

WORKSHOP OVERVIEW

Call for Five-Year Projects & Proven Housing Programs

- Development of 2020-24 Consolidated Plan for HUD
 - Year-Round: Agency Consultation
 - April: Update Analysis of Impediments to Fair Housing Choice
 - May: CMAP ON TO 2050
 - June: CSH Gaps Analysis
- Resulting Goals & Priority Needs to be Addressed 2020-24
- New Five-Year Process
- How It Relates To Annual Applications
- Questions

U.S. Dept. of Housing & Urban Development

Purpose of CDBG

- Decent affordable housing
- Provide services to most vulnerable
- Create jobs

Beneficiaries = Low/Moderate Income Population

Income Limits								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% of Median	\$49,950	\$57,050	\$64,200	\$71,300	\$77,050	\$82,750	\$88,450	\$94,150

Source: www.hud.gov

Analysis of Impediments

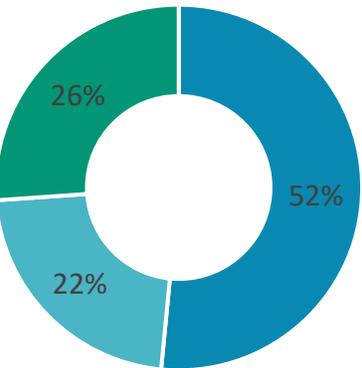
§91.225 Plan Certifications

Affirmatively furthering fair housing.

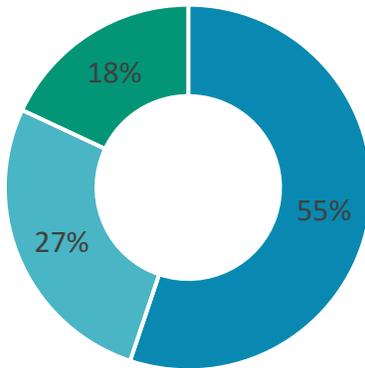
Each jurisdiction is required to submit a certification that it will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the AI/AFH conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, and that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Percentage of Lake County Residents experiencing Cost-Burden and Severe Cost-Burden, By Race

