

City of Waukegan

2019

Housing & Community Development

Annual Action Plan



May 1, 2019 to April 30, 2020

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2019 Annual Action Plan represents the fifth and final year of the 2015-2019 Lake County Consortium's Consolidated Plan as approved by the City Council and United States Department of Housing and Urban Development (HUD). This plan identifies the proposed projects and activities to be funded and implemented during this program period. The Action Plan will serve as a strategic backbone for the City to continue to accomplish the goals outlined in the 2015-2019 Consolidated Plan which is to develop a viable community, primarily for low and moderate income residents, consistent with HUD's principal goals of promoting decent and affordable housing, creating a suitable living environment and expanded economic opportunities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the 2019 Program Year, the City has identified and will implement activities that will continue to accomplish the goals outlined in the 2015-2019 Consolidated Plan and amendments. The goals are as follows:

1. Public Facilities
2. Infrastructure Improvement
3. Public Services
4. Code Enforcement
5. Economic Development
6. Housing Rehabilitation
7. Program Administration
8. Rehab Administration

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Waukegan monitors and evaluates the past performance of its HUD assisted programs to ensure compliance and that the programs provide the greatest impact to address community needs. City staff conducts annual monitoring reviews of the programs and the results of these reviews are shared with the City's Stakeholder Participation Panel for consideration during the activity selection process. Public input is gathered through public hearings and written comments. According to the last Consolidated Annual Performance Evaluation Report (CAPER), the City is making progress in achieving the Consolidated Plan goals. Quarterly reports are submitted by the program participants to ensure activities are accurately and efficiently implemented and administered.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City held a needs and asset public hearing on October 8, 2018 as part of the outreach efforts to obtain citizen participation in the 2019 Annual Action Plan planning process.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no comments received from the public.

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

In the event that comments are presented, the City makes every effort to address the needs in accordance with the Citizen Participation Plan and 2015 -2019 Consolidated Plan.

7. Summary

The City, in conjunction with community partners, has provided its residents with needed services with the limited resources available. During the 2019 Program Year, the City will continue its efforts to meet the identified needs of its residents and improve the quality of life within our community.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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		Community Development Block Grant

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Laraesa Garland

CDBG Director

City of Waukegan

100 Martin Luther King Jr. Avenue

Waukegan, IL 60085

Phone: 847-599-2531

Fax: 847-360-9028

Email: laraesa.garland@waukeganil.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City held a public hearing on October 8, 2018, to receive citizen input to identify the needs of the community for the 2019 Program Year in accordance with the 2015-2019 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)).

Throughout the year the City of Waukegan staff meet with representatives from various non-profit, public and private agencies that serve the needs of the homeless, persons at risk of homelessness, persons with physical and mental disabilities and other low to moderate income residents. Some of the coordination is completed through the Lake County Coalition for the Homeless meetings and committee meetings attended by City staff. The City also coordinates with the Waukegan Housing Authority on housing assistance and various other projects.

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.

Lake County, the lead agency of the Lake County Consortium is primarily responsible for coordinating the overall Continuum of Care (CoC) process and organizing Lake County's response to HUD's annual Continuum of Care homeless service application resides with the Lake County Coalition for the Homeless. The group is comprised of approximately 30 community agencies administering homeless services, community development activities, health care, housing and veteran services as well as advocates, local governments, formerly homeless individuals, churches, funders, banks and other community stakeholders. City staff are active members of this organization and participate in the overall membership and subcommittees to address homeless issues.

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

City staff participates as members of the Lake County Coalition for the Homeless which determines the allocation of the ESG.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WAUKEGAN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Lake County Coalition for the Homeless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	LAKE COUNTY PLANNING BUILDING AND DEVELOPMENT DEPARTMENT
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
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Identify any Agency Types not consulted and provide rationale for not consulting

N/A

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	Lake County Community Development Division	Both plans have a common goal to end homelessness in Lake County using the Housing First Approach.

Table 3 - Other local / regional / federal planning efforts

Narrative

None.

AP-12 Participation - 91.401, 91.105, 91.200(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 held a public hearing on October 8, 2018, to receive citizen input to identify the needs and assets of the community for the 2019 Program Year in accordance with the 2015-2019 Consolidated Plan. The comment period began October 9, 2018 and ended November 7, 2018.

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	Public Meeting	Non-targeted/broad community	One resident was in attendance.	There were no comments received.	There were no comments received	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The current anticipated resources are based on the 2019 allocation amounts for the CDBG grant. This also anticipates using unexpended funds from previous years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	854,967	0	155,778	1,010,745	0	The amounts represent the 2019 allocation and unexpended funds from previous years.

