

FIVE YEAR CONSOLIDATED PLAN AND ANNUAL ACTION PLAN



PY 2020 - 2024

For Submission to the U.S. Department of HUD

PREPARED BY:

City of Waukegan
Community Development Block Grant Department
100 N. MLK Jr. Avenue 3rd Floor
Waukegan, IL 60085

Urban Design Ventures, LLC
212 E. 7th Avenue
Homestead, PA 15120

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Waukegan, Illinois, is an entitlement community that receives federal funds from the U.S Department of Housing & Urban Development (HUD) to support community development, economic development, and affordable housing activities. The City of Waukegan is a recipient of the following HUD funds: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME); HOME funds are received through the Lake County Consortium. In compliance with HUD regulations, the City of Waukegan has prepared this PY 2020-2024 Five Year Consolidated Plan for the period of May 1, 2020 through April 30, 2024. This consolidated plan is a strategic plan for the implementation of the City's federal programs for housing, community, and economic development within the City of Waukegan.

The Five Year Consolidated Plan establishes the City's goals for the next five (5) year period and outlines the specific initiatives the City will undertake to address its needs by promoting: the rehabilitation of affordable, decent, safe, accessible, and sound housing; homeownership; homeless prevention, rapid rehousing, operations and support services; creating a suitable living environment; public and community facility improvements; infrastructure; public safety; code enforcement; revitalization; removal of slum and blighting conditions; promoting fair housing; improving public services; and expanding economic opportunities through activities that principally benefit low to moderate-income persons.

This Five Year Consolidated Plan is a collaborative effort between the City of Waukegan, Lake County, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. This collaboration was necessary to identify the overall housing and community development needs, and to establish goals, priorities, and strategies to address those needs. This process was employed to ensure that this consolidated plan is tailored specifically for the needs of the City of Waukegan.

Maps:

Included in this Plan in the Exhibits Section are the following maps which illustrate the demographic characteristics of the City of Waukegan:

- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Block Group

- Population Density Age 65+ by Block Group
- Housing Unit Density by Block Group
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income with Minority Percentage by Block Group

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The “Vision” of this Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Waukegan. The following goals and outcomes have been identified for the five-year period of PY 2020 through PY 2024:

Housing Strategy

Priority Need: There is a need for decent, safe, and sanitary housing that is affordable and accessible to homebuyers and homeowners.

Goals:

- HS-1 Housing Support – Assist low to moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for sale through housing counseling and down payment/closing cost assistance with opportunity in close proximity to public transportation, employment, and community services
- HS-2 Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by owners by addressing code violations, emergency repairs, and handicap accessibility.

Homeless Strategy –

Priority Need: There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.

Goals:

- HO-1 Housing – Support the Continuum of Care's efforts to provide emergency shelter and transitional housing.
- HO-2 Operation/Support – Support social service programs, permanent supportive housing service programs, and facilities for the homeless and persons at-risk of becoming homeless.

Other Special Needs Strategy –

Priority Need: There is a need for housing, services, and facilities for persons with special needs.

Goals:

- SN-1 Housing – Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs or rehabilitation of housing units.
- SN-2 Social Services – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs.

Community Development Strategy –

Priority Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City.

Goals:

- CD-1 Community Facilities and Infrastructure – Improve the City’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction. Provide an opportunity for broadband access in conjunction with other projects.
- CD-2 Public Services – Invest in community services that promote and enhance targeted populations to improve quality of life.
- CD-3 Accessibility – Improve public and common use areas to be readily accessible and usable by persons with disabilities.

Economic Development Strategy –

Priority Need: There is a need to promote skills training, employment development, connectivity and economic opportunities within the City.

Goals:

- ED-1 Employment – Support and promote job creation, retention, and employment training programs.
- ED-2 Redevelopment – Plan and promote the development, redevelopment, and revitalization by investing in economic growth initiatives to develop and promote small commercial business.

Administration, Planning, and Management Strategy –

Priority Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

The City of Waukegan has a good performance record with HUD. The City regularly meets the performance standards established by HUD. Each year the City prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at Waukegan City Hall, located at 100 N. Martin Luther King, Waukegan, IL 60085.

4. Summary of citizen participation process and consultation process

The City of Waukegan followed its Citizen Participation Plan in the planning and preparation of the Five Year Consolidated Plan. The City held its first public hearing on the needs of the community and its residents on October 8, 2019. This provided the residents, agencies, and organizations with the opportunity to discuss the City's CDBG Program and to provide suggestions for future CDBG Program priorities and activities.

The Waukegan CDBG Department maintains a mailing list for its CDBG Program and sends out copies of its public hearings notices and meetings concerning the CDBG Program. Notices are sent to all agencies and individuals who have participated in previous programs and activities.

A copy of the "Draft Five Year Consolidated Plan and the PY 2020 Annual Action Plan" was placed on public display for review by the general public agencies and organizations in the community. The draft display period started Monday, March 2, 2020 and ended on Friday, April 3, 2020.

A citizen survey was prepared and advertised to residents through February 28, 2020. A copy was placed on the City's website. The results of the survey were used to help determine the goals and outcomes. A more detailed analysis and description of the citizen participation process is contained in Section PR-15, "Citizen Participation."

5. Summary of public comments

The City of Waukegan held its First Public Hearings on Tuesday, October 8, 2019 at 6 PM in the Waukegan Public Library and Wednesday, October 9, 2019 at 6 PM in the Field House Sports Center. Comments received at that public hearing are included in the attachments at the end of the Consolidated Plan.

The Five Year Consolidated Plan and PY 2020 Annual Action Plan were placed on public display from March 2, 2020 to April 3, 2020. A Second Public Hearing was held on Monday, April 6, 2020. Comments that were received at the Second Public Hearing and display period are included in the attachments at the end of this Five-Year Plan.

The following is a summary of comments received during the planning process:

- Need for affordable housing
- Need for employment opportunities that provide a living wage
- Need for improved access to transportation
- Need for facilities and supportive services to support homeless households and those at risk at homelessness
- Need for coordinated public service network

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

All comments and suggestions that were received to date, have been accepted and incorporated into the planning document.

7. Summary

The main goals of the Five Year Consolidated Plan are to improve the living conditions of all residents in the City of Waukegan, create a suitable and sustainable living environment, to address the housing and community development needs, and foster an atmosphere for economic development through out the City of Waukegan.

The Five Year Consolidated Planning process requires that the City prepare in a single document its strategies and goals to address housing needs; establish and maintain a suitable living environment; and to encourage economic opportunities for every resident. The City will use the Consolidated Plan goals to allocate CDBG and HOME funds over the next five (5) years and to provide direction to its strategic partners, participating agencies, and stakeholder organizations to address the housing and community development needs of the low to moderate-income residents of the City of Waukegan. HUD will evaluate the City's performance based on the goals established in the Consolidated Plan.

The CDBG program works to ensure that there is quality affordable housing, provide social services for the City's most vulnerable residents, and to create economic opportunities through job creation. CDBG is a tool available to communities to help address and alleviate problems they have. The amount of CDBG funds allocated is based on a HUD formula that accounts for different variables (i.e. population, housing overcrowding, age of housing stock, growth relative to Metropolitan Statistical Area, etc.).

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 | Waukegan | Waukegan CDBG |

Table 1– Responsible Agencies

Narrative

The City of Waukegan’s CDBG Department is the administrating agency for the CDBG Program. The Department prepares the Five Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERR’s), Consolidated Annual Performance Evaluation Reports (CAPER), and is responsible for the monitoring, processing requests for payment, contracting, and oversight of the entire programs on a day to day basis.

Consolidated Plan Public Contact Information

Mrs. Laraesa Garland, CDBG Director

Waukegan CDBG Department

100 N. Martin Luther King Jr. Avenue

Waukegan, IL 60085

Phone: 847-599-2530

Email: Laraesa.garland@waukeganil.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

While preparing the PY 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan, the City of Waukegan consulted with City departments, the Waukegan Housing Authority, social services agencies, housing providers, economic development agencies, and members of the County Continuum of Care. An online survey was placed on the City's website for residents to complete. Input from meetings, public hearings, and surveys were used to develop the Five Year 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 City of Waukegan works with the following agencies to enhance coordination:

- **City of Waukegan Department** – Oversees the CDBG Program.
- **Waukegan Housing Authority** – Coordination with the Section 8 Housing Choice Vouchers and improvements to public housing communities.
- **Social Services Agencies** – Provides funds to improve services to low and moderate income persons.
- **Housing Providers** – Provides funds to rehabilitate and develop affordable housing and provide housing opportunities for low and moderate income households.
- **Lake County Continuum of Care** – Oversees the Continuum of Care funds.

Each year, as part of the CDBG application planning process, local agencies, and organizations are invited to submit proposals for CDBG funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms.

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

The Lake County Coalition for the Homeless uses a Coordinated Entry System to address the needs of homeless persons and those at risk of homelessness. The Coordinated Entry System is designed to minimize barriers faced by individuals who are homeless in accessing the most appropriate and effective housing services to address their needs and incorporates a "housing first" philosophy in matching homeless individuals with services. The CoC uses ServicePoint HMIS software for its coordinated entry. Coordinated entry referrals prioritize all individuals and families who are the most vulnerable according to the VI-SPDAT, as well as those identified as meeting the HUD definition of chronically homeless.

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

The CoC’s Monitoring and Project Performance Committee reviews projects funded by the Continuum of Care, Emergency Solutions Grant, or other related projects for compliance, appropriateness, and performance, as well as make recommendations on the allocation of resources specific to particular projects. The purpose of the Committee is to ensure that there is a comprehensive and fair funding allocation process and that the CoC an effective system for addressing the needs of people experiencing homelessness, including efforts to ensure that episodes of homelessness are brief, rare, and non-recurring. The goal of the Committee is to:

1. Implement a project monitoring process for State ESG and CoC projects
2. Establish and monitor performance benchmarks
3. In coordination with other committees and work groups, develop and implement funding allocation decision processes
4. Identify and address issues to ensure projects are in compliance with regulations and are able to meet the identified performance benchmarks

The City’s CDBG Department participates in CoC meetings to maintain awareness of the CoC’s priorities and procedures for funding activities that address homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | CASA LAKE COUNTY |
| | Agency/Group/Organization Type | Services-Children Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | CASA Lake County was interviewed to discuss the social service needs of the City of Waukegan. |

| | | |
|---|--|--|
| 2 | Agency/Group/Organization | Arden Shore |
| | Agency/Group/Organization Type | Services-Children Health Agency Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Arden Shore was interviewed to discuss the social service needs of the City of Waukegan. |
| 3 | Agency/Group/Organization | Community Partners for Affordable Housing |
| | Agency/Group/Organization Type | Housing Services - Housing Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Community Partners for Affordable Housing were interviewed to discuss the housing needs of the City of Waukegan. |
| 4 | Agency/Group/Organization | Northern Illinois Food Bank |
| | Agency/Group/Organization Type | Services-homeless Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Northern Illinois Food Bank was interviewed for their input on the social service needs. |

| | | |
|---|--|--|
| 5 | Agency/Group/Organization | Youth Build Lake County |
| | Agency/Group/Organization Type | Services-Children Services-Education Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Youth Build Lake County was interviewed for their input on the economic development need for the City of Waukegan. |
| 6 | Agency/Group/Organization | Little City Foundation |
| | Agency/Group/Organization Type | Services-Children Services-Persons with Disabilities Services-Health Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Little City Foundation was interviewed for their input on the other special needs for the City of Waukegan. |
| 7 | Agency/Group/Organization | PRAIRIE STATE LEGAL SERVICE |
| | Agency/Group/Organization Type | Housing Service-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Prairie State Legal Service was interviewed for their input on the housing needs in the City of Waukegan. |
| 8 | Agency/Group/Organization | CITY OF WAUKEGAN |
| | Agency/Group/Organization Type | Other government - Local |