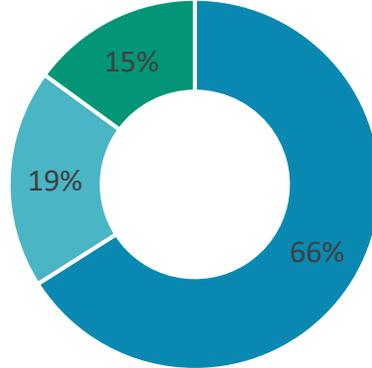
Black / African American



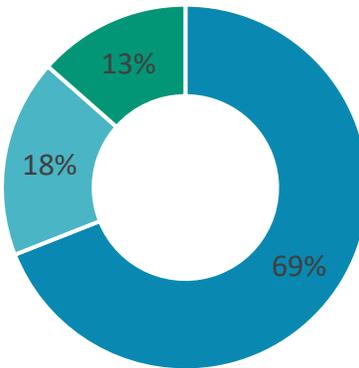
Hispanic



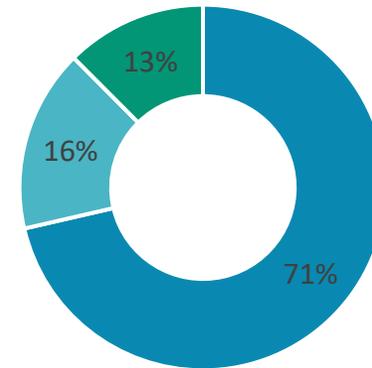
Jurisdiction as a whole



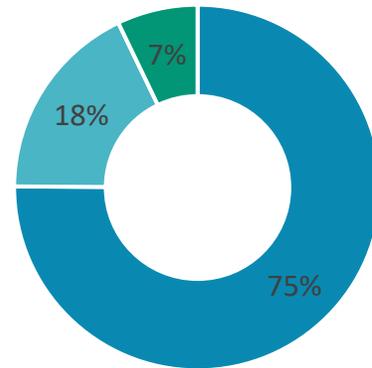
White



Asian



American Indian, Alaska Native



 >50%

Severe Cost-Burden

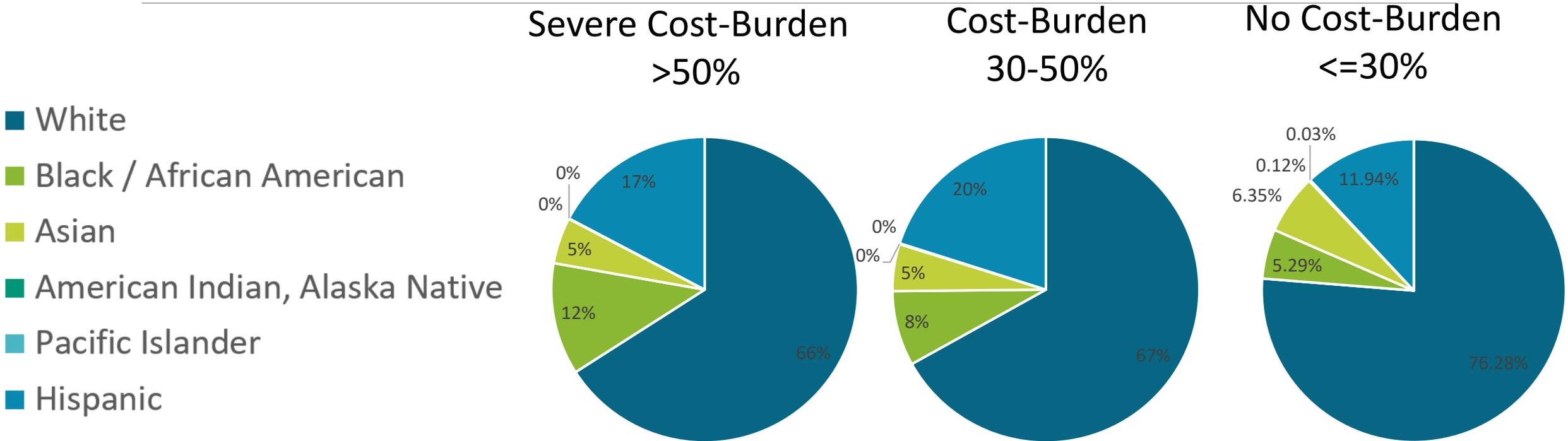
 30-50%

Cost-Burden

 <=30%

No Cost-Burden

Percentage of Households with Severe Cost-burden, Cost-burden, and No Cost-burden, by Race



*American Indian, Alaska Native, and Pacific Islander residents comprise less than 1% of the sample population and therefore are not represented in the pie chart

CMAP

Make Chicagoland more competitive

Enhance quality of life

Advance local planning

For low- and moderate-income residents, what are the two biggest housing challenges? (choose 2)

