

Lake County Illinois

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



Meeting Minutes - Final

Tuesday, July 29, 2008

1:00 PM

Conference Room C

Health & Community Services Committee

Call to Order

Chair Carlson called the meeting to order at 1:00 P.M.

Others Present:

Dusty Powell, Sr. County Administrator
Anne Wagner, Winchester House
Vern Witkowski, Community Development
Dan Roos, Community Development
Melissa Albach, A Safe Place
Lisa Tapper, Affordable Housing Corp.
Tom Seno, Community Action Project of Lake County
Stacey Davis-Wynn, Community Action Project of Lake County
Lisa Ward Hayes, Community Action Project of Lake County
Julie Donovan, Habitat for Humanity
Rob Anthony, Highland Park IL Community Land Trust
Kathy Van Crey, Lake County Residential Development Corp.
David Scheffler, Northpoint Resources
Ron Monson, Northpoint Resources
Ron Schmink, Northpoint Resources
Bill DeBruler, Park City-Lake County Residential Development Corp.
Andy DeBruler, Park City-Lake County Residential Development Corp.
Collen Cambell, Youth Conservation Corp.
Laurel Tustison, Youthbuild Lake County

Pledge of Allegiance

Chair Carlson led the Committee in the pledge.

Approval of Minutes

Passed for signature

Public Comment

None.

Added to Agenda

None.

Old Business

None.

New Business

None

Winchester House Report

A motion was made by Member Sabonjian, seconded by Member Cunningham, that this item be moved up on the Agenda. The motion carried unanimously.

Aye: 7 - Carlson, Cunningham, Maine, Nixon, Powers, Sabonjian and Spielman

Winchester House Report

Presented by Ann Wagner. Ms Wagner reported that repairs would be complete by the end of the week, followed by two weeks of intensive cleaning and getting window covers, then the 5th floor would be finished. We will then move one floor up to five and process up through the floors.

- 1 [08-0424](#) Joint Resolution ratifying an Emergency Procurement authorized by the Winchester House Administrator with Edward Don and Company, North Riverside, IL in the amount of \$68,775 and T.K. Foodservices Inc., Sandwich, IL in the amount of \$6,420 for the delivery and installation of a replacement dishwasher.

A motion was made by Member Maine, seconded by Member Sabonjian, that this Resolution be Approved and Referred on to Financial and Administrative Committee. The motion carried unanimously.

Aye: 7 - Carlson, Cunningham, Maine, Nixon, Powers, Sabonjian and Spielman

Community Development Division Staff Report

Vern Witkowski of Community and Economic Development noted that there were 11 applications for a total of 1.121 million dollars in requests versus the \$466,085 that is available. Mr. Witkowski stated that he is looking for direction from Committee on the projects to be funded in order to create a Resolution to present to the County Board. There are 10 presentations.

- 2 [08-0431](#) FY2008 Lake County Affordable Housing Program (LCAHP) Application Presentations and Funding Recommendations.
Chair Carlson advised that there would be presentations by the 10 applicants scheduled in 15 minute increments.

LC Affordable Housing stated that they have provided this program for over 10 years and there is a large consumer demand. Lisa Tapper, Affordable Housing Corporation, then took questions from Committee members. Member Maine asked how they track how effective the program is. Lisa stated that currently they really have no way to check

on this, say 5 years down the line. Member Spielman asked if this lowers the interest on the whole value of mortgage. Ms. Tapper stated that it did. Member Spielman asked if there was some sort of threshold for credit and how is an acceptable amount of debt predetermined. Lisa advised that they do pull credit reports and there are underwriting guidelines. Chair Carlson asked about the foreclosure rate. Lisa responded that it is below industry standards - it's about 3% (I think). Sr. Assistant County Administrator, Dusty Powell, asked that Vern Witkowski, Community Development, explain how this works and how much money have we gotten back. Mr. Witkowski advised that in the federal program we have been repayed on a regular basis. We haven't tracked the County reimbursement. Lisa advised that the \$5,000 is recapturable. Chair Carlson stated that he would like to know how much we have recaptured. Mr. Powell noted that this isn't a federal program so why are we paying the administrative fee? Mr. Witkowski advised that there is an administrative fee - in this case it's \$1,000 per house based upon the federal requirements. Dan Roos, Community Development, explained how this is determined.

Habitat for Humanity presented by Julie Donovan

Second subdivision in affordable houses – Harbor Crossing – hope to have 48 affordable homes here. Presented schematic of the area showing what has been done and what is under construction in Carter Crossing. Proposal relates to 4 lots we would like to acquire to build 4 more houses. They would like to build next year after acquiring proper permits, etc. They have also been offered a piece of property from North Chicago – this property has a house that would have to be torn down and a new house built. The \$150,000 requested would help with building 5 more houses. Fifteen families are approved now and ready for houses. They plan to reach the 4 property owners in the next week. \$30,000 per lot from real estate appraiser. Chair Carlson asked what happens if they don't get the 4 lots. Mr. Witkowski responded that they would need to come back and you would need to amend the contract.

