

Action Plan

Grantee: Lake County, IL

Grant: B-11-UN-17-0004

LOCCS Authorized Amount:	\$ 1,370,421.00
Grant Award Amount:	\$ 1,370,421.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 913,604.39
Total Budget:	\$ 2,284,025.39

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

The Original Plan includes six separate activities:

- Administration: \$137,042. On 04/02/15, Budget was increased by 23K to \$160,042 as part of the allowable 10% spending limit of PI for administration expenses;
- Demolition activity in North Chicago: \$131,230.70;
- Activities in Waukegan: \$222,693 (2 areas of greatest need);
- Activities in North Chicago: \$46,924.30 (1 area of greatest need);
- Activities in Lake County: \$489,925 (3 areas of greatest need); and
- Activities meeting the 25% Very Low Income Requirement: \$342,606.

The NSP 3 program will concurrently operate in Waukegan, North Chicago and Lake County. Activities meeting the 25% Low Income Requirement can occur in any of the areas of greatest need. Permitted uses in each of the areas includes NSP Eligible Uses A, B, C, D, and E as appropriate. Permitted NSP Eligible Uses for the 25% Low Income Requirement include A, B, and E as appropriate. 4/23/14 A new project and activity related to demolition in North Chicago were added with the budget of \$131,230.70. Target area language for each activity was updated to reflect the July 2013 amendment to the Substantial Amendment to the 2010 Annual Action Plan that expanded the target area boundaries. Budgets and obligations for each project and activity were updated to reflect uptodate levels of program income.

How Fund Use Addresses Market Conditions:

Lake County responded to the local market conditions by using a three step process to determine its areas of greatest need. The first step in the planning process was to analyze how the NSP 1 target areas compared with the NSP 3 Need Scores and the County's current foreclosure data. The Lake County NSP 1 Plan called for the funding of eligible activities within the hatched areas shown on the NSP 1 Target Areas and Sites Map. These areas included substantial portions of five municipalities: Mundelein, North Chicago, Round Lake Beach, Waukegan and Zion. HUD provides estimates of foreclosure need at the census



tract level through “need scores.” The scores range from 1 to 20, with a score of 20 indicating census tracts with the HUD-estimated greatest need for assistance. Seventy eight (78) of the three hundred and seventy eight (378) Census Tracts within Lake County contain need scores of 17 or higher, with most of these need scores located in the Waukegan, North Chicago, Zion and Round Lake areas (see NSP 3 Need Score Map). The NSP 3 Need Scores clearly overlap with the municipalities targeted through NSP 1. With the help of the Lake County Planning Division, foreclosures between 1/1/2009 and 10/29/2010 and Sheriff’s auctions between 12/1/2009 and 11/11/2010 were mapped. This data provided additional local information on the locations of foreclosures occurring in the past year. Based on the overlap between the NSP 1 target areas, the NSP 3 Need Scores and local foreclosure data, it was decided that the NSP 3 Plan should focus on the five primary municipalities identified in the NSP 1 Plan (Mundelein, North Chicago, Round Lake Beach, Waukegan and Zion). The HUD focus on impact strengthens the decision to continue to focus on the five primary municipalities identified in the NSP 1 Plan. To measure impact, the HUD Need Score dataset also includes an estimate of the properties which the program will need to purchase in a given area to ensure that the NSP Program has a measurable impact. By ensuring that NSP 1 and NSP 3 target areas overlap, both rounds of NSP funding (the NSP 3 grant and the NSP 1 program income) can be brought to bear on each target area in succession to meet the impact goals. With only \$1.37 million in NSP 3 funding, it is important to augment these funds to ensure that the program can address as many areas as possible. The second step in the planning process was to reach out to each of the five municipalities to determine the locally recommended boundaries for areas of greatest need within each community. Lake County Community Development staff met with representatives of each of the five municipalities to discuss the boundaries, providing local stakeholders with maps detailing NSP 3 Need Scores, locations of NSP 1 properties within the municipality and County foreclosure data. Based on these discussions, specific target areas within each municipality were determined along with recommended activities to occur within each area. Lake County staff also drove each area of greatest need to review the housing stock and ensure that the intended eligible uses could successfully be undertaken given HUD guidance on program design. The final step in the planning process was the compilation of the recommended areas of greatest need for each municipality and the determination of how to organize these areas as part of a holistic plan. The NSP 1 program informs the tiered approach proposed in this Plan. Four organizations are responsible for implementing the County’s NSP 1 Plan. The cities of North Chicago and Waukegan administer NSP 1 within the boundaries of each city. The Affordable Housing Corporation of Lake County (AHC) is responsible for implementing the County’s program in the remainder of Lake County. The County’s fourth partner, Lake County Residential Development Corporation (LCRDC), was selected through an RFP process to rehabilitate an 18 unit apartment complex in Zion that

