

Lake County Illinois

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



Minutes Report - Draft

Wednesday, May 23, 2012

7:00 PM

Public Hearing - Housing & Community Development Needs

10th floor Assembly Room

Community Development Commission

1. Roll Call

Staff: Joel Williams, Megan de Mejía, Sarah Ciampi, and Laura Walley.

Guests: Patricia Menoni and Karen Leimberen of Partners in Senior Care; Mary Ellen Saunders of Christ Church; Betsy Lassar of Lake County Housing Action Coalition; Carolina Duque of Mano a Mano; Mary Ellen Tamasy of Lake County Residential Development Corporation; Lisa Pugliese of the Affordable Housing Corporation (AHC); Rob Anthony of Community Partners for Affordable Housing (CPAH); Tonya Glaze, Maria Mata, Leticia Ochoa, Maricela Valencia, Juventino and Maria Guerrero, R. Molina, Amanda and Guadalupe Guadiana, Maria Ramirez, and Jen Zuluaga of Waukegan to College (W2C); and Ashlee Wiltberger.

Vice-Chairman Cheri Ditzig called the meeting to order at 7:12 p.m

Present 11 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Ditzig, Commissioner Krapf, Commissioner Molek, Commissioner Russell, Commissioner Northern, Commissioner Venturi and Commissioner Swartz

Absent 1 - Commissioner Swanson

Excused 4 - Chair Rose, Commissioner Mancino, Commissioner Lawlor and Commissioner Stolman

2. Approval of Minutes

2.1 12-0595

Approval of Minutes - April 25, 2012

Attachments: [4.25.12](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, that the minutes be approved with the correction of marking David Northern as an excused absence for the meeting and all votes therein. Motion carried by voice vote.

Aye: 11 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Cunningham, Vice Chair Ditzig, Commissioner Krapf, Commissioner Molek, Commissioner Russell, Commissioner Northern, Commissioner Venturi and Commissioner Swartz

Absent: 1 - Commissioner Swanson

3. Chair's Remarks

Vice-Chairman Ditzig thanked those present for attending the meeting. Upon her request, the CDC members and staff introduced themselves to the audience. Mr. Joel Williams introduced Community Development's newest staff member, Ms. Sarah Ciampi.

4. Public Comment (items not on the agenda)

There were no comments.

5. Old Business

There was no old business.

6. New Business

6.1 12-0594

Public Hearing - Housing & Community Development Needs

- Annually, the Community Development Commission solicits comments from the public on identified community needs.
- Comments are sought to guide the allocation of funds for the 2013 application process.

Mr. Williams stated that the Needs Public Hearing is held annually, to solicit comments for the upcoming application process. He then called forward those individuals who turned in a public comment card, followed by any others who wished to offer their comments.

Ms. Mary Ellen Saunders, of the ElderCARE program at Christ Church, expressed support for programs that help older adults to remain healthy and independent. As Lake County's elderly population has increased greatly in recent years, the need for transportation to services, including medical services, has also increased. Public transportation often presents accessibility problems to the elderly and to handicapped individuals. During the past year ElderCARE provided over 1000 round-trips to more than 450 low-income elderly people, allowing them to live independently. Ms. Saunders requested that these services receive consideration for future funding awards.

Ms. Carolina Duque, of Mano a Mano, thanked the CDC for making the security of family and social stability a high priority goal within the Consolidated Plan. She spoke of her agency's work with the Round Lake area's immigrant Latino population, which grew approximately 50% during the last ten years. Unfortunately, only about 55% have attained a high school education and approximately 70% lack proficient English language skills. Mano a Mano provides comprehensive information and referral services to these individuals, to help them to increase their skills. Ms. Duque asked that these services receive funding consideration.

Ms. Lisa Pugliese, of AHC, said that she has seen continual improvements in the composition of the County's Consolidated Plans and feels that the current Plan was very carefully thought out. She stated that the Plan's approach to affordable housing takes the "bigger picture" into consideration, such as encouraging housing locations with access to transportation and jobs. Ms. Pugliese hoped that the CDC would continue to progress in that manner. She thanked the Commission for helping AHC to adapt to the changing economic climate and the resultant affordable housing needs.

Ms. Tonya Glaze, of Waukegan to College (W2C), informed the CDC about the program, which helps students in grades 5 – 12 improve their science, math, and reading skills, thereby improving their grades and ACT scores. The tutoring and mentoring provided has helped 10 students gain admission to college, many with scholarship funding. Family workshops, along with college visits and counseling, help to prepare the whole family for their child's college career. Most participants are low-income, immigrant, and minority families, unfamiliar with the college-bound process, so this program helps their children to succeed during college. She requested financial support for the program.

Mr. Jose Guzman, a fifth-grade W2C member at North Elementary School, said that W2C helped him to improve his grades through the efforts of his tutors.

Ms. Betsy Lassar, of the Lake County Housing Action Coalition, spoke of the continued need for decent and safe affordable housing. She stressed that, although house prices have declined in recent years, there remains a gap between the amount a low- to moderate-income household can afford to pay and the average monthly mortgage or rental payment. She thanked the CDC for its efforts to encourage the location of affordable housing within areas with transportation and job access, along with the CDC placing emphasis on projects that propose combining county and federal funding.

Mr. Rob Anthony, of CPAH, also spoke of the great need for affordable housing, especially affordable rental units in traditionally non-low-income communities. He thanked the CDC for its attempts to encourage development in those areas, as steering is needed to ensure fair housing opportunities and diversity throughout Lake County.

There were no other oral comments offered. Mr. Williams read into the record the written comments received, including the same letter submitted by four ElderCARE volunteers: Nancy Alongi, Laurie Donohue, Jane Asperheim, and Jack Ennenbach. The letters urged CDC support of programs that assist older adults in their efforts to remain healthy and independent, especially programs that help them to access services. Statistics and surveys were cited, providing information about the growing population of older adults and the potential hardships they may face.

Mr. Andres Cerritos, of Andres Cerritos Law, wrote in support of programs that promote security of family and social stability through the provision of comprehensive information and referral to services to low-income Latinos in Lake County. His letter requested that the CDC consider the services that this growing population needs to allow them to provide a better life for their families.

Vice Chair Ditzig opened the public hearing at 7:18pm and closed it at 7:44pm.

7. Staff Reports

7.1 Community Development Administrator's Report

Mr. Williams said that tonight's Needs Public Hearing comments will be used to help with the upcoming round of funding. He reminded the CDC that each Application Review Committee (ARC) will meet on June 1st to discuss the comments received and the PY2013 application process. The Affordable Housing ARC will meet on June 27th to review the Lake County Affordable Housing Program applications, which request over \$2.5 million, with current funding limited to approximately \$750,000. The ARC funding recommendations will be presented to the CDC and, upon approval, the recommendations will advance to the County Board for its approval. Mr. Williams added that there is a process underway to determine a provider of fair housing program services. It has not yet been determined which ARC will review the applications that will be received.

Commissioner Northern announced that the Regional Housing Initiative worked on A Safe Place, which provides shelter to women and children survivors of abuse. The project recently won the Governor's Affordable Housing Award. Further, HUD awarded

the Initiative \$1 million to perform a portability and mobility study, with small grants to be awarded to individuals who meet certain criteria, to enable them to move to any of the “opportunity areas” identified by HUD. He will provide the CDC with additional information and the HUD map showing those areas. Over the study’s two-year time frame, it is hope that between 600 – 900 participants will receive grants. Mr. Williams said that within Lake County’s “Analysis to Impediments to Fair Housing Choice”, which will be presented to the CDC shortly, the opportunity areas are delineated.

8. Adjournment

The meeting was adjourned at 7:50pm.