25% **A. Access to public transportation**

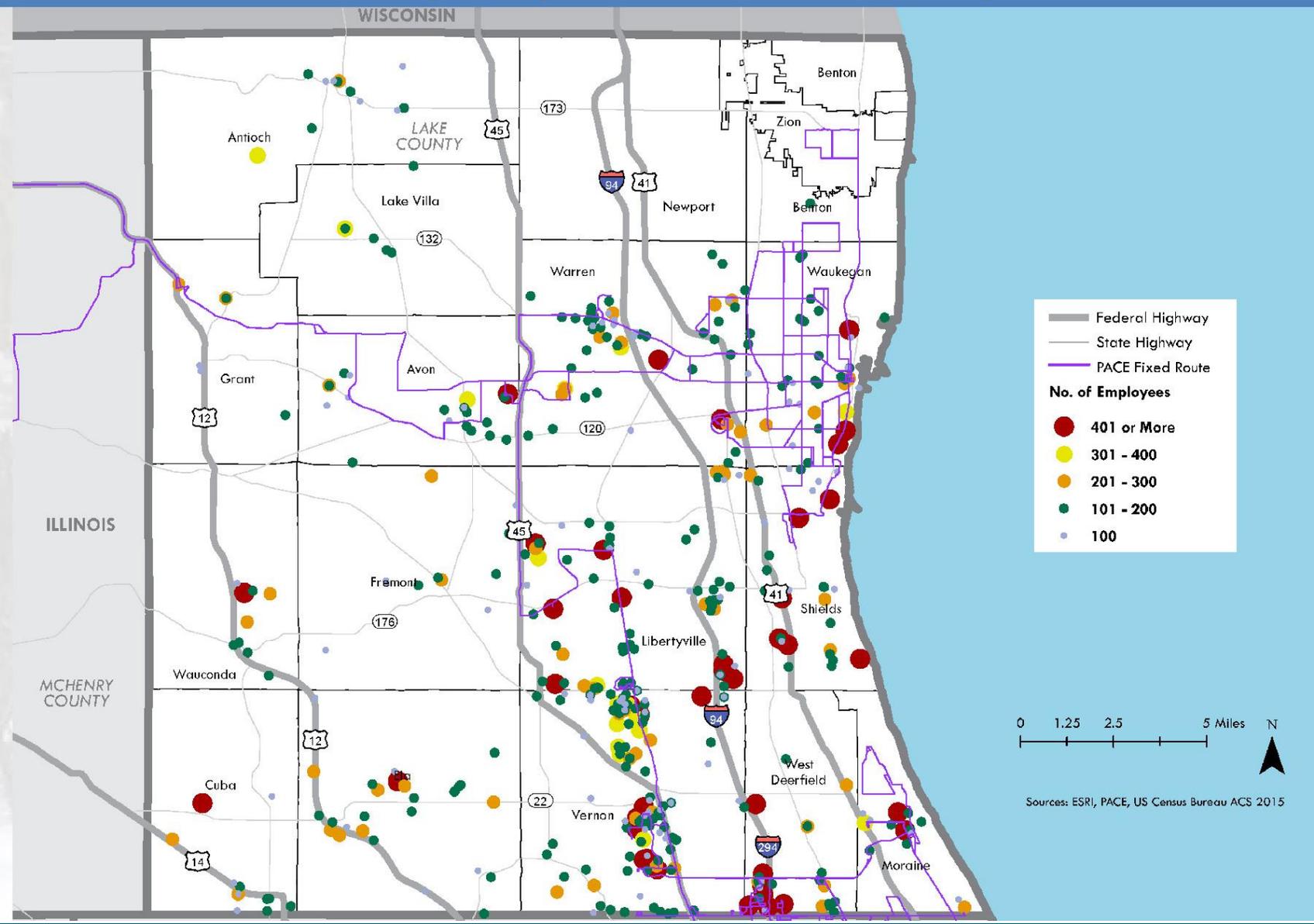
48% **B. Cost burden of housing**

11% **C. Negative housing conditions**

14% **D. Availability of housing for all life stages**

2% **E. Other**

Employment Overlay





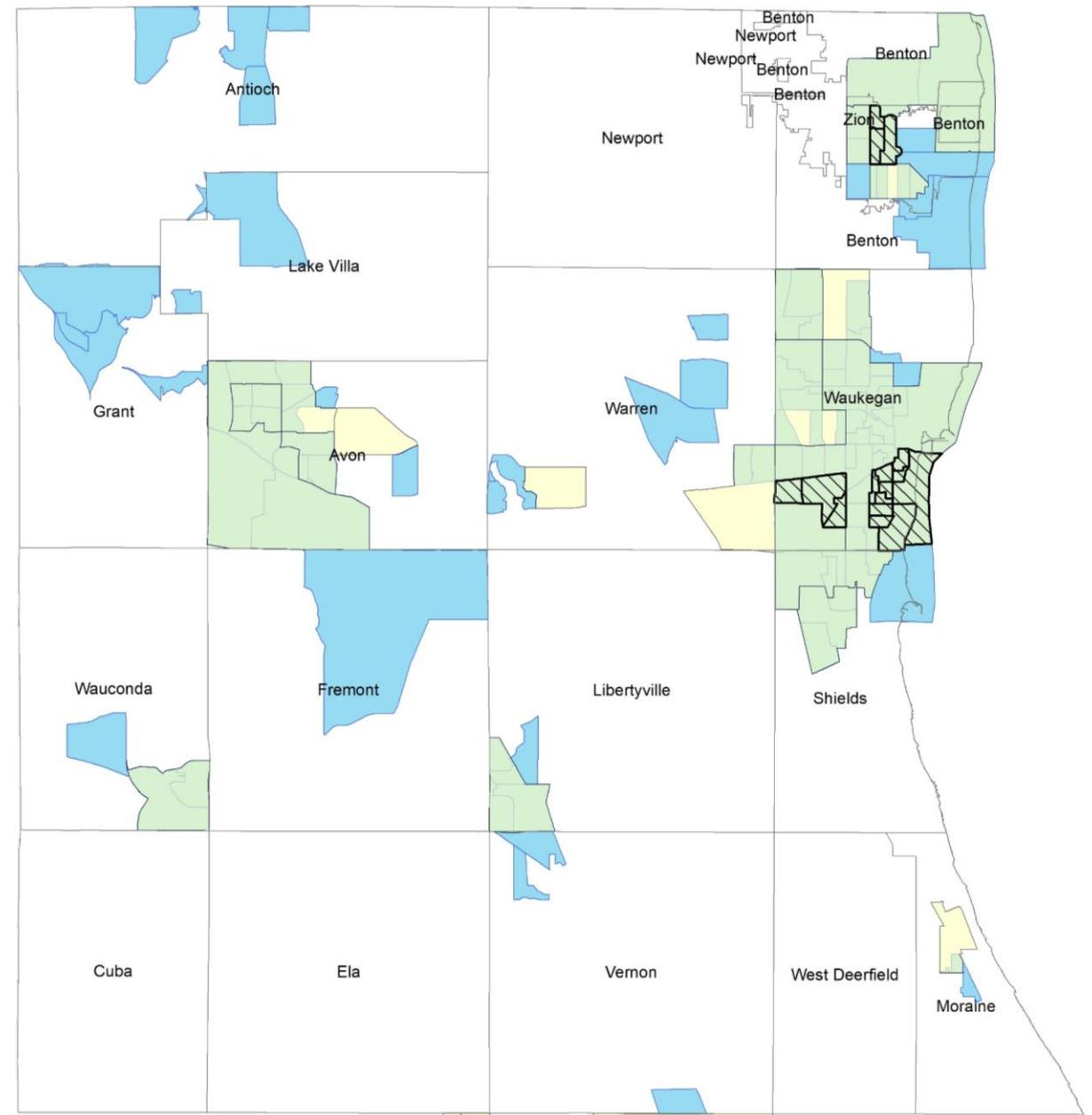
Inclusive Growth

Grow the economy through opportunity for all

Inclusive Growth

- Build new affordable housing in high opportunity areas
- Continue strategic investment in areas of greatest need
 - Attract private investment
 - Opportunity Zones
 - Utilize Land Banking to address vacancy and abandonment issues

-  CMAP Economically Distressed Area (EDA)
-  HUD Low/Mod Income Area (46.83% AMI)
-  U.S. Treasury Opportunity Zones



Lake County Gaps Analysis – Preliminary Findings

Presentation to Lake County HCDC

CSH, Betsy Benito, June 12, 2019

Gap Analysis = Develop Year-Round Emergency Services and Day Center

Lake County's current shelter system is seasonal, based on a rotating-site model, and has limited space to secure belongings. This model creates barriers and does not promote consistent engagement with clients, limiting the ability of staff to connect clients to housing solutions and supportive services.

The development of a year-round shelter, in conjunction with 24-hour services, would allow for consistent engagement.

Gap Analysis = Create Permanent Housing Solutions Indicated by Data for Unmet Needs

Data indicate an unmet need for supportive housing. Single-site supportive housing developments that incorporate daily supportive services for both tenants and people in the community can be effective for clients with intensive service needs.

Small and medium-size developments of 25-30 units often provide services that are more intensive and have leasing accommodations and property management strategies for people with higher needs.

Lake County's 2020-24 HUD Strategic Plan

Goals

1. Improve Homeless Crisis Response System
2. Assist People with Special Needs
3. Maximize Affordable Housing
4. Prioritize Pathways for Upward Economic Mobility

Priority Needs

- Ending Homelessness
- Inclusive Growth
- Housing Accessibility
- Borderless Transit



Five-year call for projects

Driven by a desire to make progress on the larger solutions and build capacity

Funding is not guaranteed; awarded as projects are ready to incur expense

Consultant to assist with funding, modeling, site selection and development, PR to address NIMBY

Responses due January 10th

(Regular annual applications due in December)

New Five-Year Application Overview

■ Who can Apply

- Townships
- Municipalities
- Government agencies, including Public housing authorities and departments of Lake County
- Non-profit organizations

■ No restriction on number of applications per entity

■ Minimum Eligibility Threshold

- 70% of available points.
- The HCDC and Lake County reserve the right to consider factors other than those listed in the Scoring Criteria.