Ensuring Continued Affordability:

The long-term affordability requirements will be the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f), and 92.254. Additionally, the Resale and Recapture provisions outlined in the Lake County Consortium’s Annual Action Plan apply to NSP assisted foreclosed and rehabilitated properties.

NSP-assisted units must remain affordable for the following terms (based on the average subsidy per unit). Enforcement of the affordability period will be through mortgage and deed restrictions.

- Rehabilitation of less than \$15,000 5 years
- Rehabilitation of \$15,000 - \$40,000 10 years
- Rehabilitation of \$40,000 + 15 years

If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosures or transfer in lieu of foreclosure, the NSP recipient must revive the HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of the NSP program.

Definition of Blighted Structure:

A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. The objectively determinable signs of deterioration shall be the same as that found in the local ordinances which govern the area of greatest need in which the activity is occurring.

Definition of Affordable Rents:

Per the NSP requirements, Lake County must define “affordable rents” and the continued affordability standards and enforcement mechanisms that it will apply for each/all of its NSP activities. Lake County adopts the HOME program standards at 24 CFR 92.252(a), (b), (c), (e), and (f), and 92.254.

Housing Rehabilitation/New Construction Standards:

Per the NSP requirements, any rehabilitation of an abandoned or foreclosed home or residential property shall be to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent or redevelop such homes and properties. As of 2012, the local Lake County standard is the Lake County Consortium Property Rehabilitation Standards. More specific requirements include:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid -or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department



of Energy).

- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

As identified within the 2010-2014 Housing and Community Development Consolidated Plan, "substandard conditions" is defined as "the quality of housing not in compliance with local housing code or Federal Housing Quality Standards (HQS), whichever is stricter." Substandard condition but suitable for rehabilitation is defined as "the quality of housing with deficiencies economically feasible to correct." Housing, in substandard condition but suitable for rehabilitation, can be repaired according to local building codes and HQS and then be returned to the housing stock as safe, decent and sanitary.

As stated within the Consolidated Plan - Needs Section for Lake County's Housing Rehabilitation Goal:

"Although the majority of Lake County's housing stock is in generally good condition, pockets of substandard housing exist throughout the County, especially in low-income areas. Rehabilitation of both rental and ownership units are needed to improve these units to decent, safe and sanitary condition. In addition, the acquisition and rehabilitation of existing residential properties creates opportunities to increase the supply of affordable rental and ownership units."

Use of NSP-funding for the acquisition and rehabilitation of vacant and foreclosed properties for (future) income eligible occupants will assist in this effort.

Vicinity Hiring:

The heightened Section 3 requirements will be met through the following activity specific measures:

- Through the low-income component of its NSP 1 program, Lake County's partners have complied with existing Section 3 requirements, including soliciting Zion-based contractors as part of bid packages for project work. Similarly, Lake County will require that any user of the 25% funds identify and solicit local contractors employing individuals within the targeted area and will provide a preference for contractors who address the heightened Section 3 requirement.
- AHC currently operates a housing rehabilitation program which utilizes local contractors who draw workers from throughout Lake County. A preference for contractors who employ workers from within the area of greatest need will be fostered by the inclusion of such targeted employment as a criterion in the bidding process.
- The City of North Chicago currently operates a housing rehabilitation program which utilizes local contractors who draw workers from the City of North Chicago. A preference for contractors who have or will employ workers from within the areas of greatest need will be fostered by the inclusion of such targeted employment as an aspect of the bidding process.
- The City of Waukegan currently operates a housing rehabilitation program which utilizes local contractors who draw workers from the City of Waukegan. A preference for contractors who have or will employ workers from within the areas of greatest need will be fostered by the inclusion of such targeted employment as a criterion of the bidding process.

