

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Agenda Report

Wednesday, October 27, 2010

7:00 PM

10th floor Assembly Room

Community Development Commission

1. Roll Call

2. Approval of Minutes

2.1 [10-1048](#)

Approval of Minutes - August 25, 2010

Attachments: [8-25-10](#)

3. Chair's Remarks

4. Public Comment (items not on the agenda)

5. Old Business

5.1 [10-0791](#)

CDC By-laws Amendments

- As a result of the Illinois Open Meetings Act, the Review Panel process for applications must change
- The CDC by-laws require amendment in order to create this change
- Staff will explain the changes to the attached by-laws

Attachments: [CDC BY-LAWS - Draft Revisions](#)

5.2 [10-0792](#)

Citizen Participation Plan - proposed revisions

- In conjunction with the changes to the CDC by-laws, and a review by CD staff, there are some proposed revisions to the Citizen Participation Plan
- Staff will explain the proposed changes at the meeting
- If approved, the revised plan would go out for public comment before taking effect

Attachments: [CPP - Proposed Revisions](#)

6. New Business

6.1 [10-1051](#)

Request for Project Changes: Affordable Housing Corporation (AHC) First Time Homebuyer Programs

- AHC received funding in 2008, 2009 and 2010 for first time homebuyer programs in Lake County, North Chicago and Waukegan.
- AHC is seeking changes to these programs in response to the mortgage meltdown and foreclosure crisis.
- Staff recommends that the Community Development Commission approve the proposed changes and authorize Staff to prepare revised contracts with AHC for each program.

Attachments: [AHC FTHB Changes Staff Memo.pdf](#)

[AHC Memo.pdf](#)

6.2 [10-1079](#)

Change in Project - A Safe Place

- A Safe Place has requested to amend some details of its 2009 project.
- The initial terms of the agreement were under conditions that have since changed.
- The request is to amend the Loan Terms to 0% Interest Loan with \$0 annual payments for 20 years, and to receive approvals for document execution in time for October 29 closing.
- The attached information explains the changes, and staff and representatives from A Safe Place will be present to answer questions.

Attachments: [A Safe Place Staff Memo](#)

[A Safe Place II LP Amortization Schedule](#)

[Letter from A Safe Place](#)

6.3 [10-1047](#)

Presentation on Fair Housing

- Lake County, as a recipient of CDBG and other federal funds, is required to “affirmatively further fair housing.”
- As a result of a recent lawsuit against Westchester County, NY, the interpretation of “affirmatively furthering fair housing” has changed.
- The Fair Housing Center of Lake County, along with Metropolitan Housing Development Corporation and the John Marshall Law School, will make a presentation on this new interpretation, its impact on Lake County, and potential solutions.

6.4 [10-1046](#)

Approval of 2010 Continuum of Care Application

- The U.S. Department of Housing and Urban Development (HUD) announced the availability of approximately \$1.68 billion for homeless assistance programs, of which Lake County is eligible to apply for at least \$1,301,568 with potential bonuses totaling an additional \$157,260.
- Since 1998, Lake County has assumed a leadership role in organizing the homeless assistance planning process required under the Continuum of Care (CoC) and the County annually submits an application for homeless assistance funding.
- The Lake County Coalition for the Homeless’ CoC Committee, comprised of over 20 homeless service providers, government entities, homeless and formerly homeless persons, and other human service agencies developed the funding recommendations for FY10 Continuum of Care funds.
- The final Continuum of Care application must be submitted to HUD by November 18.

Attachments: [2010 CoC Projects](#)

6.5 Application Review Process Discussion

7. Staff Reports

7.1 Community Development Administrator's Report

8. Adjournment