| | | |
|----------|---|---|
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The City's CDBG Department, Fire Department, Police Department, Department of Public Works, Planning Department, and Water Department were interviewed for their input on the housing needs, homeless needs, non-homeless special needs, community development, and economic development needs and goals for the City of Waukegan.</p> |
| <p>9</p> | <p>Agency/Group/Organization</p> | <p>Lake County Coalition for the Homeless</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy</p> |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Lake County Coalition for the Homeless was interviewed to discuss the homeless needs for the City of Waukegan. |
| 10 | Agency/Group/Organization | Black Chamber of Commerce of Lake County |
| | Agency/Group/Organization Type | Services-Employment |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Black Chamber of Commerce was interviewed to discuss the economic development and community development needs in the City of Waukegan. |
| 11 | Agency/Group/Organization | HABITAT FOR HUMANITY LAKE COUNTY |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Market Analysis Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Habitat for Humanity was interviewed to discuss the housing needs in the City of Waukegan. |
| 12 | Agency/Group/Organization | WAUKEGAN HOUSING AUTHORITY |
| | Agency/Group/Organization Type | Housing PHA Services - Housing Service-Fair Housing Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Market Analysis |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Housing Authority was interviewed to discuss the public housing and housing needs in the City of Waukegan. |
| 13 | Agency/Group/Organization | A SAFE PLACE |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | A Safe Place was interviewed to discuss the other special needs in the City of Waukegan. |
| 14 | Agency/Group/Organization | CHRIST CHURCH ELDER CARE |
| | Agency/Group/Organization Type | Services-Elderly Persons Health Agency |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Elder Care was interviewed to discuss other special needs in the City of Waukegan. |
| 15 | Agency/Group/Organization | PADS LAKE COUNTY |
| | Agency/Group/Organization Type | Services-homeless Services-Health |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | PADS Lake County was interviewed to discuss the homeless needs in the City of Waukegan. |
| 16 | Agency/Group/Organization | THE SALVATION ARMY |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Salvation Army was interviewed for their input on the housing needs, homeless needs, and community development needs for the City of Waukegan. |
| 17 | Agency/Group/Organization | ZACHARIAS CENTER |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services-Health |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Zacharias Center was interviewed to discuss the other special needs for the City of Waukegan. |

| | | |
|----|--|--|
| 18 | Agency/Group/Organization | YWCA |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence Services-Health Services-Employment Health Agency |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The YWCA was interviewed to discuss other special needs and economic development needs for the City of Waukegan. |
| 19 | Agency/Group/Organization | UMMA |
| | Agency/Group/Organization Type | Services-Education |
| | What section of the Plan was addressed by Consultation? | Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | UMMA Center was interviewed to discuss the economic development needs in the City of Waukegan. |
| 20 | Agency/Group/Organization | Waukegan Public Library |
| | Agency/Group/Organization Type | Services-Children Services-Education Other government - Local |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Waukegan Public Library was interviewed to discuss the economic development needs in the City of Waukegan. |

| | | |
|----|--|--|
| 21 | Agency/Group/Organization | YOUTH CONSERVATION CORPORATION (YCC) YOUTHBUILD |
| | Agency/Group/Organization Type | Services-Children Services-Education Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Economic Development Anti-poverty Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Youth Conservation Corporation was interviewed to discuss the economic development needs for the City of Waukegan. |

Table 2– Agencies, groups, organizations who participated

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

All agency types were consulted and contacted during the planning process. Agencies were sent agency survey forms and contacted for additional input. See Exhibit Section for meeting notes.

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 (CoC) | Lake County Coalition for the Homeless | The goals of the City and the CoC are complementary. |
| Annual and Five-Year Capital Plans | Waukegan Housing Authority | The goals of the City and PHA are complementary. |

Table 2– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Waukegan is the county seat for Lake County. The City and the County consult on HOME projects as members of the Lake County Consortium.

The Waukegan CDBG Department is the administrating agency for the CDBG program. Close coordination is maintained with City departments for CDBG projects such as the Department of City Planning/Zoning, City Engineering, Department of Public Safety, Department of Public Works Improvements, and Department of Parks and Recreation.

Narrative

The vision of Waukegan's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low to moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(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 of Waukegan, in compliance with the City’s Citizen Participation Plan, advertised and held two (2) public hearings on the needs of the City of Waukegan that provided residents with the opportunity to discuss the City’s CDBG Program and to offer their suggestions on future CDBG program priorities. A “Draft Plan” was placed on display on the City's website at <https://www.waukeganil.gov/116/Block-Grant> under the City’s CDBG Department web page and copies of the plan were available at the CDBG Department, 100 N Martin Luther King Avenue, Waukegan, IL 60085 from March 2, 2020 until April 3. Additionally, the City developed and distributed an online resident’s survey <https://www.surveymonkey.com/s/WaukCDBG>.

The City developed the Consolidated Plan based on the input received at the public hearings, stakeholder and staff interviews, draft plan review comments, and the resident's survey.

Full public hearing notes, stakeholder and staff interview notes, and survey results can be found in the "Citizen Participation" attachment.

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 | Newspaper Ad | Minorities Persons with disabilities Non-targeted/broad community | Newspaper ads were run on the following days to notify the public of the status of the Five Year Consolidated Plan, Annual Action Plan, and Analysis of | None | None | Not Applicable. |

| | | | | | | |
|---|-------------------|---|---|---|-----------------------------|--|
| | | Agencies | Impediments to Fair Housing Choice: October 8 & 9, 2019 March 2, 2020 | | | |
| 2 | Public Hearing | Minorities Persons with disabilities Non-targeted/broad community Agencies | Public Hearings were held on Tuesday, October 8, 2019 and Wednesday, October 9, 2019 to discuss the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. There were a total of 9 attendees. | Meeting minutes can be found in the appendix section of this Consolidated Plan. | All comments were accepted. | Not Applicable. |
| 3 | Internet Outreach | Minorities Persons with disabilities Non-targeted/broad community Agencies | There were a total of 62 residents that completed the online survey. | A summary of the survey responses can be found in the appendix section of this Consolidated Plan. | All comments were accepted. | https://www.surveymonkey.com/s/WAUKDBG https://www.surveymonkey.com/r/WAUKESP |

| | | | | | | |
|---|----------------|------------------------------|--|--|-----------------------------|-----------------|
| 4 | Public Hearing | Non-targeted/broad community | A Public Hearing was held on Monday, April 6, 2020 to discuss the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. There were a total of XX attendees. | Meeting minutes can be found the appendix section of this Consolidated Plan. | All comments were accepted. | Not Applicable. |
|---|----------------|------------------------------|--|--|-----------------------------|-----------------|

Table 3– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Waukegan identified the following priority needs to be addressed in the Five Year Consolidated Plan:

1. Affordable Housing Needs
2. Homeless Needs
3. Other Special Needs
4. Community Development Needs
5. Economic Development Needs
6. Administration, Planning and Management Needs

The City determined these needs based on consultations with various community stakeholders, social service agencies, municipal staff, community residents, as well as an analysis of demographic, economic, and housing statistics.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The following are the needs for public facility improvements in the City:

- Public facilities need to be ADA compliant in accordance with Section 504 standards.
- Public facilities need to be in compliance with the City's adopted building codes.
- Public facilities must be open and available to all residents of the City on a fair and impartial basis.
- Public facilities need to be provided by the City to maintain a quality of life for its residents.
- Public facilities for parks, playgrounds, recreational areas, fields of play, and trails need to be improved and upgraded.

How were these needs determined?

These needs were determined from public input, previous City Plans, and input from City staff. The City is currently in the process of updating its comprehensive plan, therefore this list maybe incomplete. For future references, compare this list with the New Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

The following are the needs for public improvements with in the City:

- Maintain and provide adequate sewer and drainage systems to protect the health, safety, and welfare of all City residents.
- Ensure that the costs associated with providing public water and sewer facilities are equitably distributed between public and private sectors.
- Provide management and disposal of all non-hazardous waste materials generated within the City in an efficient and environmentally sound manner.
- Encourage the preservation of land and cultural resources.
- Increase the availability of recreational areas to improve the quality of life within the City.
- Provide an array of recreational facilities and programs throughout the City that are available to all City residents.
- Provide connectivity to community spaces, schools, fire stations, libraries, and parks for pedestrians, bicyclists, and automobile drivers.
- Provide safe access to the Waukegan Beach.

How were these needs determined?

These needs were determined from public input, previous City Plans, and input from City staff. The City is currently in the process of updating its comprehensive plan, therefore this list maybe incomplete. For future references, compare this list with the New Comprehensive Plan.

Describe the jurisdiction’s need for Public Services:

The City of Waukegan provides for public safety and other public services to its residents. The following are the City’s needs for public services:

- The City needs to continue to provide fire protection to its residents.
- The City needs to upgrade its fire stations and fire safety equipment and vehicles.
- The City needs to continue to provide its high level of public safety to its residents.
- The City needs to provide neighborhood policing in areas with high levels of crime.
- The City needs to continue its code enforcement efforts to ensure the health and safety of its residents.
- The City needs to continue to provide emergency medical services to its residents.
- The City needs to continue to provide garbage, trash pickup, and neighborhood clean-up programs to its residents.
- The City needs to support, encourage, and affirmatively further fair housing throughout its neighborhoods.
- The City needs to continue to support housing counseling services for low to moderate-income families in the City.
- The City needs to continue to support programs that serve elderly residents of the City.
- The City needs to continue to support programs that assist the homeless population in the City.
- The City needs to continue to support programs that assist victims of domestic violence and abuse.
- The City needs to continue to support programs that assist youth through afterschool, educational, and recreational programs.
- The City needs to continue to support microenterprise programs through technical assistance, advice, and business support services.
- The City needs to continue to support its job training programs for youth and underemployed.
- The City needs to continue to support social/welfare programs for low to moderate-income persons.
- The City needs to support programs that further fiber and internet access throughout the City. in the City.

How were these needs determined?

These needs were determined from public input, previous City Plans, and input from City staff. The City is currently in the process of updating its comprehensive plan, therefore this list maybe incomplete. For future references, compare this list with the New Comprehensive Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Waukegan is a suburban, well established City located just over forty-five (45) miles north of the City of Chicago. Over the past fifteen (15) years, the City's housing stock has transitioned to a 1 to 1 ratio for owner-occupied to renter-occupied housing. In 2000, the City of Waukegan had 56.5% (15,697 units) owner-occupied housing units and 43.5% (12,090 units) renter-occupied housing units. In 2015, there were 48.8% (14,067 units) owner-occupied housing units and 51.2% (15,422 units) renter-occupied housing units.

The housing stock in the City of Waukegan is older. Slightly less than one-fifth (18.5%, 5,899 units) of the City of Waukegan's housing stock was built prior to 1939, which is now over 80 years old. Over 72% of the current housing stock was built prior to 1979, which is now over 40 years old. Between 2010 and the present, there were only 208 (1.4%) units built.

According to the ACS data for 2011-2015, there are 3,009 vacant housing units in the City, which is approximately 9.5% of all the housing units. This is higher than the housing vacancy rate of Lake County, which is 7.2% and slightly lower than the statewide vacancy rate of 9.8%.

The median home value as of 2015 was \$121,200, and the median rent was \$883/month for the same time period.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Development planning is the process by which the City identifies and seeks to achieve the most desirable future for the community. The development planning process has two principal outcomes: the first is a consensus on pursuing the vision for future growth; the second is a land use plan. Development planning involves the promotion of community goals and potential, including the development of human capital, a broader focus than simply land use or public facility provision.

Community-based economic development is aimed at bringing members of all groups into the local economy. Efforts take a variety of forms, ranging from the construction of affordable housing, to the establishment of businesses that support local workers, and through training opportunities that meet the local needs. The local labor force needs to be prepared to take advantage of new jobs.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 65 | 13 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 3,782 | 2,144 | 12 | 7 | -5 |
| Construction | 948 | 661 | 3 | 2 | -1 |
| Education and Health Care Services | 4,406 | 3,633 | 14 | 12 | -2 |
| Finance, Insurance, and Real Estate | 1,480 | 792 | 5 | 3 | -2 |
| Information | 347 | 227 | 1 | 1 | 0 |
| Manufacturing | 5,498 | 4,347 | 17 | 14 | -3 |
| Other Services | 1,031 | 651 | 3 | 2 | -1 |
| Professional, Scientific, Management Services | 1,960 | 1,697 | 6 | 5 | -1 |
| Public Administration | 1 | 0 | 0 | 0 | 0 |
| Retail Trade | 4,122 | 3,233 | 13 | 10 | -3 |
| Transportation and Warehousing | 967 | 1,135 | 3 | 4 | 1 |
| Wholesale Trade | 1,713 | 2,292 | 5 | 7 | 2 |
| Total | 26,320 | 20,825 | -- | -- | -- |

Table 4 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 45,902 |
| Civilian Employed Population 16 years and over | 40,935 |
| Unemployment Rate | 10.82 |
| Unemployment Rate for Ages 16-24 | 26.37 |
| Unemployment Rate for Ages 25-65 | 7.36 |

Table 5 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 6,120 |
| Farming, fisheries and forestry occupations | 1,778 |
| Service | 4,690 |
| Sales and office | 8,715 |
| Construction, extraction, maintenance and repair | 3,140 |
| Production, transportation and material moving | 5,188 |

Table 6 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 23,765 | 61% |
| 30-59 Minutes | 12,265 | 31% |
| 60 or More Minutes | 3,044 | 8% |
| Total | 39,074 | 100% |

Table 7 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 8,865 | 1,025 | 2,973 |
| High school graduate (includes equivalency) | 9,190 | 1,090 | 2,800 |
| Some college or Associate's degree | 7,840 | 939 | 2,150 |
| Bachelor's degree or higher | 6,735 | 283 | 1,153 |

Table 8 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 350 | 1,680 | 2,275 | 3,620 | 1,625 |
| 9th to 12th grade, no diploma | 2,069 | 1,783 | 1,545 | 1,945 | 875 |
| High school graduate, GED, or alternative | 3,345 | 4,005 | 3,430 | 5,655 | 2,430 |
| Some college, no degree | 4,015 | 3,100 | 1,735 | 3,555 | 1,035 |
| Associate's degree | 354 | 610 | 713 | 1,370 | 315 |
| Bachelor's degree | 470 | 1,568 | 1,300 | 2,695 | 750 |
| Graduate or professional degree | 60 | 622 | 475 | 1,505 | 470 |

Table 9 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 61,372 |
| High school graduate (includes equivalency) | 97,833 |
| Some college or Associate's degree | 129,848 |
| Bachelor's degree | 245,236 |
| Graduate or professional degree | 487,025 |

Table 10 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three (3) largest categories of jobs in the City of Waukegan in business by sector is as follows:

- Manufacturing – 4,347 jobs
- Arts, Entertainment, Accommodations – 3,633 jobs
- Retail Trade – 3,233 jobs

Total: 11,213 jobs

These three categories represent 53.8% of the total number of jobs in the City.