Procedures for Preferences for Affordable Rental Dev.:

Lake County will create affordable rental properties in Project NSP3-1 which had an initial budget of \$342,606. These funds will be allocated specifically to address the low income targeting requirement. As program income is generated from NSP activity, it raises the LH25 requirement. The ongoing LH25 requirement will be met through the scope of the existing rental and homebuyer activities outlined in this document. Funds may be used in any "active" area of greatest need. County staff calculated the current budget and forecasted the incoming program income in order to identify the estimated future LH25 requirement and the amounts of funds necessary to achieve LH25 compliance.

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
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9999	Restricted Balance	<i>No activities in this project</i>	
NSP3 -1	NSP3 25%	NSP3 -1	NSP3 25% Set-Aside/ Rental Housing
		NSP3 -1 Sunset	LCRDC Waukegan Rentals
NSP3 -2	NSP3 Housing Rehabilitation	NSP3 -2A	Lake County NSP3
		NSP3 -2B	North Chicago NSP3
		NSP3 -2C	Waukegan NSP3
		NSP3 -2C LH25	NSP3 -2C LH25 Waukegan
NSP3 -3	NSP3 Admin	NSP3 -3	Lake County NSP3 Administration
NSP3 -4	NSP3 Demolition	NSP3 -4	Demolition NSP3



Activities

Project # / Title: NSP3 -1 / NSP3 25%

Grantee Activity Number: NSP3 -1
Activity Title: NSP3 25% Set-Aside/ Rental Housing

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -1

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP3 25%

Projected End Date:

07/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 331,654.07

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 331,654.07

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# Owner Households				0.0
# of Households	4	4		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	
# of Multifamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lake County Residential Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Lake County Residential Development Corporation	Non-Profit	\$ 331,654.07

Location Description:

Lake County Residential Development Corporation (LCRDC) will utilize these funds within the identified areas of greatest need. Resulting scattered site single family rentals total four units===three in Zion: 1914 Ezra Ave; 2914 Bethel Blvd; 2200 20th St and one, 1498 Grove Ave, in North Chicago.

Activity Description:

All actions undertaken as part of this activity shall address the 25% low-income requirement. Funds shall be utilized for the production of rental units.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP3 -1 Sunset
Activity Title: LCRDC Waukegan Rentals

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -1

Projected Start Date:

04/30/2015

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP3 25%

Projected End Date:

03/15/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 177,838.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 177,838.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Substantially Rehabilitated Units	2
#Units exceeding Energy Star	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Energy Star Replacement Windows	2
# of Properties	2



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lake County Residential Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Lake County Residential Development Corporation

Organization Type

Non-Profit

Proposed Budget

\$ 177,838.66

Location Description:

This NSP activity targets two foreclosed townhomes 2138 and 2140 Georgetown Lane in Waukegan.

Activity Description:

Lake County Residential Development Corporation, with assistance from the City of Waukegan, will acquire and rehab two foreclosed, abandoned and/or vacant single family homes and/or townhomes in Waukegan to be rented to income-qualified households earning at or below 50% of AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3 -2 / NSP3 Housing Rehabilitation

Grantee Activity Number: NSP3 -2A
Activity Title: Lake County NSP3

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Activity Status:

Under Way

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

12/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,200,571.93



Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 1,200,571.93

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# Owner Households	5		5	100.00
# of Households	5		5	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Multifamily Units	
# of Housing Units	7
# of Properties	7

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Affordable Housing Corporation of Lake County2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Affordable Housing Corporation of Lake County2	Non-Profit	\$ 1,200,571.93

Location Description:

Target areas amended July 2013. Exact boundaries and maps can be found in the amended Substantial Amendment to the 2010 Annual Action Plan.

- Mundelein Area of Greatest Need - Area bounded by Courtland Street to the north, Hickory Street to the south, Lake Street and Diamond Lake Road to the west, and Lake Street and Chicago Avenue to the east.
- Round Lake Beach Area of Greatest Need - Area bounded by Orchard Lane to the east, Hawthorne Drive and Oakwood Drive to the south, Lotus Drive and Cedar Lake Road to the west, and Lindsay Drive to the north.
- Zion Area of Greatest Need - Area bounded by 17th Street to the north, Sheridan Road to the east, 33rd Street to the south, and Galilee Ave to the west.