Table 5 - 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

Match requirements are met by general funds, municipal investments, local fundraising and bank financing.

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

The City currently owns approximately 90% of the Waukegan lake front area. The property could be used for the development of high rise condos and single family housing units thereby addressing housing and the creation of businesses to produce jobs thereby fostering economic development.

Discussion

None.

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	Public Facilities	2015	2019	Non-Housing Community Development	1st ward City of Waukegan	Public Facilities	CDBG: \$10,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 28079 Households Assisted
2	Infrastructure Improvements	2015	2019	Non-Housing Community Development	1st ward City of Waukegan	Public Improvements	CDBG: \$120,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 89078 Households Assisted
3	Public Service	2015	2019	Non-Housing Community Development	1st ward City of Waukegan	Public Services	CDBG: \$128,000	Public service activities other than Low/Moderate Income Housing Benefit: 28079 Persons Assisted
4	Code Enforcement	2015	2019	Non-Housing Community Development	1st ward City of Waukegan	Code Enforcement	CDBG: \$50,000	Housing Code Enforcement/Foreclosed Property Care: 25 Household Housing Unit
5	Economic Development	2015	2019	Non-Housing Community Development	City of Waukegan	Economic Development	CDBG: \$150,000	Facade treatment/business building rehabilitation: 10 Business
6	Housing Rehabilitation	2015	2019	Affordable Housing	1st ward City of Waukegan	Owner Occupied Housing Rehab	CDBG: \$191,752	Homeowner Housing Rehabilitated: 7 Household Housing Unit
7	Program Administration	2015	2019		City of Waukegan	Planning & Administration	CDBG: \$170,993	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Rehab Administration	2015	2019	Rehab Administration	1st ward City of Waukegan	Owner Occupied Housing Rehab	CDBG: \$190,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	The City of Waukegan looks to continue to improve the existing public facilities throughout the community.
2	Goal Name	Infrastructure Improvements
	Goal Description	The Sidewalk Improvement Program replaces deteriorated sidewalk squares in low income residential areas designated by both the Public Works Department and CDBG Department throughout the City of Waukegan. The program will also cover the 50/50 Sidewalk Program for owner-occupied homes, landlords and business owners that will pay for 50% of the total cost of the project with CDBG funding covering the remaining cost.
3	Goal Name	Public Service
	Goal Description	The City will provide for directly and indirectly a variety of public services for residents of the community.
4	Goal Name	Code Enforcement
	Goal Description	The Code Compliance Program is to improve the safety and appearance of Waukegan's housing stock. Enforcement of zoning and property maintenance codes in the CDBG target areas of the corporate boundaries of the City of Waukegan.

5	Goal Name	Economic Development
	Goal Description	The City of Waukegan plans to use a portion of its annual CDBG allocation for a potentially wide range of economic development activities. This may include direct assistances to individuals seeking employment opportunities, businesses seeking to expand and/or relocate to the Waukegan area as well as expansion of general training and service options for the residents of Waukegan.
6	Goal Name	Housing Rehabilitation
	Goal Description	The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible household in order to ensure safe, decent and affordable housing options for homeowners within the City. In addition, the Exterior Rehab- Community Restoration Program provides up to \$8,000 per property for owner-occupied single family housing units owned by income eligible households.
7	Goal Name	Program Administration
	Goal Description	General oversight and management of CDBG funds and activities. In addition, CDBG funds are designated for salary, benefits and payroll taxes.
8	Goal Name	Rehab Administration
	Goal Description	The project will cover the costs associated with administering the Housing Rehabilitation Program.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Waukegan will use the 2019 CDBG allocation to administer the following projects:

- Park Restoration Program
- Sidewalk Program
- Public Service Programs
- Code Enforcement
- Facade Improvement Program
- Housing Rehabilitation
- Program Administration
- Rehabilitation Administration

#	Project Name
1	Park Renovation Program
2	Infrastructure Improvement
3	Public Services
4	Code Enforcement
5	Facade Improvement Program
6	Housing Rehabilitation Program
7	Program Administration
8	Rehab Administration

Table 7 – Project Information

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

Allocation priorities are based on data collected from the Consolidated Plan, input received from public hearings and the Stakeholder Participation Panel.