The City of Waukegan released a Comprehensive Annual Financial Report (CAFR) for the year that ended April 30, 2019. According to the CAFR, the following are the Top Ten Employers in The City of Waukegan as of 2018:

- Lake County – 1,178 employees
- Vista Medical Center East – 838 employees
- Jewel-Osco – 515 employees
- Waukegan Community Unit School District 60 – 500 employees
- Bel Resources – 450 employees
- Kiley Developmental Center – 423 employees
- Cornfields Inc. – 400 employees
- Visual Pak – 400 employees
- Walmart Supercenter – 350 employees
- Cardinal Health – 340 employees

Describe the workforce and infrastructure needs of the business community:

The following are the workforce and infrastructure needs of the City of Waukegan economy:

- Encourage future development that bolsters the downtown’s role as the City center and home of government, retail business, arts and entertainment, and the waterfront.
- Creation of new jobs and encourage people to reside in the City.
- Maintain the City of Waukegan as the center of retail trade and health services for Lake County.
- Support the revitalization of existing neighborhoods.
- Improve public safety throughout the City.

The City's goals for Economic Development are as follows:

- ED-1 Employment – Support and promote job creation, retention, and employment training programs.
- ED-2 Redevelopment – Plan and promote the development, redevelopment, and revitalization by investing in economic growth initiatives to develop and promote small commercial business.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Lake County Workforce Development Board provides policy and oversight for the Workforce Innovation and Opportunity Act (WIOA) funds and programs. In 2016, LCWDP created a Local Workforce Plan and established the following goals:

- Attract, develop, and prepare a well-trained workforce to support the current economic base and promote future business growth.
- Support quality education in area institutions, build upon existing programs and delivery structures, and enhance training opportunities leading to a better prepared workforce.
- Facilitate greater collaboration among and between workforce partners and stakeholders.
- Strengthen Lake County's Position as a workforce development leader.

Waukegan is coordinating with the communities of North Chicago, Winthrop Harbor, Beach Park, and Zion to create a Lakeshore Trail Connectivity Plan. The Plan's purpose is to improve walking and bicycling connections between the communities and to help identify potential future walking and bicycling routes. In August 2019, the Cities released an Existing Conditions Report and identified the following goals:

- Safe & Accessible - Provide walking and bicycling routes that enable everyone to move with a strong sense of safety and security along their entire trip, regardless of whether they are commuting or recreating. Improve access to Metra train stations and Pace bus stops.
- Healthy - Support affordable transportation options to residents and visitors of all incomes, ages, and abilities; build better links between open spaces within the communities, and encourage more physical activity to improve health.
- Connected - Build a network connecting municipalities locally and regionally, and provide convenient access to Illinois Beach State Park and Lake Michigan. Connect people with nature and water to inspire stewardship among residents and visitors to protect environmental and social resources.

- Growing - Create a welcoming environment and culture and encourage an influx of visitors, residents, and businesses to the area to promote a vibrant economy and attractive culture today and for future generations.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In 2000 according to the U.S. Census, 61.2% of the City’s residents 16 years of age and over were considered a part of the labor force. The 2011-2015 American Community Survey estimates that approximately 69.8% of the population is currently in the labor force. The largest portion of Waukegan workers are in education and health care services and retail trade and makeup 32.4% of all Waukegan workers. Nearly 30% of all workers are in “sales and office,” and slightly over 20% are in “management, business, and financial” occupations. According to the 2011-2015 American Community Survey, an estimated 20.8% of households in the City of Waukegan receive income from Social Security. The majority of workers (86.8%) in the City of Waukegan are classified as Private Wage and Salary workers.

The unemployment rate in the City of Waukegan fluctuated greatly from 2010-2019, starting at an unemployment rate of a low of 4% and a high of 16.7%. In October 2019, according to the U.S. Bureau of Labor Statistics, the City of Waukegan had an unemployment rate of 4.1%, compared to the Lake County unemployment rate of 3.5%, Illinois unemployment rate of 3.9%, and the national average unemployment rate was 3.6%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Lake County Job Center’s Workforce Development Board provides policy and oversight for the Workforce Innovation and Opportunity Act (WIOA) funds and programs. WIOA services are primarily delivered at the One-Stop Job Market located at 1 N. Genesse Street 1st Floor, Waukegan, IL 60085 (847-377-2224). The training and employment services currently offered by the Job Center include skill and career assessment, occupational skills training, job search assistance, work experience, employability development counseling, supportive services, and referral services, which enable eligible participants to become economically self-sufficient and productive members of the community. In 2016, LCWDP created a Local Workforce Plan and Established the following goals:

- Attract, develop, and prepare a well-trained workforce to support the current economic base and promote future business growth.
- Support quality education in area institutions, build upon existing programs and delivery structures, and enhance training opportunities leading to a better prepared workforce.
- Facilitate greater collaboration among and between workforce partners and stakeholders.
- Strengthen Lake County’s Position as a workforce development leader.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS Strategy Committee defined strategic overarching goals to ensure the plan would be relevant to Lake County Partners' mission and supportable by local and regional stakeholders. The goals that guide this effort can be classified into "implementation goals" and "operational goals". The operational goals focus on having an economic development effort that maximizes LCP's ability to leverage its limited resources. Specifically, the Strategy Committee recognizes the need to establish a plan that rallies support from internal and external partners, fully leveraging the assets available to the Lake County Partners for implementation. The implementation goals reflect the expectations the Strategy Committee has established. These goals are listed below:

IMPLEMENTATION GOALS

- To retain and attract primary jobs to Lake County.
- To diversify the County's tax base.
- To enhance local workforce development and training.
- To improve access and availability to business financing and investment.
- To improve marketing efforts for business retention and business attraction activities.

OPERATIONAL GOALS

- To refine LCP's focus and improve awareness of the organization's benefits and successes.
- To provide new opportunities for strategic investment areas.
- To support improvements to infrastructure connectivity.
- To provide greater entrepreneurial development focus.

(Source: https://www.lakecountypartners.com/images/uploads/EDA_approved_Lake_County_CEDS_document_packet.pdf, Page 1-2)

Discussion

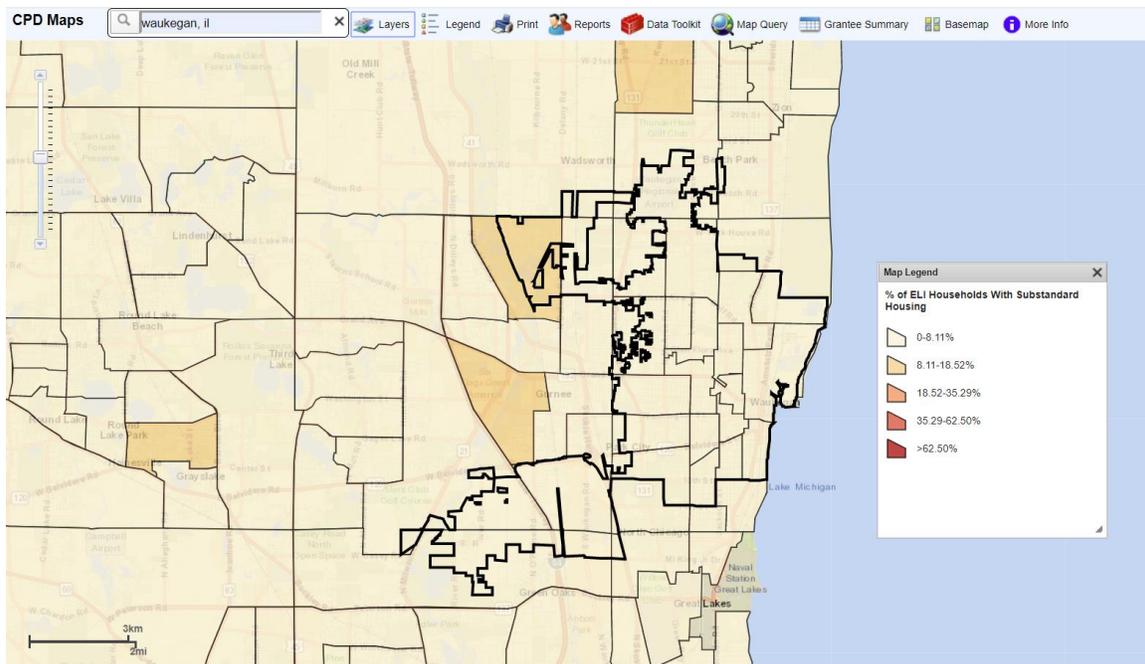
The City, through its Planning & Zoning Department, is updating its Comprehensive Plan that will be completed in 2020. The State of Illinois has identified two Opportunity Zones located south of Rt. 120 in the southern section of Waukegan. Opportunity Zones are lower income areas identified to encourage private financial investment through state development incentives. The Opportunity Zones are shared with the City of North Chicago. The City also encourages economic development through its Tax Increment Financing (TIF) program to provide incentives to private developers for lower income or blighted areas.

MA-50 Needs and Market Analysis Discussion

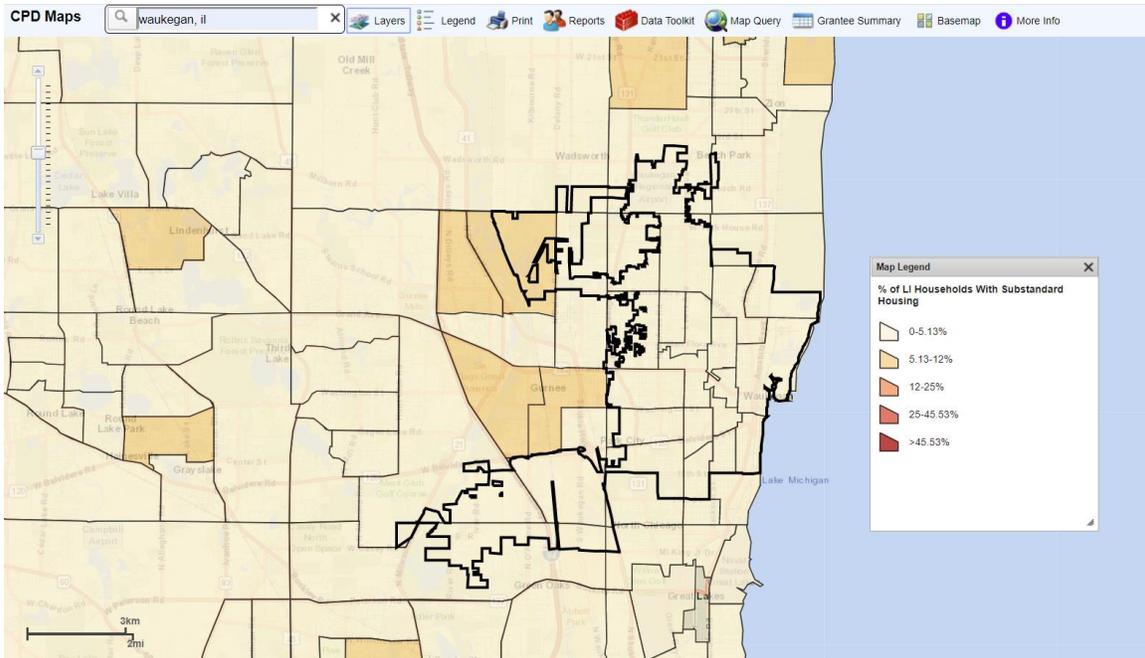
**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

The City defines substandard housing as housing that poses a risk to the health and physical well-being of its occupants and the community. More specifically the City use the following Title 24 Housing and Urban Development definition: "A unit is substandard if it: (1) Is dilapidated; (2) Does not have operable indoor plumbing; (3) Does not have a usable flush toilet inside the unit for the exclusive use of a family; (4) Does not have a usable bathtub or shower inside the unit for the exclusive use of a family; (5) Does not have electricity, or has inadequate or unsafe electrical service; (6) Does not have a safe or adequate source of heat; (7) Should, but does not, have a kitchen; or (8) Has been declared unfit for habitation by an agency or unit of government."