Federal Requirements

All Projects

- Section 3
- Davis Bacon*
- Environmental Review
- No Lobbying
- Audit
- Records Access
- MBE/WBE
- Conflict of Interest
- Drug Free Workplace
- Relocation
- Contract Work Hours & Safety Standards Act
- Copeland “Anti-Kickback” Act
- Fair Housing & Equal Opportunity
- Lead-Based Paint
- Affirmative Marketing

* IL Prevailing wage rates are also applicable

To be eligible for funding consideration, a project must NOT have started and a program must have a proven track record

The project/program must be:

- 1. A building or service identified as a community need in the CSH Gaps Analysis of the Homeless Crisis Response System in Lake County.**
- 2. A building containing rental housing units affordable** to families at or below 80% area median income, preferably in high outcome areas with at least one unit reserved for clients thru Coordinated Entry.
- 3. A housing program** designed to provide assistance to income-eligible families where the beneficiaries determine the location of the activities. Examples of programs include homeowner occupied rehabilitation, homebuyer assistance, and tenant-based rental assistance.
- 4. A community revitalization project, preferably historic preservation or adaptive reuse,** in an area at least 55% populated by low-income households.

Requirements

Unlikely to happen without this grant funding: Addresses a recognized community need in a way that wouldn't likely happen in "business as usual" circumstances.

Strategic: Addresses one of four goals in Strategic Plan in a unique, discernable way.

Uniquely Impactful: A game-changer for the target population(s).

Affirmatively furthering fair housing choice:

- For housing programs, this means making or keeping high-quality housing affordable.
- For housing projects, this means: Affordable housing in high outcome areas.*
- For non-housing projects, this means: Assists with **inclusive growth** through placemaking, transit enhancement and/or job creation in low/mod income areas. Historic preservation projects are excellent placemaking opportunities.

Grant-Eligible: Project includes land or building acquisition and/or rehab or new construction at required labor wage rates.

Environmentally Clearable: Project is extremely likely to be made clear of potential environmental barriers

*As defined using U.S. census data at www.opportunityatlas.org

Screening Criteria

Fit: Helps address multiple five-year goals and/or priority needs.

Champions: Project has strong leadership with a well-defined process for decision-making.

Collaboration: Best projects involve multiple parties with shared interests.

Potential Investors: Likely to attract other funders and/or private market investment.

Employment: Extent to which jobs increase for local low-income residents and/or people with special needs.

Impact: Extent to which Lake County residents who are low-income and/or special needs receive what is needed.

Difference in 5-Yr Programs & Projects

PROVEN HOUSING PROGRAMS

Programs have add'l screening criteria:

- Market **Demand**
- Agency Operating **Capacity**
- **Reasonable** Fees/Program Delivery Costs

We assume programs need PY2020 funding

We use Grant Allocation Policy for 2021-24 allocations of program funding

PROJECTS

Projects have add'l screening criteria:

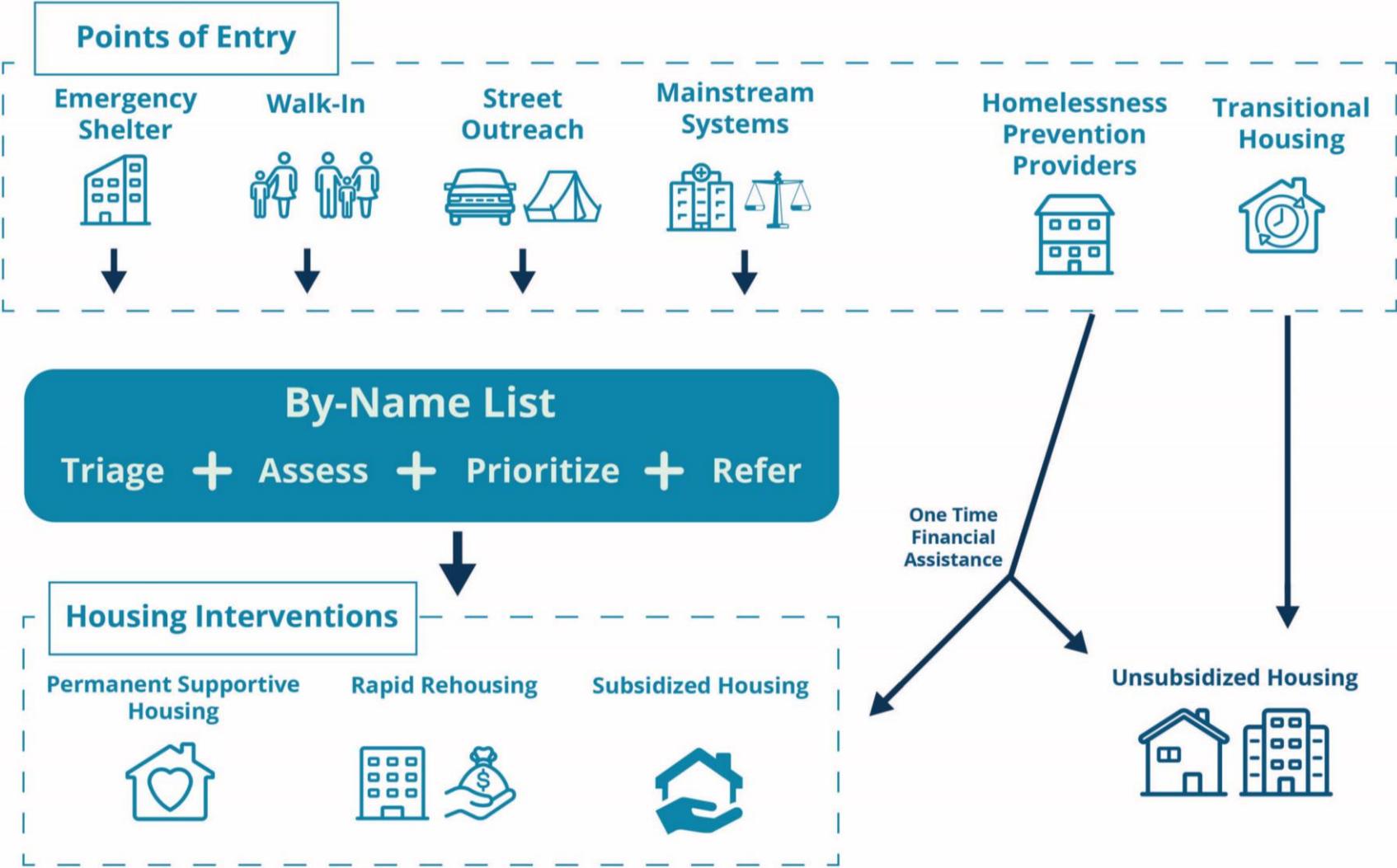
- **Drivers:** Identify potential key project drivers (internal resources, external partners, other funding rounds) and goal development timeline.
- **Good Odds:** High likelihood of being completed during 2020-24 Strategic Plan years

You tell us if need PY2020 funding

You must apply in future annual application rounds to signal your project is ready

Goal #1 - Improve Homeless Crisis Response System

Gaps analysis of system completed by Corporation for Supportive Housing (June, 2019)



Goal #2 – Assist People with Special Needs



Leverage the transportation system to promote inclusive growth

Create accessible housing that meets the region's current and future demographics



