

Brenda O'Connell

Community Development Administrator



500 West Winchester Road, Unit 101
Libertyville, IL 60048-1371
Phone 847.377.2331
boconnell@lakecountyil.gov

March 8, 2021

TO: Housing and Community Development
Commission (HCDC)

FROM: Brenda O'Connell
Community Development Administrator

The March meeting of the Housing and Community Development commission will focus on the allocation of funding from a variety of sources. These decisions were discussed and approved in separate Advisory and Review Committees (ARCs). In the coming County Board approval process, the recommendations will be approved by funding source. The information below is organized by funding source and, in some cases, funding sources have recommendations from multiple ARCs.

Funding Sources

On Tuesday, March 2, Lake County received the actual funding amounts for the PY2021 entitlement grants, including Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG). This information arrived after the Affordable Housing and Public Services ARC meetings occurred. Staff made minor adjustments to reconcile to the grant amounts. Those changes are noted.

Overall, this funding round is larger than a typical annual funding round. This is primarily due to the final allocation of CDBG funding from the CARES Act (CDBG-CV3). The final funding amounts for all grants involved in this funding round are as follows:

Funding Source	Amount
Community Development Block Grant- Coronavirus (CDBG-CV3)	\$ 3,063,567
Community Development Block Grant (CDBG)	\$ 2,920,395
HOME	\$ 1,702,091
Emergency Solutions Grant	\$ 225,934
Lake County Affordable Housing Program	\$ 381,531
Lake County Video Gaming Revenue	\$ 746,902
Total	\$ 9,040,420

Please note the grant amounts listed above include administrative funds that are used by the County. Admin amounts are listed in the funding charts below.

Community Development Block Grant- Coronavirus (CDBG-CV3) Funding Recommendations

CDBG-CV3 is the second allocation of additional CDBG funding to the County appropriated through the CARES Act. Funded projects must fall within the guidance to "prevent, prepare for and respond to the Coronavirus pandemic." The funding is subject to CDBG regulations but there is no cap on the amount that can be spend on public services. Projects were scored and reviewed at the Public Services, Public Improvements and Affordable Housing ARCs. There have been no changes to the ARC recommendations listed below since they were approved. The table includes amounts added by North Chicago for their funding which results in one additional project and slightly higher funding amounts for some projects, as noted in the table.

Applicant	Project	% Score	Request	Proposed Funding	ARC	Notes
Community Partners for Affordable Housing (CPAH)	Mortgage Assist. & Housing Counseling	89%	\$250,000	\$270,000	Housing	\$20K from North Chicago
Lake County Housing Authority (LCHA)	Mortgage Relief Program	83%	\$612,730	\$300,000	Housing	
PADS Lake County	Acquisition - Fixed Site Shelter	75%	\$2,000,000	\$626,389	Public Improvements	
PADS Lake County	Rehabilitation - Day Center	75%	\$26,500	\$20,000	Public Improvements	
Highwood Public Library	Facility Improvements - Resource Distribution	74%	\$33,396	\$33,396	Public Improvements	
Lake County	FERA Support	89%	\$400,000	\$420,000	Public Service	\$20K from North Chicago
United Way	211	80%	\$100,000	\$110,000	Public Service	\$10K from North Chicago
Mano a Mano Community	Community Health Case Workers	79%	\$75,000	\$50,000	Public Service	
Northern Illinois Food Bank	Food Bank	79%	\$250,000	\$312,045	Public Service	\$62,045 from North Chicago
North Suburban Legal Aid Clinic	Comprehensive Domestic Violence Legal Services	75%	\$50,000	\$50,000	Public Service	
North Suburban Legal Aid Clinic	Homeless Prevention	75%	\$75,000	\$75,000	Public Service	
Prairie State Legal Services	Homeless Prevention	73%	\$154,000	\$154,000	Public Service	
PADS Lake County	Hotel Motel	N/A	N/A	\$30,000	N/A	North Chicago recommendation
Lake County	Admin	N/A	N/A	\$612,707	N/A	
				\$3,063,537		

Community Development Block Grant (CDBG) Funding Recommendations

CDBG is largest of the entitlement funds received by the County. In addition to the County's funding, the funding recommendations below include North Chicago's funding that is managed by Lake County. The first chart includes funding for public improvement, affordable housing and administration. The total amount available for these projects is \$2,487,656.