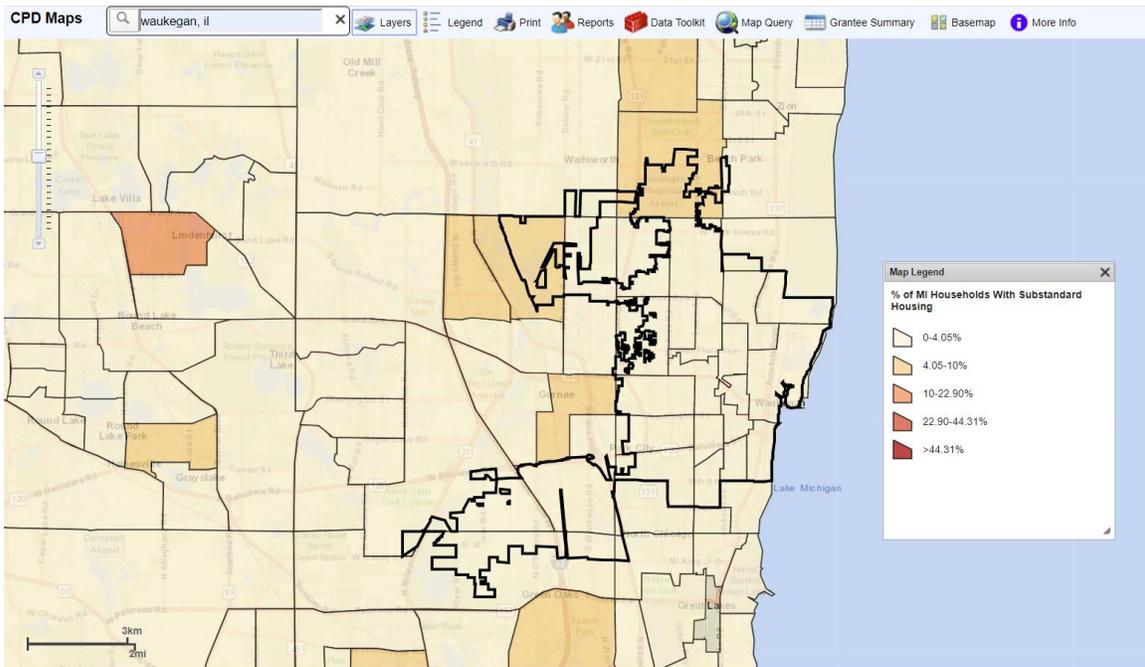
Below are maps for the locations of Extremely Low Income (ELI), Low Income (LI), and Moderate Income (MI) substandard housing locations by census tract and block group. Concentration is defined as any census tract and block group that has above average substandard housing as compared to the City as a whole. Limited areas of substandard housing are located in the very northern section of the City and western corner of the northern section of the City.



ELI Substandard Housing (Source: egis.hud.gov/cpdmaps)



LI Substandard Housing (Source: egis.hud.gov/cpdmaps)



MI Substandard Housing (Source: egis.hud.gov/cpdmaps)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas of minority concentration are defined as block groups that have a minority population of 50% or more. The following block groups have a minority population over 50% and are identified as areas of racial or ethnic minority concentration:

- Census Tract 8632.01 Block Group 3
- Census Tract 8624.01 Block Groups 1 and 2
- Census Tract 8624.02 Block Groups 1, 2, and 3
- Census Tract 8625.01 Block Groups 1 and 2
- Census Tract 8625.02 Block Groups 1 and 2
- Census Tract 8626.03 Block Groups 1, 2, 3, 4, and 5
- Census Tract 8626.04 Block Groups 1, 2, and 3
- Census Tract 8626.05 Block Groups 1, 2, and 3
- Census Tract 8627 Block Groups 1, 2, 3, and 4
- Census Tract 8615.06 Block Groups 1 and 3
- Census Tract 8622 Block Groups 1 and 2
- Census Tract 8628 Block Group 1
- Census Tract 8623 Block Groups 1, 2, and 3
- Census Tract 8620 Block Groups 1, 2, 3, and 4
- Census Tract 8618.04 Block Groups 1 and 2
- Census Tract 8661 Block Groups 1 and 2
- Census Tract 8615.04 Block Groups 1, 2, 3, and 4
- Census Tract 8617.02 Block Groups 1, 2, and 3
- Census Tract 8615.07 Block Group 1
- Census Tract 8621 Block Groups 1, 2, 3, and 4
- Census Tract 8619.01 Block Groups 1 and 3
- Census Tract 8619.02 Block Groups 1, 3, and 4
- Census Tract 8618.03 Block Groups 1, 2, and 3
- Census Tract 8604 Block Groups 1 and 3

What are the characteristics of the market in these areas/neighborhoods?

These areas are located throughout the City of Waukegan. All primarily low/mod block groups are located in primarily minority census tracts. Additionally, there appears to be an imbalance between renter occupied housing and owner-occupied housing in these areas. The block groups with the highest level of renter-occupied housing have the highest levels of minority concentration, and the block groups with the highest levels of owner-occupied housing have the lowest level of minority concentration.

Are there any community assets in these areas/neighborhoods?

There are numerous assets in these areas. Since these census tracts and block groups comprise most of the City, most of the services and community assets are located in this area. These areas contain the City Hall, fire and police stations, social services, schools, churches, etc.

Are there other strategic opportunities in any of these areas?

The areas identified with multiple housing problems, high minority concentrations, and high low to moderate-income populations border the areas of economic activity in the City. As the economic conditions of the commercial areas expand, the surrounding areas can expect to benefit from the community and economic investments that will occur in the commercial hot spots such as the increase in job opportunities, increase in housing options, and increase in commercial facilities.

MA-60 Broadband Needs of Housing occupied by Low to moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low to moderate-income households and neighborhoods.

According to the 2011-2015 ACS, the 55.6% (1,091) of households with an income less than \$10,000 are without an internet subscription, 25.4% (745) of households with an income between \$10,000 and \$19,999 are without an internet subscription, 20.2% (1,175) of households with an income between \$20,000 to \$34,999 are without an internet subscription, 10.3% (435) of households with an income between \$35,000 and \$49,999 are without an internet subscription, 11.4% (664) of households with an income between \$50,000 and \$74,999 are without an internet subscription, and 6.7% (582) of households with an income greater than \$75,000 are without an internet subscription in the City of Waukegan.

There is a great need for affordable broadband access for households making less than \$35,000 per year.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to highspeedinternet.com, the only available options internet services at the zip code 60079 are satellite internet services. There is a need for broadband in this area. There are five (5) broadband Internet Service Providers (ISPs) in the zip code 60085. In this zip code, AT&T is 100% available, Xfinity is 100% available, Earthlink is 100% available, Rise Broadband is 12% available, and E-vertent is 100% available. There are five (5) broadband Internet Service Providers (ISPs) in the zip code 60087. In this zip code, AT&T is 100% available, Xfinity is 100% available, Earthlink is 100% available, Rise Broadband is 11% available, and E-vertent is 93% available

The majority of the broadband market is offered by 4 ISPs, and the City would benefit from more competition and options in the broadband market. The City should consider instituting a subsidized public broadband service, or partnerships with existing providers, that would focus on providing broadband access for LMI households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In August 2017, Lake County released a multi-jurisdictional "All Natural Hazards Mitigation Plan," that has been adopted by the City of Waukegan. The document was prepared by the Lake County Hazard Mitigation Committee.

In the document, the following hazards were listed as priority hazards within the County:

- **Flood**

- Riverline Flooding originates from a body of water, typically a river, creek, or stream, as water levels rise onto normally dry land. Water from snowmelt, rainfall, freezing streams, ice flows, or a combination thereof, causes the river or stream to overflow its banks into adjacent floodplains. Winter flooding usually occurs when ice in the rivers creates dams or streams freeze from the bottom up during extreme cold spells. Spring flooding is usually the direct result of melting winter snow packs, heavy spring rains, or a combination of the two.
- Flash Flooding can occur anywhere when a large volume of water flows or melts during a brief period, usually from slow moving thunderstorms or rapid snowmelt. Because of the localized nature of flash floods, clear definitions of hazard areas do not exist. These types of floods often occur rapidly with significant impacts. Rapidly moving water, only a few inches deep, can lift people off their feet, and only a depth of a foot or two, is needed to sweep cars away. Most flood deaths result from flash floods.
- Urban Flooding or local drainage problems can occur anywhere in Lake County. Most local drainage problems result in shallow flooding on roads, yards and, sometimes, in buildings.

- **Tornado**

- A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornadoes are most often generated by thunderstorm activity (but sometimes result from hurricanes or tropical storms) when cool, dry air intersects and overrides a layer of warm, moist air forcing the warm air to rise rapidly. The damage caused by a tornado is a result of high wind velocities and wind-blown debris.

- **Severe Summer Storms**

- Thunderstorms affect relatively small areas when compared with hurricanes and winter storms. Despite their small size, all thunderstorms are dangerous. The typical

thunderstorm is 15 miles in diameter and lasts an average of 30 minutes. Of the estimated 100,000 thunderstorms that occur each year in the United States, about 10 percent are classified as severe. The National Weather Service considers a thunderstorm severe if it produces hail at least 3/4 inch in diameter, winds of 58 MPH or stronger, or a tornado. Every thunderstorm needs three basic components: (1) moisture to form clouds and rain (2) unstable air which is warm air that rises rapidly and (3) lift, which is a cold or warm front capable of lifting air to help form thunderstorms.

- Lightning although not considered severe by the National Weather Service definition, can accompany heavy rain during thunderstorms. Lightning develops when ice particles in a cloud move around, colliding with other particles. These collisions cause a separation of electrical charges. Positively charged ice particles rise to the top of the cloud and negatively charged ones fall to the middle and lower sections of the cloud. The negative charges at the base of the cloud attract positive charges at the surface of the Earth. Invisible to the human eye, the negatively charged area of the cloud sends a charge called a stepped leader toward the ground. Once it gets close enough, a channel develops between the cloud and the ground. Lightning is the electrical transfer through this channel. The channel rapidly heats to 50,000 degrees Fahrenheit and contains approximately 100 million electrical volts. The rapid expansion of the heated air causes thunder.
- Hail develops when a super cooled droplet collects a layer of ice and continues to grow, sustained by the updraft. Once the hail stone cannot be held up any longer by the updraft, it falls to the ground. Hail up to 2.75 inches in diameter, nearly the size of a baseball, was reported in Lake County in 1967, according to the NCDC. Nationally, hailstorms cause nearly \$1 billion in property and crop damage annually, as peak activity coincides with peak agricultural seasons. Severe hailstorms also cause considerable damage to buildings and automobiles, but rarely result in a loss of life.

- **Severe Winter Storms**

- Heavy snow, in enormous quantities, may fall during winter storms. Six inches or more in 12 hours or eight inches or more in 24 hours constitutes conditions that may significantly hamper travel or create hazardous conditions. The National Weather Service issues warnings for such events. Smaller amounts can also make travel hazardous, but in most cases, only results in minor inconveniences. Heavy wet snow before the leaves fall from the trees in the fall or after the trees have leafed out in the spring may cause problems with broken tree branches and power outages.
- Ice storms develop when a layer of warm (above freezing), moist air aloft coincides with a shallow cold (below freezing) pool of air at the surface. As snow falls into the warm layer of air, it melts to rain, and then freezes on contact when hitting the frozen ground or cold

objects at the surface, creating a smooth layer of ice. This phenomenon is called freezing rain. Similarly, sleet occurs when the rain in the warm layer subsequently freezes into pellets while falling through a cold layer of air at or near the Earth's surface. Extended periods of freezing rain can lead to accumulations of ice on roadways, walkways, power lines, trees, and buildings. Almost any accumulation can make driving and walking hazardous. Thick accumulations can bring down trees and power lines.