Activity Description:

The activities undertaken in the identified areas of greatest need within the remainder of Lake County will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. It should be noted that if homes are unable to be resold, homes purchased and rehabilitated may also be made rental units. The demolition of units will occur through the emergency demolition of selected properties based



on an evaluation by AHC in consultation with local code enforcement staff in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid. Any demolition activities in Lake County would most likely occur in Zion 2.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP3 -2B
Activity Title: North Chicago NSP3

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

03/15/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 41,112.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 41,112.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

Total

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of North Chicago2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of North Chicago2

Organization Type

Local Government

Proposed Budget

\$ 41,112.90

Location Description:



Target area amended July 2013. Exact boundaries and maps can be found in the amended Substantial Amendment to the 2010 Annual Action Plan.

- North Chicago Area of Greatest Need - Area bounded by 14th and 10th Streets to the north, Sheridan Road to the east, Glenn Drive and Lewis Avenue to the west, and Morrow Avenue and Martin Luther King Jr Drive to the south.

Activity Description:

The activities undertaken in the identified areas of greatest need within the City of North Chicago will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. The demolition of units will occur through the emergency demolition of selected properties based on an evaluation by the City of North Chicago in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: NSP3 -2C
Activity Title: Waukegan NSP3

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 163,522.66

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 163,522.66

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2			0.00
# of Households	2			0.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

2

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Waukegan2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Waukegan2

Organization Type

Local Government

Proposed Budget

\$ 163,522.66



Location Description:

Target areas amended July 2013. Exact boundaries and maps can be found in the amended Substantial Amendment to the 2010 Annual Action Plan.

- Waukegan Area of Greatest Need 1 - Area bounded by Sunset Avenue and Glen Flora Avenue to the north, Lewis Avenue and North Avenue to the east, Grand Avenue to the south, and McAree Road to the west.
- Waukegan Area of Greatest Need 2 - Area is bounded by Washington Street and Belvidere Street to the north, Victory Street and Sheridan Road to the east, 14th Street to the south, and Lewis Avenue and Jackson Street to the west (excluding an area surrounding Dugdale Park).

Activity Description:

The activities undertaken in the identified areas of greatest need within the City of Waukegan will be a continuation of the NSP 1 purchase/rehabilitation/resale program combined with the selected demolition of units which meet the definition of blighted under this Plan to ensure the viability of the purchase/rehabilitation/resale model. It should be noted that if homes are unable to be resold, homes purchased and rehabilitated may also be made rental units. The demolition of units will occur through the emergency demolition of selected properties based on an evaluation by the City of Waukegan in accordance with the blight definition found within this Plan. Once a structure is demolished, a lien will be placed on the property containing the required affordability restriction. Before development of the property can take place, the lien must be repaid. Any demolition activities in Waukegan would most likely occur in Area 2.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Grantee Activity Number: NSP3 -2C LH25
Activity Title: NSP3 -2C LH25 Waukegan

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP3 -2

Projected Start Date:

01/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

NSP3 Housing Rehabilitation

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 78,736.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 78,736.35

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

1

1

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Waukegan2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Waukegan2

Organization Type

Local Government

Proposed Budget

\$ 78,736.35



Location Description:

1401 Westmoreland Ave, Waukegan IL 60085

Activity Description:

Acquisition, rehab and resale to a family below 50% AMI

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3 -3 / NSP3 Admin

Grantee Activity Number: NSP3 -3
Activity Title: Lake County NSP3 Administration

Activity Type:

Administration

Project Number:

NSP3 -3

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

NSP3 Admin

Projected End Date:

03/15/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,042.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 160,042.00

Benefit Report Type:

NA



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Lake County CD Division

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Lake County CD Division	Unknown	\$ 160,042.00

Location Description:

NA

Activity Description:

These funds will be used primarily for the general management, oversight and coordination of the Community Development Block Grant funded Neighborhood Stabilization Program. A portion of these funds will also be used for planning costs in connection with the development and certification of this Plan, the development of various performance report documents, and the development of continued application procedures in addition to general NSP project and program management activities. In addition, some of these funds may be used for special planning studies (if needed or requested). These funds will also be used to provide technical assistance for prospective CDBG funded NSP eligible local governments and/or non-profit agencies, NSP related training/workshops, and review of NSP funded project performance. Included as project administration activities is the County-wide standardization of NSP-related costs for:

- Contracted title services to identify/confirm post-foreclosure ownership (1 per house estimated at \$100 each);
- Appraisal services for post-foreclosure Fair Market Value determinations and post-rehabilitation housing purchase valuations (2 per house estimated at \$300 each);
- Legal representation to ensure NSP-required program and legal compliance during the acquisition of foreclosed properties for upfront legal costs (estimated at \$1,000 per house) and at each post-rehabilitation closing (1 per house estimated at \$350 each); and
- Contracted title services to identify/confirm post-closing NSP-required low and moderate income ownership, including NSP household eligibility and NSP period of affordability restrictions (1 per house estimated at \$100 each).

Environmental Assessment: EXEMPT

Environmental Reviews: None

Project # / Title: NSP3 -4 / NSP3 Demolition

Grantee Activity Number: NSP3 -4
Activity Title: Demolition NSP3



Activity Type:

Clearance and Demolition

Project Number:

NSP3 -4

Projected Start Date:

03/15/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

NSP3 Demolition

Projected End Date:

03/15/2016

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 130,546.43**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 130,546.43**Benefit Report Type:**

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

4

Low

4

Mod**Low/Mod%**

100.00

Proposed Accomplishments

of Multifamily Units

Total

4

of Housing Units

4

of Properties

1

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of North Chicago2

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of North Chicago2

Organization Type

Local Government

Proposed Budget

\$ 130,546.43

Location Description:

A commercial property located at 1235 Victoria St, North Chicago, IL 60064

Activity Description:

Demolition and site clearance of the building and property located at 1235 Victoria St in North Chicago. Vacant property will be redeveloped a permanent supportive housing for 4 veterans.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Action Plan Comments:

- Reviewer - HUD has approved the DRGR Action Plan for NSP-3 for the purpose of giving the County the opportunity to submit its NSP-3 QPR on time. However, further review of previous QPRs might require additional changes to the Action Plan. The County updated the overall, NSP3-2 project, and NSP3-2A, -2B, and -2C activity budgets in DRGR. The budgets reflect original grant amount plus program income. Reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.
- Reviewer - HUD is approving the Grantee's DRGR Action Plan for the purposes of the Grantee submitting its QPR on time. The Grantee notified HUD that a Substantial Amendment to the NSP Action Plan will be submitted to HUD for review and approval. Once HUD receives this written substantial amendment, the Grantee will have to review and resubmit this DRGR Action Plan. This should be done no later than 15 days of notification of approval of the written substantial amendment. THIS IS A CONDITIONAL APPROVAL. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Sr. CPD Representative, Chicago FO.
- Reviewer - Grantee changed the budgets of the remaining LMMI and LH25 activities before the Grantee can begin close out. Reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.
- Reviewer - Grantee requested for HUD to return Action Plan for further corrections. Jerry Deese Sr. CPD Representative.
- Reviewer - On February 14, 2017, the Grantee sent HUD an email requesting for HUD to reject this Action Plan. The Grantee is in the process of completing a substantial amendment for this grant. Jerry Deese, Senior CPD Representative.
- Reviewer - HUD conducted an on-site monitoring review visit of the NSP Program during the week of August 21-25, 2017. As part of the monitoring visit, HUD reviewed the County's Substantial Amendment, internal tracking spreadsheets, and projected NSP activity schedules. The information reviewed on-site matched with the information provided in the DRGR Action Plan. Therefore, this Action Plan is approved. Reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.
- Reviewer - Grantee entered beneficiary information. Changes to the Action Plan do not constitute a substantial amendment. Reviewed and approved by Jerry Deese, Senior CPD Representative.



Action Plan History

Version	Date
B-11-UN-17-0004 AP#1	06/24/2011
B-11-UN-17-0004 AP#2	12/30/2011
B-11-UN-17-0004 AP#3	11/07/2013
B-11-UN-17-0004 AP#4	05/02/2014
B-11-UN-17-0004 AP#5	01/30/2015
B-11-UN-17-0004 AP#6	04/28/2015
B-11-UN-17-0004 AP#7	08/08/2016
B-11-UN-17-0004 AP#8	08/24/2017
B-11-UN-17-0004 AP#9	02/08/2019