In order to accommodate the difference between the funding estimates used with the ARC and the actual funding amounts, staff reduced funding to CPAH's Riverside CILA expansion. This leaves CPAH

with enough funding to start on one CILA. The second CILA can be funded with funding that may become available mid-year.

Applicant	Project	ARC	% Score	Request	Proposed Funding
Community Partners for Affordable Housing (CPAH)	OOR - NC	Housing	N/A	---	\$175,346
Community Partners for Affordable Housing (CPAH)	OOR - Project Delivery	Housing	N/A	\$90,000	\$90,000
Community Partners for Affordable Housing (CPAH)	Riverside CILA Expansion	Housing	87%	\$600,000	\$247,644
Bear Development & Waukegan Housing Authority (WHA)	Armory Terrace Reconstruction	Housing	86%	\$424,454	\$342,147
The Debruler Company	Mundelein Senior Apartments	Housing	83%	\$800,000	\$127,140
Youth Conservation Corps. (YCC)	Affordable Housing Rehab and Resale	Housing	74%	\$141,302	\$88,000
Raquan's Haven	Home Front Project	Housing	73%	\$88,000	\$75,000
Urban Muslim Minority Alliance (UMMA)	Affordable Housing: Rental Service	Housing	70%	\$150,000	\$100,000
Waukegan Park District	Carnegie Building	Public Improvements	78%	\$100,000	\$100,000
Zion	Sidewalk Project	Public Improvements	78%	\$80,000	\$80,000
Clearbrook	Facility - Wright Home	Public Improvements	75%	\$88,330	\$70,000
Great Waukegan Development Coalition	Lake County Tech Hub	Public Improvements	75%	\$250,000	\$50,000
Comm. Youth Network Counseling Center	Acquisition - Wellness Campus	Public Improvements	72%	\$888,000	\$100,000
Round Lake Beach	Sidewalk Project	Public Improvements	72%	\$100,000	\$100,000
Arden Shore Child & Family	Facility - Roof and parking lot	Public Improvements	63%	\$83,829	\$0
Nicasa	Facility - Parking lot and sidewalks	Public Improvements	63%	\$200,000	\$0
Scholars Soaring Cultural Ctr	New Construction - Community Center	Public Improvements	59%	\$150,000	\$0
Adelante Center for Entrep.	North Shore Co-op Business Partnership	Public Improvements	59%	\$60,000	\$0
Adelante Center for Entrep.	Lake County Food Hub Dev. Project	Public Improvements	54%	\$165,000	\$0
North Chicago	North Chicago Infrastructure	N/A	N/A	N/A	\$165,393
Lake County	Admin*	N/A	N/A	N/A	\$576,985
				\$4,458,915	\$2,487,655

*CDBG total admin (including public services)

While the Public Services cap was waived for prior program years due to the pandemic, it is back in effect for PY21 funding. No more than 20% of funding can be used for public services applications. The total amount of funding available is \$432,739. Please note that funding was granted to proven housing programs based on a multi-year funding approved last year. In the chart below, this includes Catholic Charities, North Suburban Legal Aid Clinic and Prairie State Legal Service's (PSLS) Homeless Prevention Programs as well as PSLS's Fair Housing Program. Scores listed for these programs and their funding amounts were sized on an annual budget.