- Heavy Snow Storms can immobilize a region and paralyze a city. These events can strand commuters, close airports, stop supplies from reaching their destinations and disrupt emergency and medical services. Accumulations of snow can cause roofs to collapse and knock down trees and power lines. Homes and farms may be isolated and unprotected livestock may be lost. The cost of snow removal, repairing damages, and the loss of business can have economic impacts on cities and towns.
- **Dam Failure** - Dam failures can result from any one or a combination of the following causes:
 - Prolonged periods of rainfall and flooding, which cause most failures;
 - Inadequate spillway capacity, resulting in excess overtopping flows;
 - Internal erosion caused by embankment or foundation leakage or piping;
 - Improper maintenance, including failure to remove trees, repair internal seepage problems, replace lost material from the cross section of the dam and abutments, or maintain gates, valves, and other operational components;
 - Improper design, including the use of improper construction materials and construction practices;
 - Negligent operation, including the failure to remove or open gates or valves during high flow periods;
 - Failure of upstream dams on the same waterway;
 - Landslides into reservoirs, which cause surges that result in overtopping;
 - High winds, which can cause significant wave action and result in substantial erosion; and
 - Earthquakes, which typically cause longitudinal cracks at the tops of the embankments, which can weaken entire structures.

- **Shoreline and Coastal Erosion**

- Erosion is a natural process. Streams, river banks and lake shorelines in their natural state erode slowly, and then often re-stabilize with vegetative growth. Changes in shorelines due to development, changed or removed vegetation, or higher frequencies of floods, destabilize shorelines and erosion is accelerated. Erosion can be destructive to property and put structures at risk. Lake County is affected by three types of erosion: Shoreline, Coastal, and Ravine.

- **Drought**

- Meteorological drought is defined solely on the degrees of dryness, expressed as a departure of actual precipitation from an expected average or normal amount based on monthly, seasonal, or annual time scales.
- Hydrologic drought is related to the effects of precipitation shortfalls on streamflow, reservoir, lake, and groundwater levels.
- Agricultural drought is defined principally in terms of soil moisture deficiencies relative to water demands of plant life, usually crops.
- Socioeconomic drought associates the supply and demand of economic goods or services with elements of meteorological, hydrologic, and agricultural drought. Socioeconomic drought occurs when the demand for water exceeds the supply because of a weather-related supply shortfall. The incidence of this type of drought can increase because of a change in the amount of rainfall, a change in societal demands for water (or vulnerability to water shortages), or both.

- **Earthquake**

- An earthquake is the motion or trembling of the ground produced by sudden displacement of rock usually within the upper 10–20 miles of the Earth’s crust.

- **Power Outages**

- Power outages may be the cause of several natural disasters; most commonly wind events, or the cause of a manmade incident such as accidental cutting of a power line. The most common scenarios of natural disasters resulting in power outages include:
 - Winds may blow down trees or tree limbs which fall onto power lines, breaking them (most common)
 - High winds may blow down utility poles snapping power lines

- Ice and snow may weigh down power lines causing breakage
- Lack of power rarely causes damage to facilities. Secondary effects due to lack of power, such as freezing pipes may cause extreme localized property damage.

Describe the vulnerability to these risks of housing occupied by low to moderate-income households based on an analysis of data, findings, and methods.

The “All Natural Hazards Mitigation Plan” rates vulnerabilities on a three-level severity scale. The three severities on the scale are “low,” “moderate,” and “high.” The Plan identified the following vulnerabilities:

- **Flooding:**
 - Impact to health and safety due to flooding is considered moderate.
 - Impact buildings due to flooding is considered high.
 - Impact to critical facilities due to flooding is considered moderate.
 - Economic impact due to flooding is considered high.
- **Tornado:**
 - Impact to health and safety due to tornados is considered high.
 - Impact buildings due to tornados is considered high.
 - Impact to critical facilities due to tornados is considered moderate.
 - Economic impact due to tornados is considered moderate.
- **Sever Summer Storms:**
 - Impact to health and safety due to severe summer storms is considered moderate.
 - Impact buildings due to severe summer storms is considered moderate.
 - Impact to critical facilities due to severe summer storms is considered moderate.
 - Economic impact due to severe summer storms is considered low.
- **Sever Winter Storms:**
 - Impact to health and safety due to severe winter storms is considered moderate.
 - Impact buildings due to severe winter storms is considered moderate.
 - Impact to critical facilities due to severe winter storms is considered moderate.
 - Economic impact due to severe winter storms is considered low.

- **Drought:**
 - Impact to health and safety due to drought would be considered high.
 - Impact buildings due to drought would be considered low.

 - Impact to critical facilities due to drought would be considered low.
 - Economic impact due to drought would be considered high.

- **Dam Failure:**
 - A vulnerability analysis for dam failure has not been conducted due to insufficient data.

- **Shoreline Erosion**
 - Highland Park, Highwood, Lake Bluff, Lake Forest and North Chicago are potentially affected by coastal erosion; however, the risk is low to structures in these communities.
 - The potential of bank erosion in Lake County is relatively high due to the number of steep ravine and coastal slopes, streams, and channels in the Lake Michigan Watersheds.

- **Earthquakes:**
 - Impact to health and safety due to earthquakes is considered low.
 - Impact buildings due to earthquakes would be considered moderate.
 - Impact to critical facilities due to earthquakes would be considered moderate.
 - Economic impact due to earthquakes would be considered low.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This is the City of Waukegan's first year in its new Five Year Consolidated Plan for FY 2020-2024. The "Vision" of the Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Waukegan. As part of the Consolidated Plan, the community has developed goals and objectives. The following strategies with subsequent goals and priorities have been identified for the City of Waukegan for the period of PY 2020 through PY 2024 for the Community Development Block Grant (CDBG) Program:

Housing Strategy

Priority Need: There is a need for decent, safe, and sanitary housing that is affordable and accessible to homebuyers, homeowners, and renters.

Goals:

- HS-1 Housing Support – Assist low to moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for sale through housing counseling and down payment/closing cost assistance with opportunity in close proximity to public transportation, employment, and community services.
- HS-2 Housing Rehabilitation - Conserve and rehabilitate existing affordable housing units occupied by owners by addressing code violations, emergency repairs, and handicap accessibility.

Homeless Strategy –

Priority Need: There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.

Goals:

- HO-1 Housing – Support the Continuum of Care's efforts to provide emergency shelter and transitional housing.
- HO-2 Operation/Support – Support social service programs, permanent supportive housing service programs, and facilities for the homeless and persons at-risk of becoming homeless.

Other Special Needs Strategy –

Priority Need: There is a need for housing, services, and facilities for persons with special needs.

Goals:

- SN-1 Housing – Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs, through rehabilitation of housing units.
- SN-2 Social Services – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs.

Community Development Strategy –

Priority Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City.

Goals:

- CD-1 Community Facilities and Infrastructure – Improve the City’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction. Provide an opportunity for broadband access in conjunction with other projects.
- CD-2 Public Services – Invest in community services that promote and enhance targeted populations to improve quality of life.
- CD-3 Accessibility – Improve public and common use areas to be readily accessible and usable by persons with disabilities.

Economic Development Strategy –

Priority Need: There is a need to promote skills training, employment development, connectivity and economic opportunities within the City.

Goals:

- ED-1 Employment – Support and promote job creation, retention, and skills training programs.
- ED-2 Redevelopment – Plan and promote the development, redevelopment, and revitalization by investing in economic growth initiatives to develop and promote small commercial business.

Administration, Planning, and Management Strategy –

Priority Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

| | | |
|---|---|---|
| 1 | Area Name: | Citywide Low-Mod |
| | Area Type: | Local Target area |
| | Other Target Area Description: | Activities that are broadly based across the entire boundaries of the City. |
| | HUD Approval Date: | N/A |
| | % of Low/ Mod: | 66.26% |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | - |
| | Identify the neighborhood boundaries for this target area. | The boundaries are the City limits. |
| | Include specific housing and commercial characteristics of this target area. | The City prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data citywide. The City has not designated any revitalization or blighted areas. The City has designated, "Citywide Low-Mod" to represent the areas that are CDBG eligible on a LMA basis over 51% LMI. See Sections NA-05 to MA-65. |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See Sections PR-10 and PR-15. |
| | Identify the needs in this target area. | See Sections NA-05 to NA-50. |
| | What are the opportunities for improvement in this target area? | See Sections SP-05 to SP-80. |
| Are there barriers to improvement in this target area? | See Sections NA-05 to MA-65. | |

Table 11 - Geographic Priority Areas

General Allocation Priorities

The City of Waukegan allocates its CDBG funds based on activities that will develop a viable urban community by providing decent housing, a suitable living environment, and by expanding economic opportunities; principally to benefit low to moderate-income persons. Eligible activities include community facilities and improvements, housing rehabilitation, affordable housing development, public

services, economic development, and planning and administration. The City has identified its priorities throughout the plan with regard to allocating investment geographically.

The City will base its selection of projects on the following criteria:

- Community Facilities and Improvements activities that serve a low to moderate-income clientele or presumed benefit.
- Housing Rehabilitation activities have an income eligibility criterion; therefore, the income requirement restricts funds only to qualifying low to moderate-income households throughout the City.
- Affordable Housing Development activities have an income eligibility criterion; therefore, the income requirement restricts funds only to qualifying low to moderate-income households throughout the City.
- Public Services activities are for supportive service organizations that serve a low to moderate-income clientele or presumed benefit population.
- Economic Development activities are for non-profit or for-profit entities that serve a low to moderate-income clientele or presumed benefit for the purpose of job creation.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

| | | |
|----------|----------------------------------|--|
| 1 | Priority Need Name | Housing Need |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide Low-Mod |
| | Associated Goals | HS-1 Homeownership HS-2 Housing Rehabilitation |
| | Description | There is a need for additional decent, safe, sanitary, and affordable housing for homebuyers, homeowners, and renters. |

| | | |
|-----------------------|------------------------------------|--|
| | Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |
| 2 | Priority Need Name | Homeless Need |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| | Geographic Areas Affected | Citywide Low-Mod |
| | Associated Goals | HO-1 Housing HO-2 Operation/Support |
| | Description | There is a need for housing access for homeless persons and persons at-risk of becoming homeless. |
| | Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |
| | 3 | Priority Need Name |
| Priority Level | | High |

| | | |
|---|------------------------------------|---|
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide Low-Mod |
| | Associated Goals | SN-1 Housing SN-2 Social Services |
| | Description | There is a need for housing access, services, and facilities for persons with special needs. |
| | Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |
| 4 | Priority Need Name | Community Development Need |
| | Priority Level | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide Low-Mod |
| | Associated Goals | CD-1 Community Facilities and Infrastructure CD-2 Public Services CD-3 Accessibility |
| | Description | There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City of Waukegan. |
| | Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |
| 5 | Priority Need Name | Economic Development Need |
| | Priority Level | Low |

| | |
|------------------------------------|--|
| Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| Geographic Areas Affected | Citywide Low-Mod North Camden CDBG Target Area Presidents-Princeton CDBG Target Area Church Street-Doverdale CDBG Target Area Newtown-North Division CDBG Target Area West Side CDBG Target Area |
| Associated Goals | ED-1 Employment ED-2 Redevelopment |
| Description | There is a need to encourage employment and economic opportunities in the City of Waukegan. |
| Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |

| | | |
|---|------------------------------------|--|
| 6 | Priority Need Name | Administration, Planning, and Management Need |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Citywide Low-Mod |
| | Associated Goals | AM-1 Overall Coordination |
| | Description | There is a need for planning, administration, management, and oversight of federal, state, and local funded programs. |
| | Basis for Relative Priority | This priority was determined through consultation with public, nonprofit, and private entities. |

Table 14 – Priority Needs Summary

Narrative (Optional)

The priority ranking of needs for the housing, homeless, other special needs, community development, economic development, and administration, planning, and management strategies are as follows:

- High Priority - Activities are assigned a high priority if the City expects to fund them during the Five Year Consolidated Plan period.
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Waukegan will be receiving \$799,322 in CDBG funds and an allocation \$292,304.43 in HOME funds through the Lake County Consortium for PY 2020. The City’s PY 2020 CDBG program year starts on May 1, 2020 and concludes on April 30, 2024. The City projects its CDBG allocation to remain level over the five-year period.

