<b>Description</b>	To support low- and moderate-income workers in need of either transportation for access to employment or access to affordable, quality child care.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 467 Persons Assisted
	<b>Location Description</b>	Clients from throughout Lake County are expected to benefit from dollars invested in this goal.
	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• \$35,000 CDBG Highland Park Community Nursery School – Child care for low/mod income workers</li> <li>• \$30,000 CDBG Youth Conservation Corps – Educational and vocational opportunities for low/mod income youth</li> <li>• \$44,588 CDBG YouthBuild Lake County (includes \$5,000 N. Chic. funding) - Educational and vocational opportunities for low/mod income youth</li> <li>• \$25,000 CDBG Center for Enriched Living job training and placement program for individuals with developmental disabilities</li> <li>• \$15,000 CDBG Little City- Vocational center activity programming</li> </ul>
<b>11</b>	<b>Project Name</b>	Grant & Program Administration
	<b>Target Area</b>	Lake County
	<b>Goals Supported</b>	Rehab Existing Housing: Affordable & Special Needs Develop New Housing: Affordable & Special Needs Assist People Without a Home Subsidize Housing for Low/Mod Income Families Provide Adequate Low/Mod Income Area Infrastructure Revitalize Low/Mod Income Area Business Districts Assist People with Disabilities Provide Welcoming Communities Job Creation Provide Services for Job Stability Grant & Program Administration

	<b>Needs Addressed</b>	Low Cost Housing Strengthen Neighborhoods Job Creation and Retention
	<b>Funding</b>	CDBG: \$576,565 HOME: \$168,490 Lake County Affordable Housing Program: \$30,000
	<b>Description</b>	This includes North Chicago CDBG Admin.
	<b>Target Date</b>	4/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Grant & Program administration & planning

## 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
City of Waukegan	
Lake County	
Mundelein	<del>10</del>
Round Lakes	2
Wauconda Township	
Waukegan Township	<del>14</del> 17

Target Area	Percentage of Funds
Zion	2
Beach Park	2
Employment & Transit Centers	28
Fox Lake	
Gurnee	
Park City	
Warren Township	
North Chicago	13

**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 2018 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.