AP-38 Project Summary
Project Summary Information

1	Project Name	Park Renovation Program
	Target Area	1st ward
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$10,000
	Description	The renovation project will support expanded play equipment, shelters, fitness areas and potential community gardens to encourage proper use of the park and deter gang activity. This will increase community engagement. Two local schools and Community Based Organizations will use the space for physical activity and learning about the environment, science and local history.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Of the 28,079 households in the City of Waukegan the proposed activity will primarily benefit the 7,234 households with children under 18 years of age, specifically the households in the immediate area.
	Location Description	The project is located in the first ward and in the immediate vicinity of a low income housing development.
	Planned Activities	The activity will include 3.7 acres of park space renovated with two ADA bathrooms, picnic shelter, half court basketball court, one soccer area, updated baseball diamond, one challenge/obstacle course, expanded playground and 840 feet of new pathway/trail/sidewalks.
2	Project Name	Infrastructure Improvement
	Target Area	City of Waukegan
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Public Improvements
	Funding	CDBG: \$120,000

	Description	The Sidewalk Improvement Program replaces deteriorated sidewalk squares in low income residential areas designated by both the Public Works and CDBG department throughout the City of Waukegan. The program will also cover the 50/50 Sidewalk Program for owner -occupied homes, landlords and business owners that will pay for 50% of the total costs of the project with CDBG funding covering the remaining costs.
	Target Date	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The activity will benefit low to moderate income households in Census tracts where the income level is higher than 51% based on the American Community Survey 2011 -2015 5 year estimates.
	Location Description	The project will occur throughout the City of Waukegan in low income areas.
	Planned Activities	Through the collaboration of the Public Works and CDBG departments deteriorated sidewalks will be identified and replaced in low income areas throughout the City.
3	Project Name	Public Services
	Target Area	City of Waukegan
	Goals Supported	Public Service
	Needs Addressed	Public Services
	Funding	CDBG: \$128,000
	Description	The City will utilize CDBG funding to provide for direct and indirect public services for the residents of the Waukegan.
	Target Date	4/30/2020
	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	Throughout the City of Waukegan.

	Planned Activities	<p>During the 2019 Program Year the following agencies will provide public services to residents:</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Agency</th> <th style="text-align: right;">Funding Level</th> </tr> </thead> <tbody> <tr> <td>A Safe Place</td> <td style="text-align: right;">\$15,000.00</td> </tr> <tr> <td>Arden Shore Child and Family Services</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>CASA Lake County</td> <td style="text-align: right;">\$7,500.00</td> </tr> <tr> <td>Catholic Charities</td> <td style="text-align: right;">\$7,500.00</td> </tr> <tr> <td>Childserv</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>Eldercare</td> <td style="text-align: right;">\$15,000.00</td> </tr> <tr> <td>Northern Illinois Food Bank</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>Waukegan Township</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>PADS Lake County</td> <td style="text-align: right;">\$10,000.00</td> </tr> <tr> <td>Prairie State Legal Services</td> <td style="text-align: right;">\$8,000.00</td> </tr> <tr> <td>UMMA Center</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>Waukegan Public Library</td> <td style="text-align: right;">\$10,000.00</td> </tr> <tr> <td>Youth Conservation Corp</td> <td style="text-align: right;">\$10,000.00</td> </tr> <tr> <td>YouthBuild Lake County</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>YWCA Lake County</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td>Prairie State Legal Services - Fair Housing</td> <td style="text-align: right;">\$10,000.00</td> </tr> </tbody> </table>	Agency	Funding Level	A Safe Place	\$15,000.00	Arden Shore Child and Family Services	\$5,000.00	CASA Lake County	\$7,500.00	Catholic Charities	\$7,500.00	Childserv	\$5,000.00	Eldercare	\$15,000.00	Northern Illinois Food Bank	\$5,000.00	Waukegan Township	\$5,000.00	PADS Lake County	\$10,000.00	Prairie State Legal Services	\$8,000.00	UMMA Center	\$5,000.00	Waukegan Public Library	\$10,000.00	Youth Conservation Corp	\$10,000.00	YouthBuild Lake County	\$5,000.00	YWCA Lake County	\$5,000.00	Prairie State Legal Services - Fair Housing	\$10,000.00
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4	Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date	Code Enforcement City of Waukegan Code Enforcement Code Enforcement CDBG: \$50,000 The Code Compliance Program is to improve the safety and appearance Waukegan's housing stock. Enforcement of zoning and property maintenance codes in the CDBG target areas of the corporate boundaries of the City of Waukegan. 4/30/2020																																		

	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of families that will benefit from the proposed activities is 20% of Waukegan's population.
	Location Description	City limits of the City of Waukegan.
	Planned Activities	The activity will support the code enforcement of various housing structures throughout the community.
5	Project Name	Facade Improvement Program
	Target Area	City of Waukegan
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,000
	Description	This program provides funding for new or existing businesses in the 1500 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	4/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit the 28,079 households of the City of Waukegan specifically the households located in immediate area.
	Location Description	The project will focus on the Washington Street Commercial Corridor.