Highland Park Community Land Trust – Rob Anthony distributed booklet on Hyacinth project. Mr. Anthony explained that he was here today to request \$75,000 to do 5 more scattered affordable housing units. Host of reasons for affordable housing – price of homes have risen faster than incomes. Explained how land trust works. Distributed summary sheet on how land trust program meets the goals and priorities of the Lake County Affordable Housing Program. Long term impact for a one time subsidy.

Anne Bassi – public comment. Member Bassi stated that she supported this request and noted that Highland Park has been creative in affordable housing. The Land Trust has worked with the assessor so that the real estate taxes are based on the house alone. This \$75,000 could buy houses. They have never had any foreclosures. Mr. Powell asked if the funds weren't spent, would you return them to the County. Mr. Anthony responded that they would be returned.

NorthPointe Resources, Inc. – Ron Monson, Dean Shepland, Sara Watson, Ron Schmink, David Scheffler. Ron Monson gave overview of Northpointe Resources and location and noted that they serve people who are developmentally disabled. \$41,000 is requested.

LCRDC – Lake County Residential Corp. – Kathy Van Crey representing Lake Bluff project – 5 unit townhome. They were advised by the Village of Lake Bluff that they need to install a sprinkler system per Lake Bluff Village Ordinance. This Ordinance was enacted in 2005. Chair Carlson noted that as in most cases, this again is maintenance. Chair Carlson asked if they could finance the rest, if you only get part of requested amount. Mr. Powell asked, why are you not talking to the Village of Lake Bluff? Chair Carlson felt there should be some interplay between LCRDC and the Village. Carol Spielman objected that Lake Bluff mandated the Affordable Housing facility put in sprinkler system and may have to do something about the water pressure. She is concerned that any village that doesn't have much Affordable Housing should participate in funding the affordable housing request.

Andy DeBruller and Bill DeBruler, Park City-Lake County Residential Development Corp. Requesting money for rehab. It is probably the only entry level development that we have. We will not rent to anyone who makes more than 60% of the median income. Member Sabonjian asked if they could parcel out parts of this project so that we would not be paying for a pool enclosure.

Youth Conservation Corps – Colleen Campbell – Neal Cuspa, Abraham Figueroa. Distributed additional information. Overview of Youthbuild and very first energy efficient green home built in Lake County and here in Waukegan. Property closed on 7/22 on 1219 Indiana Street. Ms. Campbell addressed concerns of Community Development. Also applying for funding from local corporations. Met with 5th ward residents of to educate them on how to conserve resources and be green.

Youth Build Lake County – Laurel Testisen – requesting funds of

\$60,000 for 2 projects. Number one is the house on Wallace Street. Gave overview on how they obtain funds and their budget costs.

Safe Place – Melissa Albeck presented an overview of their request for funds. Priority is for victims of domestic violence but will be open to everyone.

Mr. Witkowski noted that there are requests which fall under operation and maintenance - CAP, Park City, LCRDC (they get income from tenants under section 8 or some other entity). Chair Carlson advised that if we don't want to address Operation and Maintenance, then we don't have much left.

Discussion followed on recommendations for funding.

Recommendations were as follows:

*A Safe Place - \$0
Affordable Housing Corp. - \$60,000
Community Action Partnership - \$90,000
Habitat for Humanity - \$60,000
Highland Park Illinois - \$45,000
Lake County Residential Development Corp. - \$60,000
NorthPointe Resources, Inc. \$41,000
Park City - LCRDC LP - \$0
Youth Conservation Corps - \$30,000
YouthBuild Lake County - \$30,000*

Placed on the Floor

County Administrator's Report

Dusty Powell reported on skilled nursing facility. Mr. Powell noted that at the end of August we will bring a consultant in to report on his findings and to discuss options. Mr. Powell suggested that the full county board be invited to the meeting. Mr. Powell stated that we will try to distribute reports prior to the meeting. Powerpoint presentation on skilled nursing facility -would like to distribute to the committee prior to the meeting. Supportive living facility will be much more complicated. Advisory Committee - we need more names. Chair Carlson asked about this. Member Sabonjian asked what type of person are you looking for. Mr. Powell responded that we- would like one general citizen who is community minded along with some professionals in the health care and long term care fields. Possibly someone from the financial side, someone from each of the hospital groups in the area, Member Spielman felt there should be a representative from Highland Park Hospital.

Executive Session

Adjournment

A motion was made by Member Sabonjian, seconded by Member Powers, that this meeting be Adjourned. The motion carried unanimously.

Aye: 7 - Carlson, Cunningham, Maine, Nixon, Powers, Sabonjian and Spielman

Minutes prepared by Linda Wisch.

Respectfully submitted,

Chair

Vice-Chair

Health & Community Services Committee