Goal #3 - Maximize Affordable Housing

Continue to improve the efficiency and effectiveness of housing subsidy programs

Identify new solutions and target existing resources in disinvested areas

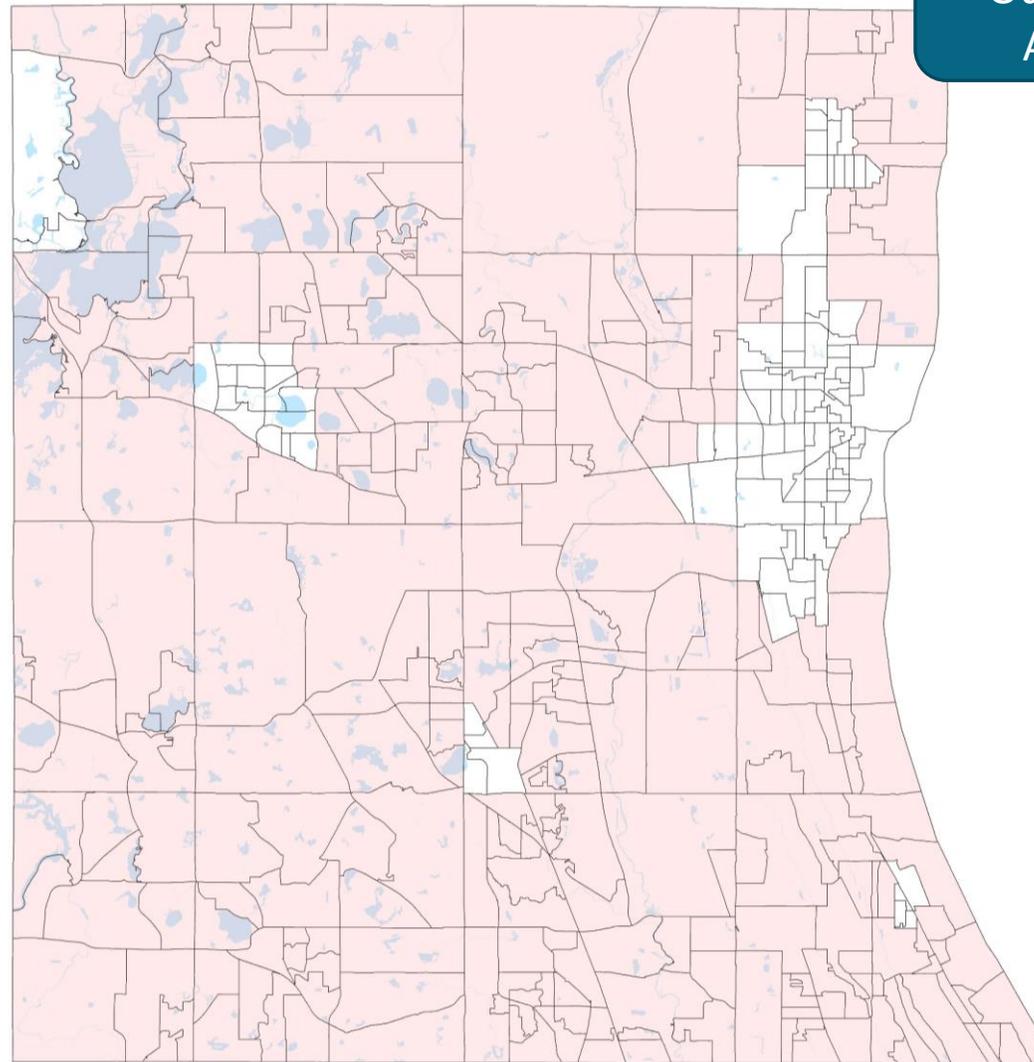
The Opportunity Atlas

Collaboration between the Census Bureau, Harvard University, Brown University

Used direct outcome data on 20 million Americans born between 1978 and 1983

- Census
- Federal income tax returns
- American Community Survey

Estimates outcomes (income, incarceration rate) based on where an individual **grew up** (census tracts) incorporating factors such as their parents' income, the child's race, and the child's gender