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of Con Plan | Narrative Description |
|---------|-----------------|---|----------------------------------|--------------------|--------------------------|--------------|---|--|
| | | | Annual Allocation: | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public-federal | Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services | \$799,322 | \$0 | \$0 | \$799,322 | \$3,200,000 | The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low to moderate-income persons. |
| HOME | Public-federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | \$292,304.43 | \$0 | \$0 | \$292,304.43 | \$1,169,217.36 | The HOME entitlement program allocates annual grants to larger cities and urban counties to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low- and moderate-income people. |

Table 12 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will continue to use all federal, state, and private resources currently available to develop and expand affordable housing opportunities for low to moderate-income households and to promote other community development activities. CDBG and HOME subrecipients are encouraged to leverage additional resources (such as private, state, and local funds) for projects. Subrecipients are required to submit matching fund sources in their subrecipient contracts with the City. The City assists sub grantees to match federal grants with the following federal, state and private funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Illinois Housing Development Agency (IHDA)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The City currently owns approximately 90% of the Waukegan lakefront area. The area is available for affordable housing and/or economic development activities.

Discussion

The CDBG program year runs from May 1, 2020 through April 30, 2021. CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Other Special Needs
- Community Development Needs
- Economic Development Needs
- Administration, Planning, and Management Needs

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|--------------------------|----------------|------------------------|
| City of Waukegan | Departments and agencies | Planning | Jurisdiction |
| Waukegan Housing Authority | PHA | Public Housing | Jurisdiction |
| Lake County Coalition for the Homeless | Continuum of care | Homelessness | Region |

Table 13 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City's CDBG Department coordinates and consults with the multiple municipal departments and authorities, and local non-profit and for-profit stakeholders to address its housing and community development priorities. The City coordinates and consults with the Waukegan Housing Authority on issues of affordable housing for extremely low-, very low-, and low-income residents. Additionally, the City coordinates and consults with the Lake County Coalition for the Homeless on issues concerning rapid rehousing, homeless prevention, emergency shelter housing, transitional housing, and permanent supportive housing for the City.

The largest barrier for the City to address its housing and community development needs is the lack of adequate funding for the City and stakeholders to undertake projects that will address the needs identified in this plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | X | |
| Mortgage Assistance | X | X | |
| Rental Assistance | X | X | |
| Utilities Assistance | X | X | |
| Street Outreach Services | | | |
| Law Enforcement | X | X | |

| Street Outreach Services | | | |
|------------------------------------|---|---|--|
| Mobile Clinics | X | X | |
| Other Street Outreach Services | X | X | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | X | |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | X | |

Table 14 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are a wide variety of services targeted to homeless persons in Waukegan, mostly administered by the Lake County Coalition for the Homeless and its members. Housing opportunities and shelters for the homeless are provided by PADS Lake County, Independence Center, Maristella, A Safe Place, Lake County Community Development, and Habitat for Humanity. Additional job and employment training is offered by Youth Conservation Corps, which is a program aimed at young people ages 16-24.

The **Waukegan Housing Authority** is an important housing provider assisting primarily extremely low income households. Housing activities provided by WHA include the following:

- Section 8 rental assistance
- Public housing units
- Housing for elderly not in need of supportive services
- Housing for disabled persons

The City of Waukegan Community Development Block Grant Department oversees the administration of all CDBG programs. The Department also applies for and administers other funding sources, ensuring all resources are highly integrated and administered efficiently. The Department is responsible for the following:

- Program management and oversight
- Inter Department/Agency Coordination

- Subrecipient contract administration and monitoring
- Program evaluation
- Report preparation and submission
- Public education and participation
- Special project development
- Consolidated Plan preparation, monitoring, and evaluation
- Housing programs

The daily oversight of activities for all programs and initiatives comes under the management of the Director of CDBG. In addition to community development and housing support, Department staff provide assistance to subrecipient grants as well as monitoring of their program delivery. The subrecipient grants include, but are not limited to, Community Development Block Grants (CDBG) funds and HOME Investment Partnerships Program (HOME) funds that are received through the Lake County Consortium.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

According to City of Waukegan stakeholders, there is a growing special needs population in the City of Waukegan, especially for persons with mental health issues and persons with addictions/substance abuse issues. The growing opioid crisis has put a strain on healthcare facilities and local public services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

There are needs for mental health services and addiction counseling services in the region. The majority of addiction and mental health services in the area are for profit. The City should partner with nonprofits that manage partnerships and assist persons with special needs to address these gaps and provide services to those that do not yet qualify for Federal assistance programs. The current structure needs the existence of non-profit and public resources to address the growing opioid problem in the area.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|----------------------------|------------------|---------------------|-----------------|--|
| 1 | HS-1 Housing Support | 2020 | 2024 | Affordable Housing | Citywide Low-Mod | Housing Need | CDBG: \$0 | Homeowner Housing Added: 0 Household Housing Unit |
| 2 | HS-2 Housing Rehabilitation | 2020 | 2024 | Affordable Housing | Citywide Low-Mod | Housing Need | CDBG: \$760,645 | Homeowner Housing Rehabilitated: 50 Household Housing Unit |
| 3 | HO-1 Housing | 2020 | 2024 | Homeless | Citywide Low-Mod | Homeless Need | CDBG: \$20,017 | Homeless Person Overnight Shelter: 2,000 Persons Assisted |
| 4 | HO-2 Operation/Support | 2020 | 2024 | Homeless | Citywide Low-Mod | Homeless Need | CDBG: \$0 | Homeless Person Overnight Shelter: 0 Persons Assisted |
| 5 | SN-1 Housing | 2020 | 2024 | Non-Homeless Special Needs | Citywide Low-Mod | Other Special Needs | CDBG: \$0 | Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|------------------|----------------------------|-----------------|---|
| 6 | SN-2 Social Services | 2020 | 2024 | Non-Homeless Special Needs | Citywide Low-Mod | Other Special Needs | CDBG: \$0 | Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 7 | CD-1 Community Facilities and Infrastructure | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$101,918 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted |
| 8 | CD-2 Public Services | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$456,387 | Public service activities other than Low/Moderate Income Housing Benefit: 75,000 Persons Assisted |
| 9 | CD-3 Accessibility | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$0 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------|------------|----------|----------------------|------------------|---|--------------------|---|
| 10 | ED-1 Employment | 2020 | 2024 | Economic Development | Citywide Low-Mod | Economic Development Need | CDBG: \$0 | Jobs created/retained: 0 Jobs |
| 11 | ED-2 Redevelopment | 2020 | 2024 | Economic Development | Citywide Low-Mod | Economic Development Need | CDBG: \$101,918 | Businesses assisted: 5 Businesses Assisted |
| 12 | AM-1 Overall Coordination | 2020 | 2024 | Planning | Citywide Low-Mod | Administration, Planning, and Management Need | CDBG: \$639,998 | Other: 5 Other |

Table 15 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | HS-1 Housing Support |
| | Goal Description | Assist low to moderate-income households to access decent, safe, and sanitary housing that is affordable and accessible for sale through housing counseling and down payment/closing cost assistance with opportunity in close proximity to public transportation, employment, and community services. |
| 2 | Goal Name | HS-2 Housing Rehabilitation |
| | Goal Description | Conserve and rehabilitate existing affordable housing units occupied by owners by addressing code violations, emergency repairs, and handicap accessibility. |
| 3 | Goal Name | HO-1 Housing |
| | Goal Description | Support the Continuum of Care’s efforts to provide emergency shelter and transitional housing. |

| | | |
|----|-------------------------|---|
| 4 | Goal Name | HO-2 Operation/Support |
| | Goal Description | Support social service programs, permanent supportive housing service programs, and facilities for the homeless and persons at-risk of becoming homeless. |
| 5 | Goal Name | SN-1 Housing |
| | Goal Description | Support an increase in the supply of decent, safe, and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation of housing units. |
| 6 | Goal Name | SN-2 Social Services |
| | Goal Description | Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs. |
| 7 | Goal Name | CD-1 Community Facilities and Infrastructure |
| | Goal Description | Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction. Provide an opportunity for broadband access in conjunction with other projects. |
| 8 | Goal Name | CD-2 Public Services |
| | Goal Description | Invest in community services that promote and enhance targeted populations to improve quality of life. |
| 9 | Goal Name | CD-3 Accessibility |
| | Goal Description | Improve public and common use areas to be readily accessible and usable by persons with disabilities. |
| 10 | Goal Name | ED-1 Employment |
| | Goal Description | Support and promote job creation, retention, and skills training programs. |

| | | |
|----|------------------|---|
| 11 | Goal Name | ED-2 Redevelopment |
| | Goal Description | Plan and promote the development, redevelopment, and revitalization by investing in economic growth initiatives to develop and promote small commercial business. |
| 12 | Goal Name | AM-1 Overall Coordination |
| | Goal Description | Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In 2020, the City of Waukegan has allocated its HOME funds to Armory Terrace, an affordable housing complex that the Waukegan Housing Authority is responsible for. There are 45 affordable housing units. The City of Waukegan and Waukegan Housing Authority collaborate in addressing affordable housing with in the community.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

According to the 2011-2015 American Community Survey Data, approximately 72% of the housing stock in the City of Waukegan was built prior to 1979. This makes the possible hazards of lead-based paint extremely high.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities – rehabilitation, tenant based rental assistance, and property acquisition – supported by the CDBG program. The City of Waukegan will comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

How are the actions listed above integrated into housing policies and procedures?

In Waukegan, it is estimated that 20,535 housing units in the City were built before 1980 and are at risk of lead-based paint hazards. Based on the 2011-2015 American Community Survey, 57.0% (8,010) of owner-occupied housing units were built before 1980 and are estimated to contain LBP hazards. Based on the 2011-2015 American Community Survey, 51.1% (7,544) of renter-occupied housing units were built before 1980 and are estimated to contain LBP hazards. The City of Waukegan will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule). The City is allocating \$395,000 to the Housing Rehabilitation Program, and will address any Lead Based Paint hazards as they are encountered.

The City will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the City will take the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated, and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are

provided to occupants and documented.

- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

The City will take the following actions regarding homeownership:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Waukegan is committed to addressing the needs of its residents who live at or below the poverty level. During the five-year period from 2020-2024, the City, in conjunction with other public agencies and private non-profit organizations will continue to pursue resources and innovative partnerships to support the development of affordable housing, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability, which is related to a number of factors such as housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises. The City recognizes these linkages and in conjunction with other public and private agencies will fund and support activities that address the following strategies over the five-year period:

- Providing affordable housing through collaborations
- Providing emergency and transitional housing through collaborations
- Providing assistance to homeowners for housing maintenance
- Providing assistance to first time homebuyers
- Providing financial education and coaching to LMI households
- Preventing homelessness by providing case management, budget counseling, and eviction prevention funds

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Waukegan's CDBG Department has developed monitoring standards and procedures that it will follow during the implementation of the PY 2020-2024 Consolidated Plan. Performance monitoring is an important component in the long-term success of the City's Programs. The City's CDBG Department is responsible for ensuring that the recipients of federal funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely manner.

The CDBG Department will monitor activities carried out to further the Five Year Consolidated Plan and to ensure long-term compliance with program requirements. The objectives of this monitoring are to make sure that activities: 1) comply with all regulations governing their administrative, financial, and programmatic operation; 2) achieve their performance objectives within schedule and budget; and 3) comply with the Consolidated Plan.

The City's CDBG Department prepares agreements for housing and non-housing activities funded with CDBG. Invoices are monitored for compliance with the approved spending plan and Federal Regulations. The Department administers the Integrated Disbursement and Information System (IDIS). Additionally, they are also primarily responsible for setting up and administering activities. The monitoring standards and procedures that have been adopted ensure that statutory and regulatory requirements are being met, and the information submitted to HUD is correct and complete.

The monitoring procedures and requirements of the Consolidated Plan will be an extension of the Department's existing monitoring system and experience in administering State and Federal programs. The standards and procedures established by the Department for monitoring the implementation of the Consolidated Plan ensure that:

- The objectives of the National Affordable Housing Act are met;
- Program activities are progressing in compliance with timely parameters;
- The use of all funds is consistent with HUD guidelines and the three National Objectives
- All participating agencies are in compliance with applicable laws implementing regulations, and in particular, with requirements to affirmatively further fair housing and minimize displacement of LMI persons.

The CDBG Department monitors the various programs and activities that are funded with the CDBG grant. A subrecipient monitoring plan has been put in place to ensure compliance by agencies funded with the CDBG public services, public facilities, and infrastructure improvement funding. The following key

components of the CDBG monitoring process ensure that the Consolidated Plan goals are being met in a timely and efficient manner:

- **Recordkeeping Systems** – Recordkeeping requirements outlined in 24 CFR Part 570.503 are adhered to. Each project file is documented as to eligibility and national objective, the beneficiaries of the activity, procurements, agreements, and related compliance issues.
- **Financial Management** – All financial transactions are carefully recorded and reconciled between the in-house system and IDIS.
- **Audit Management** – All audits are conducted in accordance with federal and state regulations, specifically Federal OMB circular A-133 and 2 CFR 200.514.

