



# Lake County Illinois

## Legislation Text

File #: 18-1292, Version: 1

Joint resolution approving First Amendment to the 2018 United States Housing and Urban Development (HUD) Action Plan.

- HUD requires the submission of an Annual Action Plan and associated amendments to govern the expenditure of federal funding.
- The Lake County Citizen Participation plan requires the execution and approval of an Action Plan Amendment for any new project or major change in scope of project.
- The First Amendment to the 2018 Annual Action Plan allocates \$143,139 in new 2018 program income and reallocates \$1,019,909 from canceled projects.
- Such re-allocations require this proposed amendment to the Annual Action Plan be accompanied by a 30-day public comment period and public hearing.
- The Affordable Housing Advisory and Recommendation Committee (ARC) of the Housing and Community Development Commission (HCDC) recommended the replacement projects and programs for funding.
- The HCDC, recommended the approval of this amendment to the Annual Action Plan for 2018 at its meeting on October 10, 2018.

### RESOLUTION

**WHEREAS**, HUD requires the submission of an Annual Action Plan and associated amendments to govern the expenditure of federal funding; and

**WHEREAS**, the grant funding administered by Lake County Community Development requires prudent administration and timely spending to meet federal compliance requirements; and

**WHEREAS**, a new Grant Funding Allocation Policy has been proposed to both allocate new funding (e.g. program income) and re-allocate slow-spending grants and canceled projects on a timely and consistent basis; and

**WHEREAS**, such re-allocations require this proposed amendment to the Annual Action Plan accompanied by 30-day public comment period and public hearing, and

**WHEREAS**, the Lake County Citizen Participation plan requires the execution and approval of an Action Plan Amendment for any new project or major change in scope of project; and

**WHEREAS**, the First Amendment to the 2018 Annual Action Plan allocates \$143,139 in new 2018 program income and reallocates \$1,019,909 from canceled projects; and

**WHEREAS**, the canceled projects were profiled in the Grant Performance Update; and

**WHEREAS**, accumulated 2018 program income resulted from the sale of a HOME-funded rehab at 854 Adams Street in Waukegan, IL, HOME down payment assistance payoffs, a CDBG loan payment

(NorthPointe) and a CDBG owner-occupied rehab loan payoff; and

**WHEREAS**, under the Grant Funding Allocation Policy, reallocated grants must first be used to fund major community development and housing projects already approved by the Lake County Board - in this case the Deerfield-based Zion Woods and Waukegan-based LakePointe affordable rental housing projects; and

**WHEREAS**, the Zion Woods project's \$1.45 million in Lake County grant funding has not changed but shifted to \$1,242,558.14 in 2018 funds: CDBG (\$642,498.59) and HOME (\$807,501.41) with the remainder anticipated in 2019; and

**WHEREAS**, the increase in funding for the LakePointe affordable housing project from \$397,390 to \$775,000 helps to meet the CDBG spending timeliness requirements while also increasing the viability of a major affordable housing project by securing the land and increasing the application score in competition for State of Illinois low income housing tax credits; and

**WHEREAS**, after January 1, 2019, the LakePointe project will move forward under the CPAH name per the merger plans of AHC, CPAH and LCRDC; and

**WHEREAS**, the Grant Funding Allocation Policy further prescribes that reallocated grants be used to fund LCB-approved housing & community development programs that have the capacity and proven ability to spend additional funds within the next six to nine months; and

**WHEREAS**, with this proposed Action Plan Amendment, housing programs recommended for increased funding (totaling \$292,880) are the Acquisition/Rehab/Resale program of Community Partners for Affordable Housing (+ \$120,975 CDBG) and both the Down payment Assistance Program (+\$119,011 HOME) and Owner-Occupied Rehab (+\$52,894 CDBG) of the Affordable Housing Corporation of Lake County; and

**WHEREAS**, after January 1, 2019, all of these programs will be managed under the CPAH name per the merger plans of AHC, CPAH and LCRDC; and

**WHEREAS**, the Affordable Housing Advisory and Recommendation Committee (ARC) of the Housing and Community Development Commission (HCDC) recommended the replacement projects and programs for funding; and

**WHEREAS**, the Housing and Community Development Commission (HCDC), at its meeting on October 10, 2018, recommended approval of this amendment to the Annual Action Plan for 2018.

**NOW THEREFORE BE IT RESOLVED**, by the County Board of Lake County, Illinois, this first amendment to the 2018 HUD Action Plan is hereby approved.

**BE IT FURTHER RESOLVED**, that the Chairman of the Lake County Board or his designee is hereby authorized to execute the necessary documents to implement these changes and to complete the amendment process.

**DATED** at Waukegan, Illinois, November 13, 2018.