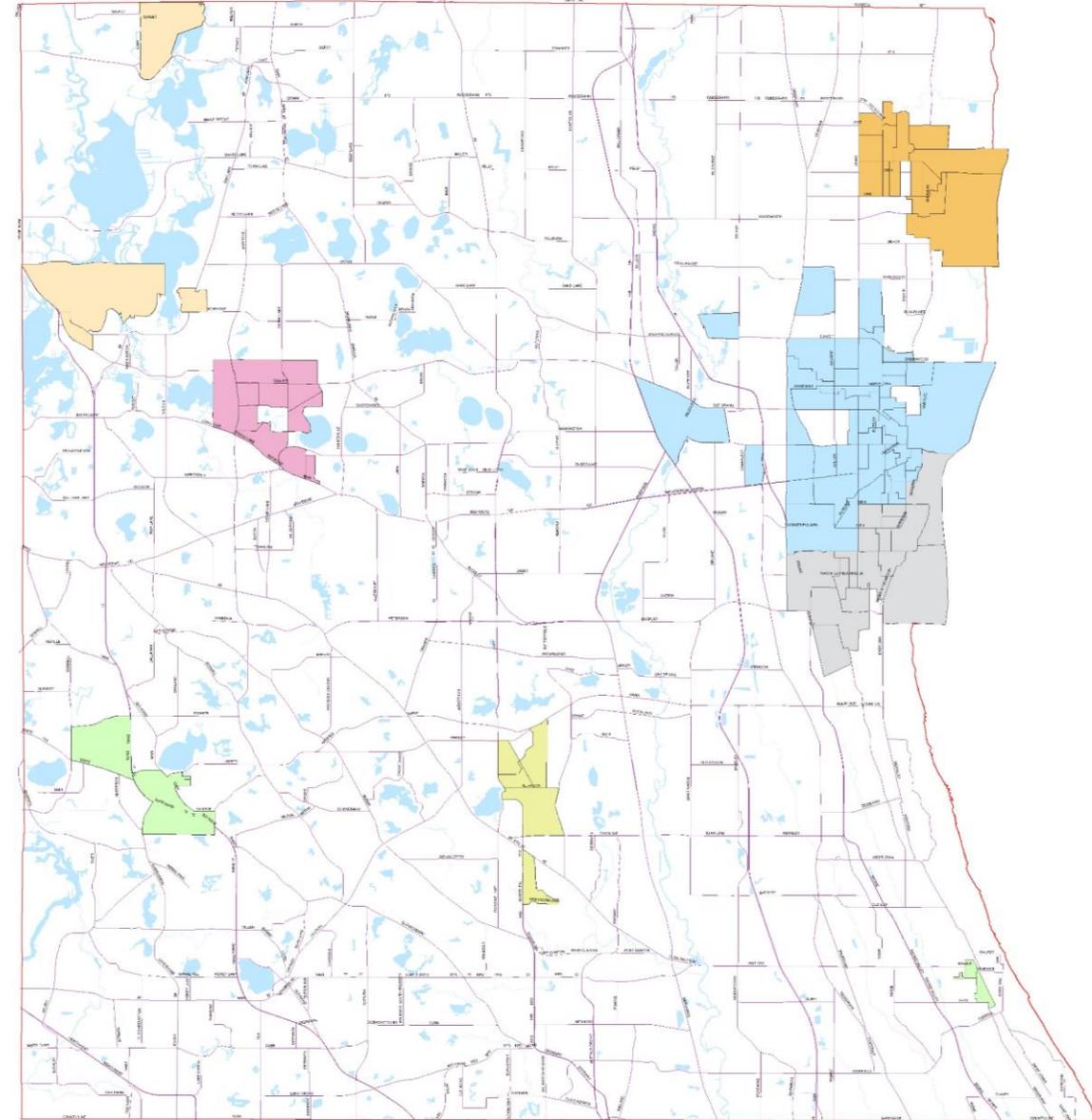


Goal #4 – Prioritize Pathways for Upward Economic Mobility

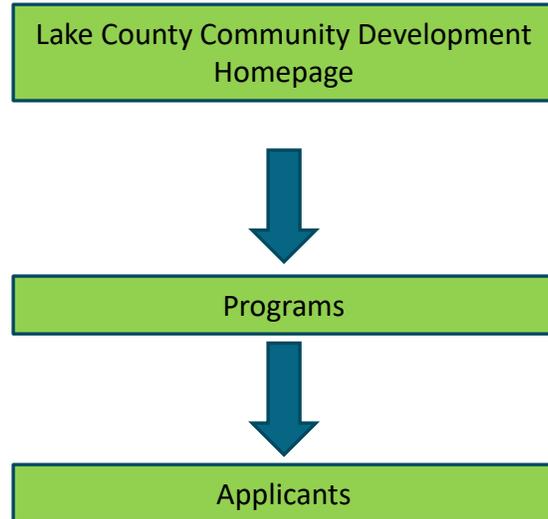
U.S. Census Block Groups with Low/Mod Income (LMI) population > 55%

Placemaking & Adaptive ReUse

“Placemaking is a multi-faceted approach to the planning, design, programming, and management of community spaces that seeks to capitalize on local assets in an effort to improve quality of life” (CMAP, ON TO 2050).



Lake County HCDC Call For Five-Year Projects & Proven Housing Programs



<https://www.lakecountyil.gov/1907/Applicants>



CHDO Application Forms

- [Attachment 3 CHDO Board Member Forms \(fillable\)](#)
- [CHDO Certification Application Form and Tier 1 Checklist \(fillable\)](#)
- [PY2020 CHDO Certification Application Instructions \(.pdf\)](#)

Human Services Application Forms

- [PY2020 Human Services Application \(fillable\)](#)
- [PY2020 Human Services Application Instructions \(.pdf\)](#)

Public Improvements Application Form

- [PY2020 Public Improvements Application \(fillable\)](#)

Questions?

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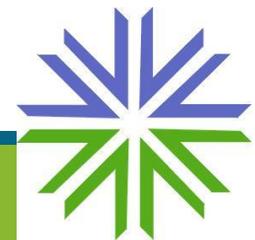
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THANK YOU!



LakeCounty