

Lake County Illinois

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



Minutes Report - Final

Wednesday, May 13, 2026

3:30 PM

Via Zoom: <https://us02web.zoom.us/j/89664022648>

500 W Winchester, LIBERTYVILLE, IL

Housing and Community Development Commission

1. Roll Call

Chair Rose called the meeting to order at 3:34 PM.

In person attendees:

*Jackie Lynn, Eldercare
Dominic Strezo, Community Development
Penni Raphaelson, Community Development
Pamela Jeffries, Community Development
Courtney Cymerman, Community Development
Eric Tellez, Community Development
Michele Slav, Community Development
Yazmin Albino, Community Development
Danielle White, Community Development
Eric Waggoner, Planning, Building and Development*

Virtual attendees:

*Commissioner Bethany Williams
Takeisha Baker, Raquan's Haven
JoEllen Erdman, Zacharias Center
Laura Craemer, Allendale
Olivia Stueben, Clearbrook
Karen Fay, Center for Enriched Living
Jason Friedman, The Cradle
Gail Weil, CYN Counseling Center
Narmin Hasanova, Prairie State Legal Services
Jennifer Powers, Prairie State Legal Services
Jamie Roberts, Habitat for Humanity Lake County
Latisha Scott, UMMA*

Present 13 - Kathleen O'Connor, Janet Swartz, Michael Knight, Gina Roberts, Sara Knizhnik, Marah Altenberg, Marc Jones, Billy McKinney, Michael Meehan, Ray Rose, Bethany Williams, Anne Flanigan Bassi and Linda Pedersen

Excused 3 - Dan Venturi, Mary Ross Cunningham and Stephanie Victor

2. Approval of Minutes

2.1 [26-0579](#)

Approval of the minutes March 11, 2026.

Attachments: [2026-03-11 HCDC Minutes Draft](#)

A motion was made by Commissioner Swartz, seconded by Commissioner O'Connor, for the approval of minutes. The motion carried by the following voice vote.

Aye 13 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Altenberg, Commissioner Jones, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

3. Chair's Remarks

4. Public Comments (items not on the agenda)

5. Old Business

6. New Business

6.1 [26-0585](#)

Presentation - United States Department of Housing & Urban Development (HUD) Program Year 2026 (PY26) Annual Action Plan (AAP) including Lake County Affordable Housing Program (AHP) PY2026 funding recommendations.

Dominic Strezo, Community Development Administrator, presented the funding sources and timelines.

Pamela Jeffries, Grant Administrator, presented funding recommendations for public improvements projects.

Eric Tellez, Senior Grant Administrator, presented funding recommendations for the affordable housing proven housing models projects.

Dominic Strezo presented the funding recommendations for the Low-Income Housing Tax Credit projects.

Penni Raphaelson, Community Development Grants Manager, presented funding recommendations for the public service projects.

6.2 [26-0586](#)

Public Hearing - U.S. Department of HUD Program Year 2026 Annual Action Plan and Lake County Affordable Housing Program funding recommendations.

There were no public comments.

6.3 [26-0587](#)

Joint resolution approving the United States Department of Housing & Urban Development (HUD) Program Year (PY) 2026 Annual Action Plan (AAP), and authorizing an emergency appropriation in the amount of \$42,989 for Community Development Block Grant (CDBG) and HOME program income.

- Lake County is the recipient of HUD Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) entitlement funding.
- As a condition of entitlement funds HUD requires the development and submission of an AAP detailing planned activities and expenditures.
- The AAP includes annual funding recommendations totaling \$4,881,094 to support affordable housing, public service, and public improvement activities.

Attachments: [PY2026 Funding Recommendations 2026-05](#)

[PY2026 Annual Action Plan](#)

[Emergency Appropriation 26-0587 PY2026 AAP](#)

A motion was made by Commissioner O'Connor, seconded by Commissioner Jones, that this resolution be approved. The motion carried by the following voice vote.

Aye 13 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Altenberg, Commissioner Jones, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

6.4 [26-0588](#)

Joint resolution approving the Lake County Affordable Housing Program (AHP) Program Year (PY) 2026 funding recommendations.

- In December 2025, Community Development staff received applications for eligible affordable housing programs and projects.
- Funds included in the Approved Fiscal Year 2026 Budget for AHP total \$540,000 for subrecipient activities and \$60,000 for program administration.
- Subrecipient funding recommendations include:
 - \$141,497 to Community Partners for Affordable Housing
 - \$143,503 to Pivotal Development, LLC
 - \$100,000 to Lake-McHenry Habitat for Humanity
 - \$90,000 to Youth Conservation Corps.
 - \$50,000 to Coalition Legal
 - \$15,000 to YouthBuild Lake County

Attachments: [PY2026 AHP Funding Recommendations](#)

A motion was made by Commissioner Roberts, seconded by Commissioner Knizhnik, to amend the item 6.4 into two separate votes. To allow Commissioner Roberts and Jones to recuse themselves from the vote on Coalition Legal. The motion was passed with a voice vote.

A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Knizhnik, that this resolution be approved, excluding Coalition Legal. The motion carried by the following voice vote.

Aye 13 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Altenberg, Commissioner Jones, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Knizhnik, for the approval of the Program Year 2026 funding recommendations for

Coalition Legal. The motion carried by the following voice vote.

Aye 11 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Knizhnik, Commissioner Altenberg, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

Recuse 2 - Commissioner Roberts and Commissioner Jones

7. Staff Announcements

8. Adjournment

Chair Rose adjourned the meeting at 4:28 PM.

These minutes were approved July 15, 2026.