Expected Resources

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

Introduction

The City of Waukegan will be receiving \$799,322 in CDBG funds and an allocation \$292,304.43 in HOME funds through the Lake County Consortium for PY 2020. The City's PY 2020 CDBG program year starts on May 1, 2020 and concludes on April 30, 2024. The City projects its CDBG allocation to remain level over the five-year period.

| 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 Administration and Planning Economic Development Housing Public Improvements Public Services | \$799,322 | \$0 | \$0 | \$799,322 | \$3,200,000 | The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low to moderate-income persons. |
| HOME | Public-federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | \$292,304.43 | \$0 | \$0 | \$292,304.43 | \$1,169,217.36 | The HOME entitlement program allocates annual grants to larger cities and urban counties to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low- and moderate-income people. |

Table 16 - 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

The City will continue to use all federal, state, and private resources currently available to develop and expand affordable housing opportunities for low to moderate-income households and to promote other community development activities. CDBG and HOME sub recipients are encouraged to leverage additional resources (such as private, state, and local funds) for projects. Subrecipients are required to submit matching fund sources in their subrecipient contracts with Lake County. The County assists sub-grantees to match federal grants with the following federal, state and private funds:

- Low-Income Housing Tax Credit Program (LIHTC)
- Illinois Housing Development Agency (IHDA)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The City currently owns approximately 90% of the Waukegan lakefront area. The area is available for affordable housing and/or economic development activities.

Discussion

The CDBG program year runs from May 1, 2020 through April 30, 2021. CDBG funds will be used to address the following priority needs:

- Housing Needs
- Homeless Needs
- Other Special Needs
- Community Development Needs
- Economic Development Needs
- Administration, Planning, and Management Needs

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 | HS-1 Housing Support | 2020 | 2024 | Affordable Housing | Citywide Low-Mod | Housing Need | CDBG: \$0 | Homeowner Housing Added: 0 Household Housing Unit |
| 2 | HS-2 Housing Rehabilitation | 2020 | 2024 | Affordable Housing | Citywide Low-Mod | Housing Need | CDBG: \$395,000 | Homeowner Housing Rehabilitated: 10 Household Housing Unit |
| 3 | HO-1 Housing | 2020 | 2024 | Homeless | Citywide Low-Mod | Homeless Need | CDBG: \$5,000 | Homeless Person Overnight Shelter: 400 Persons Assisted |
| 4 | HO-2 Operation/Support | 2020 | 2024 | Homeless | Citywide Low-Mod | Homeless Need | CDBG: \$0 | Homeless Person Overnight Shelter: 0 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|------------------|----------------------------|-----------------|---|
| 5 | SN-1 Housing | 2020 | 2024 | Non-Homeless Special Needs | Citywide Low-Mod | Other Special Needs | CDBG: \$0 | Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted |
| 6 | SN-2 Social Services | 2020 | 2024 | Non-Homeless Special Needs | Citywide Low-Mod | Other Special Needs | CDBG: \$0 | Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 7 | CD-1 Community Facilities and Infrastructure | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$25,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,405 Persons Assisted |
| 8 | CD-2 Public Services | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$114,000 | Public service activities other than Low/Moderate Income Housing Benefit: 17,000 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------------|------------|----------|-----------------------------------|------------------|---|-----------------|---|
| 9 | CD-3 Accessibility | 2020 | 2024 | Non-Housing Community Development | Citywide Low-Mod | Community Development Need | CDBG: \$0 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 10 | ED-1 Employment | 2020 | 2024 | Economic Development | Citywide Low-Mod | Economic Development Need | CDBG: \$0 | Jobs created/retained: 0 Jobs |
| 11 | ED-2 Redevelopment | 2020 | 2024 | Economic Development | Citywide Low-Mod | Economic Development Need | CDBG: \$100,458 | Businesses assisted: 1 Businesses Assisted |
| 12 | AM-1 Overall Coordination | 2020 | 2024 | Planning | Citywide Low-Mod | Administration, Planning, and Management Need | CDBG: \$159,864 | Other: 1 Other |

Table 17 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|--|
| 1 | Goal Name | HS-1 Housing Support |
| | Goal Description | Assist low to moderate-income households to access decent, safe, and sanitary housing that is affordable and accessible for sale through housing counseling and down payment/closing cost assistance with opportunity in close proximity to public transportation, employment, and community services. |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | HS-2 Housing Rehabilitation |
| | Goal Description | Conserve and rehabilitate existing affordable housing units occupied by owners by addressing code violations, emergency repairs, and handicap accessibility. |
| 3 | Goal Name | HO-1 Housing |
| | Goal Description | Support the Continuum of Care's efforts to provide emergency shelter and transitional housing. |
| 4 | Goal Name | HO-2 Operation/Support |
| | Goal Description | Support social service programs, permanent supportive housing service programs, and facilities for the homeless and persons at-risk of becoming homeless. |
| 5 | Goal Name | SN-1 Housing |
| | Goal Description | Support an increase in the supply of decent, safe, and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation of housing units. |
| 6 | Goal Name | SN-2 Social Services |
| | Goal Description | Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, persons with mental health needs, and persons with other special needs. |
| 7 | Goal Name | CD-1 Community Facilities and Infrastructure |
| | Goal Description | Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction. Provide an opportunity for broadband access in conjunction with other projects. |
| 8 | Goal Name | CD-2 Public Services |
| | Goal Description | Invest in community services that promote and enhance targeted populations to improve quality of life. |

| | | |
|----|-------------------------|---|
| 9 | Goal Name | CD-3 Accessibility |
| | Goal Description | Improve public and common use areas to be readily accessible and usable by persons with disabilities. |
| 10 | Goal Name | ED-1 Employment |
| | Goal Description | Support and promote job creation, retention, and skills training programs. |
| 11 | Goal Name | ED-2 Redevelopment |
| | Goal Description | Plan and promote the development, redevelopment, and revitalization by investing in economic growth initiatives to develop and promote small commercial business. |
| 12 | Goal Name | AM-1 Overall Coordination |
| | Goal Description | Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

| # | Project Name |
|---|--------------------------------|
| 1 | Housing Rehabilitation Program |
| 2 | Rehab Administration |
| 3 | Code Compliance Program |
| 4 | PADS Lake County |
| 5 | Victory Park |
| 6 | Public Services |
| 7 | Façade Improvement Program |
| 8 | Program Administration |

Table 18 – Project Information

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

CDBG funds are intended to provide lower and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation, affordable housing development activities, public services, economic development, planning, and administration. These funds will be targeted to low to moderate-income areas of the City and low to moderate-income households.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very-low, low-, and moderate-income residents
- Focus on low to moderate-income areas or neighborhoods
- Types of target income households and populations with the greatest need for assistance
- Activities that will best address their needs
- Limited amount of funding to meet those needs
- Coordination and leveraging of resources

The allocation priorities were established through consultations with stakeholders, a resident survey, and public meetings.

The most significant obstacle for the City to address the underserved community needs is access to additional funding opportunities to develop additional or enhanced housing and community development activities.

AP-38 Project Summary

Project Summary Information

| | | |
|---------------------------|--|---|
| 1 | Project Name | Housing Rehabilitation Program |
| | Target Area | City wide |
| | Goals Supported | HS-2 Housing Rehabilitation |
| | Needs Addressed | Housing Rehabilitation |
| | Funding | CDBG: \$190,000 |
| | Description | The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehabilitation and individual project costs 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 | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that this project will benefit ten owner occupied families and their neighbors. |
| | Location Description | City wide |
| Planned Activities | <p>The Housing Rehabilitation Program will provide emergency and substantial repairs for income qualified homeowners such as but not limited to:</p> <ul style="list-style-type: none"> • Roof repair and replacement • HVAC repair and replacement • Electrical and plumbing replacement • Handicap accessibility improvements • Window and door replacement • Code violation corrections | |
| 2 | Project Name | Rehab Administration |

| | | |
|---|--|---|
| | Target Area | City of Waukegan |
| | Goals Supported | HS-2 Housing Rehabilitation |
| | Needs Addressed | Housing |
| | Funding | CDBG: \$175,000 |
| | Description | This project will cover the costs associated with administering the Housing Rehabilitation Program. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that this activity will benefit 10 low income families. |
| | Location Description | The project will occur throughout the City of Waukegan in low income areas. |
| | Planned Activities | The activity will cover the cost to administer the Housing Rehabilitation Program. This will include salary for the Rehabilitation Coordinator and ½ of CDBG Director’s salary, cost associated with property testing, cellular phone, transportation and recording fees. |
| 3 | Project Name | Code Compliance Program |
| | Target Area | City of Waukegan |
| | Goals Supported | HS-2 Housing |
| | Needs Addressed | Housing |
| | Funding | CDBG: \$30,000 |

| | | |
|---|--|--|
| | Description | The Code Compliance Program will improve the safety and appearance of Waukegan’s housing stock. Enforcement of zoning and property maintenance code by inspection of properties receiving services through the Housing Rehabilitation Program. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that this project will benefit ten owner occupied families and their neighbors. |
| | Location Description | City wide |
| | Planned Activities | The activity will support the Housing Rehabilitation Program with inspections for code violations for properties receiving services. |
| 4 | Project Name | PADS Lake County |
| | Target Area | City of Waukegan |
| | Goals Supported | HO-1 –Housing |
| | Needs Addressed | Emergency Shelter |
| | Funding | CDBG: \$5,000 |
| | Description | The project would provide emergency overnight shelter and supportive services to individuals and families that experience homelessness in Waukegan. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | The activity is estimated to serve 400 Waukegan residents. |

| | | |
|---|--|--|
| | Location Description | City limits of the City of Waukegan. |
| | Planned Activities | <p>This activity will provide:</p> <ul style="list-style-type: none"> • Outreach • Linkages • Health Advocacy • Basic Necessities • Transportation • Housing |
| 5 | Project Name | Victory Park |
| | Target Area | 1325 North Avenue, Waukegan, IL 60085 |
| | Goals Supported | CD-1 Community Infrastructure |
| | Needs Addressed | Community Infrastructure |
| | Funding | CDBG: \$25,000 |
| | Description | This activity will improve gathering and activity space assisting people with disabilities by having a public open space with an ADS restroom and ADA paths and ADA parking. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | This activity will directly serve 3,405 residents of which 2,480 are low mod income, in the primary and surrounding blocks while serving hundreds more through the hospital. |
| | Location Description | 1325 North Avenue, Waukegan, IL 60085 |

| | | |
|----------|--|--|
| | Planned Activities | <p>The 9-acre park will:</p> <ul style="list-style-type: none"> • Add “healing garden” • Add ADA paths • Add a one ADA restroom with one sink • Add two accessible parking spaces • A new playground • A new fitness area • Renovate baseball diamond |
| 6 | Project Name | Public Services |
| | Target Area | City of Waukegan |
| | Goals Supported | CD-2 Public Services |
| | Needs Addressed | Community Services |
| | Funding | CDBG: \$114, 000 |
| | Description | The City will utilize CDBG funding to provide for direct and indirect public services for the residents of the Waukegan. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | With approximately 20% of the City of Waukegan's population living at or below the poverty level, 17,000 families could benefit from the proposed activities. |
| | Location Description | City wide |

| | | |
|---|---------------------------|--|
| | Planned Activities | <ul style="list-style-type: none"> • A Safe Place will provide counseling for victims of domestic violence. • CASA Lake County would provide legal advocacy for youth in the foster care system. \$10,000 • Catholic Charities would provide emergency food pantry services. \$5,000 • Eldercare would provide transportation services for elderly persons to healthcare appointments. \$10,000 • Little City Foundation would provide activities for severely disabled individuals. \$5,000 • Northern Illinois Food Bank will deliver nutritious meals to senior living in subsidized housing units. \$5,000 • One Hope United will provide crisis services for runaway and locked youth. \$5,000 • Prairie State Legal Services, Inc. will provide legal advocacy for families of persons with disabilities. \$12,000 • UMMA Center will provide literacy and GED programs for low income persons seeking employment. \$5,000 • Waukegan Township will provide lawn care and snow removal for seniors aging in place. \$5,000 • Youth Conservation Corp will provide at risk youth ages 16-24 GED completion and construction industry certification. \$10,000 • YouthBuild Lake County will provide at risk youth high completion and construction industry certification. \$6,000 • Zacharias Center will provide counseling for child victims of sexual assault. \$10,000 • An agency to TBD will provide compliance with the Fair Housing Act within the City of Waukegan. \$10,000 |
| 7 | Project Name | Façade Improvement Program |
| | Target Area | City of Waukegan |
| | Goals Supported | ED-2 Redevelopment |
| | Needs Addressed | Redevelopment |
| | Funding | CDBG:\$100,458 |

| | | |
|---|--|---|
| | Description | This program provides funding for new or existing businesses in the 1400 block of Washington Street to rehabilitate deteriorating commercial building exteriors in order to develop a cohesive and unified appearance to that location. This program will pay the costs of architectural drawings, engineering details, and construction for businesses that are participants of the Facade Improvement Program. |
| | Target Date | 4/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | One business will be assisted. |
| | Location Description | The project will focus on the Washington Street Commercial Corridor. |
| | Planned Activities | <p>The Facade Improvement Program will provide the following activities:</p> <ul style="list-style-type: none"> • Provide a schematic cost estimate and conceptual project schedule • Removal of inappropriate and incompatible exterior finishes and materials • Installation of safety glass • Recessing and reconfiguration existing doors and entrances • Repair or replacement of the existing storefront window systems <p>Installation of exterior building signs, lighting and awnings</p> |
| 8 | Project Name | Program Administration |
| | Target Area | City of Waukegan |
| | Goal Supported | AM-1 |
| | Needs Addressed | Overall Coordination |
| | Funding | \$159,864 |

| | |
|--|--|
| Description | This project will cover the general oversight and management of CDBG funds that are designated for salary, benefits and payroll taxes. |
| Target Date | 4/30/2021 |
| Estimate the number and type of families that will benefit from the proposed activities | N/A |
| Location Description | City wide |
| Planned Activities | <p>The following costs may be covered by this project:</p> <ul style="list-style-type: none"> • Salary and fringe benefits • Equipment maintenance • Telephone • Conference and travel • Training and schooling • Postage • Advertising • Legal services • Other professional services • Photocopying • Membership dues • Office supplies • Publications • Computer supplies • Miscellaneous expenses |