	<p>Planned Activities</p> <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 • Installation of exterior building signs, lighting and awnings 	
6	<p>Project Name</p>	Housing Rehabilitaiton Program
	<p>Target Area</p>	City of Waukegan
	<p>Goals Supported</p>	Housing Rehabilitation
	<p>Needs Addressed</p>	Owner Occupied Housing Rehab
	<p>Funding</p>	CDBG: \$191,752
	<p>Description</p>	<p>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. In addition, the Exterior Rehab - Community Restoration Program provides up to \$8,000 per property for owner occupied single family housing units owned by income eligible households. Rental properties are NOT eligible for this program. The CDBG Department along with Building Department(Code Enforcement) administers the Community Restoration Program.</p>
	<p>Target Date</p>	4/30/2020
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	It is estimated that this project will benefit seven owner occupied families and their neighbors.
	<p>Location Description</p>	City limits of the City of Waukegan

	<p>Planned Activities</p> <p>The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost 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. In addition, the Exterior Rehab -Community Restoration Program provides up to \$8,000 per property for owner-occupied single family housing units owned by income eligible households.</p>
7	<p>Project Name</p> <p>Program Administration</p>
	<p>Target Area</p> <p>City of Waukegan</p>
	<p>Goals Supported</p> <p>Program Administration</p>
	<p>Needs Addressed</p> <p>Planning & Administration</p>
	<p>Funding</p> <p>CDBG: \$170,993</p>
	<p>Description</p> <p>This project will cover the general oversight and management of CDBG funds that are designated for salary, benefits and payroll taxes.</p>
	<p>Target Date</p> <p>4/30/2020</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>N/A</p>
	<p>Location Description</p> <p>City limits of the City of Waukegan</p>

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 																
8	<table border="1"> <tr> <td data-bbox="235 1062 472 1119">Project Name</td> <td data-bbox="472 1062 1430 1119">Rehab Administration</td> </tr> <tr> <td data-bbox="235 1119 472 1173">Target Area</td> <td data-bbox="472 1119 1430 1173">City of Waukegan</td> </tr> <tr> <td data-bbox="235 1173 472 1228">Goals Supported</td> <td data-bbox="472 1173 1430 1228">Rehab Administration</td> </tr> <tr> <td data-bbox="235 1228 472 1325">Needs Addressed</td> <td data-bbox="472 1228 1430 1325">Owner Occupied Housing Rehab</td> </tr> <tr> <td data-bbox="235 1325 472 1379">Funding</td> <td data-bbox="472 1325 1430 1379">CDBG: \$190,000</td> </tr> <tr> <td data-bbox="235 1379 472 1476">Description</td> <td data-bbox="472 1379 1430 1476">This project will cover the costs associated with administering the Housing Rehabilitation Program.</td> </tr> <tr> <td data-bbox="235 1476 472 1530">Target Date</td> <td data-bbox="472 1476 1430 1530">4/30/2020</td> </tr> <tr> <td data-bbox="235 1530 472 1789">Estimate the number and type of families that will benefit from the proposed activities</td> <td data-bbox="472 1530 1430 1789">An estimated ten families will benefit from the proposed activities.</td> </tr> </table>	Project Name	Rehab Administration	Target Area	City of Waukegan	Goals Supported	Rehab Administration	Needs Addressed	Owner Occupied Housing Rehab	Funding	CDBG: \$190,000	Description	This project will cover the costs associated with administering the Housing Rehabilitation Program.	Target Date	4/30/2020	Estimate the number and type of families that will benefit from the proposed activities	An estimated ten families will benefit from the proposed activities.
Project Name	Rehab Administration																
Target Area	City of Waukegan																
Goals Supported	Rehab Administration																
Needs Addressed	Owner Occupied Housing Rehab																
Funding	CDBG: \$190,000																
Description	This project will cover the costs associated with administering the Housing Rehabilitation Program.																
Target Date	4/30/2020																
Estimate the number and type of families that will benefit from the proposed activities	An estimated ten families will benefit from the proposed activities.																