Agency- Program	% Score	Request	Actual
Catholic Charities- Homeless Prevention	N/A	\$100,000	\$99,771
PADS Lake County- Custom Travel - Uber	78%	\$10,000	\$9,771
PADS Lake County- Street Outreach*	78%	\$85,000	\$26,122
Center for Enriched Living Employment Opp. Program	77%	\$25,000	\$24,771
ElderCARE@ChristChurch Age in Place	77%	\$25,000	\$24,771
YouthBuild Lake County YouthBuild - Transportation	77%	\$25,000	\$24,771
North Suburban Legal Aid Clinic Homeless Prevention	N/A	\$20,000	\$19,771
Mano a Mano Productive Parents	75%	\$30,000	\$29,771
Antioch Area Healthcare Access Alliance Healthcare and Transportation	74%	\$20,000	\$24,771
Prairie State Legal Services Homeless Prevention	N/A	\$20,000	\$19,771
Prairie State Legal Services Fair Housing Services	N/A	\$75,285	\$75,059
GLASA Transportation	70%	\$25,000	\$15,451
North Suburban Legal Aid Clinic Immigration Legal Aid Program	65%	\$15,000	\$0
YouthBuild Lake County YouthBuild - Construction Staff	64%	\$25,000	\$0
NIRCO Recovery Support for Persons w/Special Needs	62%	\$25,000	\$0
Center for Enriched Living In-Person & Virtual Programming	57%	\$20,000	\$0
North Chicago Public Services	N/A	N/A	\$38,168
Total		\$545,285	\$432,739

*This request is also being funded with ESG.

HOME Funding Recommendations

The HOME funding is investing in affordable housing projects and programs in collaboration with the cities of Waukegan and North Chicago. Three out of the four proposed grants are also receiving funding from other sources. Please note that funding was granted to proven housing programs based on a multi-year funding approved last year. In the chart below, this includes Community Partners for Affordable Housing's Community Land Trust and Down Payment Assistance Programs. Scores listed for these programs and their funding amounts were sized on an annual budget.

Applicant	Project	Application Type	% Score	Request	Proposed Funding	Additional Funding
Community Partners for Affordable Housing (CPAH)	Community Land Trust (CLT) Program	Program	N/A	\$440,000	\$330,000	
Community Partners for Affordable Housing (CPAH)	Down Payment Assistance Program	Program	N/A	\$430,000	\$290,000	\$40K of AHP; Includes Waukegan HOME
Bear Development & Waukegan Housing Authority (WHA)	Armory Terrace Reconstruction	Project	86.0%	\$424,454	\$176,811	Includes Waukegan HOME funding
The Debruler Co.	Mundelein Senior Apartments	Project	83.4%	\$800,000	\$222,861	\$127,140 of CDBG
Full Circle Communities	Highwood - Supportive Housing Development	Project	95.7%	\$600,000	\$516,172	\$83,828 of AHP
Lake County	Admin	N/A	N/A	N/A	\$166,248	
				\$2,694,454	\$1,702,091	

Emergency Solutions Grant (ESG) Funding Recommendations

Emergency Solutions Grant is focused on homeless programs. By regulation, not more than 40% of funding can be awarded to shelter and outreach programs. These recommendations include a grant to Lake County to cover expenses related to the administration of the Homeless Management Information System that is required for this funding. The following chart reflects slight increases to grant amounts to match the HUD award.

Applicant	Project	% Score	Request	Proposed Funding	Adjusted Award
Catholic Charities	Rapid Rehousing	92%	\$65,000	\$65,000	\$65,000
A Safe Place	Shelter	84%	\$40,000	\$25,000	\$25,075
Lake County Haven	Shelter	76%	\$30,000	\$20,000	\$20,060
PADS Lake County	Shelter	81%	\$100,000	\$40,134	\$40,255
PADS Lake County	Outreach	86%	\$85,000	\$38,423	\$38,539
Lake County	Homeless Management Information System (HMIS)	-	\$30,000	\$20,000	\$20,060
Lake County	Admin	-	\$16,910	\$16,910	\$16,945
Total			\$366,910	\$225,467	\$225,934

Affordable Housing Program Funding Recommendations

The Lake County Affordable Housing Program is provided through the Lake County Board and strategically invested alongside the other affordable housing funding sources to complete projects. Please note that funding was granted to proven housing programs based on a multi-year funding approved last year. In the chart below, this includes Catholic Charities' Rapid Rehousing Program and Community Partners for Affordable Housing's Down Payment Assistance Program. Scores listed for these programs and their funding amounts were sized on an annual budget.

Applicant	Project	Application Type	% Score	Request	Proposed Funding	Additional Funding
Catholic Charities	Rapid Re-housing	Program	N/A	\$150,000	\$150,000	
Community Partners for Affordable Housing (CPAH)	Down Payment Assistance Program	Program	N/A	\$430,000	\$40,000	\$290K HOME
Full Circle Communities	Highwood - Supportive Housing Development	Project	100%	\$600,000	\$83,828	\$516,172 HOME
Lake County	Admin	N/A	N/A	N/A	\$30,000	
Lake County	Holdback for Zion Woods	N/A	N/A	\$77,703		
				\$1,180,000	\$381,531	

Video Gaming Revenue (VGR) Funding Recommendations

The Video Gaming Revenue is invested consistent with the policy which prioritizes services related to gambling addiction. In December 2020, the Lake County Board revised its Video Gaming Revenue Policy to provide ongoing support for 211 through United Way of Lake County in a noncompetitive, multi-year commitment. This year, there is an additional opportunity to invest in 211 through the CDBG-CV funding. Between these two funding sources, United Way is recommended for \$200,000 of funding for 211.

Agency- Program	VGR Priority	Raw Score	Adjusted score	Amount of Request	Funding Recommendation
United Way- 211	N/A	N/A	N/A	\$150,000	\$100,000
Nicasa- Gambling Outreach & Assessment	1	82%	82%	\$100,000	\$100,000
Nicasa- Gambling Addiction Services	2	77%	83%	\$100,000	\$100,000
Consumer Credit Counseling Services of Northern IL- Financial Literacy Training	3	64%	74%	\$10,000	\$5,000
A Safe Place- Behavioral Health Services	4	71%	90%	\$34,000	\$34,000
A Safe Place- Dept of Child & Family Services Co-Location	4	71%	90%	\$20,000	\$15,000
Comm. Youth Network Counseling Center- Outpatient Counseling	4	71%	89%	\$50,000	\$25,000
Arden Shore- Behavioral Health Intern Supervisor	4	70%	89%	\$81,300	\$75,000
CASA Lake County- Legal Advocacy for Youth in Care	4	70%	89%	\$44,000	\$38,000
Josselyn Center- Behavioral Health Services	4	70%	89%	\$75,000	\$42,760

Agency- Program	VGR Priority	Raw Score	Adjusted score	Amount of Request	Funding Recommendation
Lake County Health Dept- Community Support Services	4	68%	86%	\$100,000	\$90,000
Erie Family Health- Behavioral Health	4	68%	85%	\$50,000	\$30,000
Youth & Family Counseling- Counseling Program	4	62%	78%	\$25,000	\$18,000
Zacharias Sexual Abuse Center- Sexual Assault Services for Children	4	62%	78%	\$30,000	\$15,500
Kids Above All- Therapy	4	58%	73%	\$35,000	\$25,000
Catholic Charities- Behavioral Health Services	4	53%	67%	\$106,800	\$-
Youth Conservation Corps- YCC YouthBuild	4	49%	62%	\$50,000	\$-
Lake County Community Development	N/A	N/A	N/A		\$33,642
Total					\$746,902

In addition to the amounts above, staff members will be seeking input on projects to list in Tier 2. This list is used when funding becomes available mid-year for any reason. Staff looks forward to the full discussion at the commission meeting on Wednesday.