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 following information provides a profile of the population, age, and racial/ethnic composition of the City of Waukegan. This information was obtained from the U.S. Census Bureau American Factfinder website (<http://factfinder.census.gov>). The 2011-2015 American Community Survey 5 Year Estimates were used to analyze the social, economic, housing, and general demographic characteristics of the City.

Population:

- Between 1980 and 2015, the population increased by approximately 23.1%
- The City population was 87,999 in 2015.

Age:

- Median age in Waukegan is 31.2 years old
- Youth under age 18 account for 28.5% of the population
- Seniors age 62 or over are 11.1% of the population

Race/Ethnicity:

- 65.1% are White
- 17.1% are Black or African American
- 4.9% are Asian
- 0.3% are American Indian and Alaska Native
- 9.1% Some Other Race
- 3.6% are Two or More Races
- 55.1 % are Hispanic or Latino

Income Profile:

- The Median Income for a family of four (4) in the City of Waukegan which is part of the Chicago-Joliet-Naperville, IL HUD Metro FMR Area is \$89,100 for 2019 per HUD's Income Limit Documentation
- At the time of the 2011-2015 American Community Survey, median household income in the City was \$45,845 which was lower than Lake County's (\$78,026)
- 20.8% of households have earnings received from Social Security income
- 4.5% of households have earnings received from public assistance
- 12.9% of households have earnings received retirement income
- 39.9% of female headed households were living in poverty
- 33.0% of all youth under 18 years of age were living in poverty

Economic Profile - The following illustrates the economic profile for City of Waukegan according to the

2011-2015 American Community Survey:

- 22.1% of the employed civilian population had occupations classified as management, business, science, and arts
- 21.3% of the employed civilian population had occupations classified as sales and office
- 22.5% were in the service sector
- The education, health, and social service industry represented 16.3% of those employed
- 9.7% of workers were considered in the government class

According to the U.S. Bureau of Labor Statistics, the unemployment rate for City of Waukegan in October 2019 was 6.3% compared to 5.1% for the State of Illinois in October 2018.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| City Wide | 100% |

Table 19 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

On February 14, 2019, HUD issued notice CPD 19-02, “Low to moderate-Income Summary Data Updates” which announced the publication of updated low to moderate-income summary data (LMISD) based on the American Community Survey 2011-2015 5-year estimates (2015 ACS). The LMISD replaces the prior LMISD based on the American Community Survey 2006-2010 5-year estimates (2010 ACS). The LMISD is used for the purpose of identifying areas that are eligible under the CDBG National Objective of providing benefit to low to moderate-income persons on an area basis (“Area Benefit” or LMA). The City of Waukegan has an overall low to moderate-income percentage of 54.85%.

The following Census Tracts and Block Groups have low to moderate-income populations over 51% and are eligible for CDBG funds under LMA qualification: CT 860400 BG 2 86.36%; CT 860600 BG 1 62.31%; CT 860600 BG 3 79.08%; CT 861506 BG 1 61.77%; CT 861509 BG 2 56.40%; CT 861702 BG 1 61.69%; CT 861702 BG 3 56.14%; CT 861803 BG 2 60.33%; CT 861803 BG 3 64.71%; CT 861804 BG 1 82.47%; CT 861804 BG 2 59.17%; CT 861901 BG 1 62.39%; CT 861901 BG 2 50.26%; CT 861901 BG 3 52.61%; CT 861902 BG 1 76.00%; CT 861902 BG 2 58.25%; CT 861902 BG 3 75.63%; CT 861902 BG 4 95.92%; CT 862000 BG 1 72.13%; CT 862000 BG 2 61.09%; CT 862000 BG 3 67.18%; CT 862000 BG 4 73.57%; CT 862100 BG 1 77.27%; CT 862100 BG 2 77.73%; CT 862100 BG 3 53.44%; CT 862100 BG 4 75.08%; CT 862200 BG 2 68.86%; CT 862300 BG 1 85.28%; CT 862300 BG 2 84.82%; CT 862300 BG 3 92.45%; CT 862401 BG 1 82.43%; CT 862401 BG 2 85.04%; CT 862402 BG 1 84.75%; CT 862402 BG 2 79.60%; CT 862402 BG 3 76.42%; CT 862501 BG 1 64.45%; CT 862501 BG 2 69.42%; CT 862502 BG 1 70.37%; CT 862502 BG 2 74.55%; CT 862603 BG 1 86.38%; CT 862603 BG 2 87.36%; CT 862603 BG 4 52.04%; CT 862604 BG 1 65.67%; CT 862604 BG 2 71.92%; CT 862604 BG 3 62.17%; CT 862605 BG 1 86.79%; CT 862605 BG 2 68.91%; CT 862605 BG 3 89.61%; CT 862700 BG 1 83.50%; CT 862700 BG 2 80.47%; CT 862700 BG 3 82.50%; CT 862700 BG 4 71.14%; CT 862800 BG 1 79.15%; CT 863201 BG 1 71.28%; CT 863201 BG 2

61.78%; CT 863201 BG 3 59.64%; CT 866100 BG 1 85.75%; and CT 866100 BG 2 57.19%.

The City allocates its CDBG funds to primarily benefit low to moderate-income persons. The Public Facilities and Infrastructure Improvement activities are either located in a low and moderate income census area or have a low to moderate income service area benefit or clientele. The Housing, Public Service, Homeless, Other Special Needs, and Job Creation activities have an income eligibility criterion; therefore, the income requirement restricts funds only to low to moderate income households throughout the City.

Discussion

The geographic target locations and the national objectives for the PY 2020 CDBG Projects are as follows:

1. Housing Rehabilitation Program Citywide LMC
2. Rehab Administration Citywide LMC
3. Code Compliance Program Citywide LMA
4. PADS Lake County Citywide LMC
5. Victory Park Citywide LMA
6. Public Services Citywide LMC
7. Façade Improvement Program Citywide LMA

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

Introduction

The City of Waukegan has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing, and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in the City of Waukegan is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. The City of Waukegan is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the PY 2020 CDBG Program, the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue its support and cooperation with the Continuum of Care
- Continue to promote economic development
- Continue to provide public safety improvements
- Continue to remove slum and blighting conditions in the City

Actions planned to foster and maintain affordable housing

The City of Waukegan will fund the following affordable housing projects with PY 2020 CDBG funds:

- CD20-01 Housing Rehabilitation Program
- CD20-02 Rehab Administration
- CD20-03 Code Compliance Program

The Waukegan Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Waukegan:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate, make 504 improvements, and develop new housing units

Actions planned to reduce lead-based paint hazards

In Waukegan, it is estimated that 20,535 housing units in the City were built before 1980 and are at risk of lead-based paint hazards. Based on the 2011-2015 American Community Survey, 57.0% (8,010) of owner-occupied housing units were built before 1980 and are estimated to contain Lead Based Paint hazards. Based on the 2011-2015 American Community Survey, 51.1% (7,544) of renter-occupied housing

units were built before 1980 and are estimated to contain LBP hazards. The City of Waukegan will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule). The City is allocating \$395,000 to the Housing Rehabilitation Program, and will address any Lead Based Paint hazards as they are encountered.

Actions planned to reduce the number of poverty-level families

Based on the 2011-2015 American Community Survey, approximately 21.7% of the City of Waukegan's residents live in poverty, while only 9.7% of Lake County residents live in poverty, and 14.3% of the State of Illinois residents live in poverty. Female-headed households with children are particularly affected by poverty at 39.9%.

The City's anti-poverty strategy is based on supporting workforce development, including job-training services for low to moderate income residents. In addition, the City's strategy is to provide supportive services for target income residents.

The City over the next five (5) years plans to use its CDBG funds to fund the following types of economic development and anti-poverty programs include:

- Assist in job creation and retention
- Small businesses assistance, which could include workforce training or support services for new employees
- Promote minority and women owned businesses
- Revitalization efforts
- Commercial/industrial infrastructure development and redevelopment

Actions planned to develop institutional structure

The City of Waukegan has a productive working relationship with many community partners in the implementation of the City's housing and community development projects. The CDBG Department will coordinate activities among the public and private agencies and organizations in the City. This coordination will ensure that the goals and objectives stated in the PY 2020-2024 Five Year Consolidated Plan will be effectively addressed by more than one entity. The following entities will carry out the PY 2020 annual goals and objectives:

- City of Waukegan CDBG Department – manages and administers the CDBG program.
- The Waukegan Housing Authority – manages and administers Housing Choice Vouchers and public housing units.
- Lake County Coalition for the Homeless – coordinates homeless services and homeless prevention activities.

The City will continue to develop relationships that will assist the City to address its housing and

community development needs especially collaborative relationships that provide additional financial resources and expertise that can be used to supplement existing services in the City.

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

The City of Waukegan is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Waukegan.

In those years, when the City elects to hold an open funding round for the Community Development Block Grant (CDBG) program, it conducts a competitive application process to award funds to other public agencies and local 501(c)(3) non-profit organizations to undertake CDBG eligible activities. The applications are reviewed by the CDBG Department Staff, the Stakeholders Participation Panel (SPP), the Mayor, and finally submitted to the City Council for approval. A percentage of the CDBG funds are then awarded on a competitive basis to non-profit applicants for eligible activities. However, in some years, the City may choose to utilize the CDBG funds internally to conduct eligible activities that meet a national objective.

The CDBG Department staff provides technical assistance as needed to support public agencies that receive CDBG funding.

Discussion

The City of Waukegan is committed to ensuring that all federally funded projects meet federal requirements. The City frequently communicates with its subgrantees to monitor activities for compliance. For each activity, the City maintains a checklist to ensure all areas of compliance were met based on the activity's national objective and eligibility. Regular site visits are performed, desk audits are performed, and the City monitors required sub-grantee semi-annual reports, as well as all other compliance reports.

City public infrastructure activities are subject to Davis-Bacon and Section 3 requirements. The City ensures subgrantees and contractors understand these requirements by holding preconstruction conferences, performing regular site visits, and reviewing certified payrolls for each covered activity.

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 |
|---|---|

Discussion

Under the PY 2020 CDBG Program, the City will receive a grant in the amount of \$799,322 and anticipates \$0 in program income. The City budgeted \$159,864 for General Administration for a total planning and administration cost of (20.0%). The balance of funds (\$639,458) will be allocated to activities which principally benefit low to moderate-income persons in the amount of \$400,000 (62.6%) for housing activities, \$139,458 (21.8%) for community development activities, \$100,000 (15.6%) for economic development activities, \$0 for the removal of slums and blight (0.0%), and \$0 for urgent needs (0.0%).

The City accepts applications for public service and public facility projects to be funded with CDBG funds. The applications are reviewed by the Stakeholder Participation Panel, Community Development Block Grant Department, Mayor and then submitted to the City Council for approval. For PY 2020 the City received nineteen(19) applications and funded fourteen (14) projects. The remaining CDBG projects were determined by the Stakeholder Participation Panel, Community Development Block Grant Department, Mayor and then submitted to the City Council for approval.