Location Description	City limits of the City of Waukegan.
Planned Activities	Costs associated with administering the Housing Rehabilitation Program.

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 target areas for use of the funding will be directed in th 52 census tracts where 51% or more of the residents are low to moderate income.

Geographic Distribution

Target Area	Percentage of Funds
1st ward	
City of Waukegan	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale is based on information collected during public hearings, surveys, City officials, residents, and staff.

Discussion

None.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Assuring that all have residents have access to quality affordable housing is critical in our community. The City has continually committed to the reduction and removal of barriers that hinder affordable housing options for its residents. The City partners with agencies that develop and support adding and maintaining the existing affordable housing options.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the City of Waukegan zoning ordinances and building codes have changed in order to remove barriers to affordable housing. TIF districts have been established to spur and support both commercial and residential redevelopment.

Discussion

None.

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

Introduction

As the City of Waukegan embarks on the 5th year of the its 2015-2019 Consolidated Plan it continues to support the identified needs of its residents with the limited available resources. During this Consolidated Plan period the current administration is focused on updating its infrastructure, capital assets and comprehensive plan. These strategies will produce long term benefits to the residents such as increased or improved infrastructure, housing and job creation.

Actions planned to address obstacles to meeting underserved needs

Lack of funding is the primary obstacle to addressing underserved needs when it comes to public services and the 15% cap compulsory by HUD. Funding requests continue to exceed the available resources of a given year. Waukegan's CDBG office typically receives requests for up to four times the amount of funding that is available in a given year. Many qualified agencies are already in existence throughout Lake County, and we receive numerous telephone calls each year from people who are interested in starting various types of social service agencies. These individuals are added to our distribution list for notification of the training conducted by the Consortium. This provides information to the applicants on the process Waukegan adheres to and allowing them the opportunity to apply for grants in the future. There are various existing agencies that help serve underserved needs; although, they do not receive funding from CDBG.

Actions planned to foster and maintain affordable housing

Waukegan CDBG has helped to foster and maintain affordable housing through various efforts. These efforts included, supporting the Affordable Housing Corporation of Lake County (AHC), and through the operation of an owner occupied Housing Rehabilitation and Exterior Rehabilitation Programs, the City continues its efforts to meet with several developers regarding affordable housing options.

Actions planned to reduce lead-based paint hazards

The City will continue to implement the HUD regulations on lead-based paint hazards, find additional qualified lead contractors, provide additional financial assistance for lead-based paint treatment in addition to that normally permitted for rehab loans, paint testing and risk assessment by certified inspectors, abatement, and clearance testing. Educate homeowners through the distribution of the

handout booklet "Protect Your Family from Lead in Your Home" to every participating household.

Actions planned to reduce the number of poverty-level families

In an effort to reduce the number of families living below the poverty level, the City of Waukegan funds several public service agencies aimed to help households achieve and maintain self-sufficiency. By funding various community services, which play a valuable role in providing a broad array of opportunities and collaborating with affordable housing programs, the City continues its efforts to reduce the number of families in poverty.

Actions planned to develop institutional structure

The Lake County Consortium, with its participating jurisdictions of Lake County and the Cities of North Chicago and Waukegan, has been collaborating extensively for a number of years with a broad range of for-profit or not-for-profit agencies, governmental bodies, and local citizens.

Three jurisdictions in Lake County receive Community Development Block Grant (CDBG) funds under the entitlement allocation: Lake County, as an urban county, and the Cities of North Chicago and Waukegan, each as independent entitlements. These three CDBG jurisdictions regularly coordinate with one another and collaborate on planning and implementation of CDBG-funded community development activities. These three units of local government have also formed a HOME Consortium for the purposes of carrying out housing activities funded under the HOME Investment Partnerships Program.

Lake County serves as the coordinating unit and Lead Agency for the administration of the Lake County Consortium. The Lake County Community Development Division administers the HOME Program. The Affordable Housing Commission, an entity created by the Lake County Board to stimulate affordable housing, also serves as an advisory commission on housing matters to the County Board.

The Consortium also formally governs the administration of the Emergency Shelter Grant Program and the Continuum of Care grants. The Cities of North Chicago and Waukegan collaborate with Lake County on countywide homeless planning and grant administration activities.

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

There are numerous agencies applying for Waukegan CDBG funding whose applications are reviewed by Stakeholder Participation Panel. The application requires the agencies to coordinate with other health,

mental health, and service agencies on a regular basis.

Discussion

None.

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
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion

