

Lake County Illinois

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



Minutes Report - Final

Wednesday, November 9, 2022

3:30 PM

**10th Floor - 18 N. County Street
Waukegan, Illinois 60085**

Housing and Community Development Commission

1. Roll Call

Vice-Chair Pedersen called the Housing and Community Development Commission (HCDC) meeting to order at 3:32 p.m.

Guests: Gregorio Resendiz, Independence Center; Cassandra Hiller of the Lake County Administrator's Office

Staff: Eric Waggoner, Brenda O'Connell, Dominic Strezo, Michele Slav, and Joy Rice

Commissioner Meehan joined at 3:35 pm.

Present 6 - Mary Dominiak, Janet Swartz, Dan Venturi, Bethany Williams, Anne Flanigan Bassi and Michael Meehan

Absent 7 - Carissa Casbon, Sharaka Leonard, Kathleen O'Connor, Gina Roberts, Julie Simpson, Billy McKinney and Ray Rose

2. Approval of Minutes

2.1 [22-1691](#)

Approval of the September 14, 2022 minutes.

Attachments: [DRAFT 2022-09-14 HCDC Minutes](#)

approval of minutes

Aye 10 - Ross Cunningham, Commissioner Dominiak, Pedersen, Commissioner Swartz, Commissioner Venturi, Wilhoit, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan and Henley

Absent 9 - Commissioner Casbon, Hart, Kyle, Commissioner Leonard, Commissioner O'Connor, Commissioner Roberts, Ex-Officio Member Simpson, Commissioner McKinney and Commissioner Rose

3. Chair's Remarks

There were no chair remarks.

4. Public Comments (items not on the agenda)

There were no public comments.

5. Old Business

There was no old business.

6. New Business

6.1 [22-1679](#)

Presentation and Discussion - Substantial Amendments to the Neighborhood Stabilization Program Round 1 (NSP1) and Round 3 (NSP3) Action Plans.

Presented by Dominic Strezo, Senior Grant Manager.

Dominic explained to the Commission that Lake County was awarded \$4,600,800 of Neighborhood Stabilization Program (NSP1) funds in 2008. The program has since generated \$6,057,853 of program income. Currently \$3,837 of NSP1 funds are unallocated. The NSP1 Program contains one active rental project at 2101-2107 Georgetown Lane, Waukegan. The proposed amendment allocates the balance of funds

to Community Partners for Affordable Housing (CPAH) for the Georgetown Lane rental project.

He furthermore explained Lake County was awarded an additional \$1,370,422 of Neighborhood Stabilization Program (NSP3) funds in 2011. The NSP3 program has since generated \$1,021,596 of program income. Lake County currently has \$152,219 of unallocated NSP3 funds. The proposed amendment allocates \$88,212 of NSP3 funds to Community Partners for Affordable Housing (CPAH) for an affordable rental housing project located at 2101-2107 Georgetown Lane, Waukegan. The balance of NSP3 funds (\$64,007) will be allocated to future Community Development Block Grant (CDBG) eligible activities as part of the NSP closeout process.

6.2 [22-1678](#)

PUBLIC HEARING - Substantial Amendments to the Neighborhood Stabilization Program Round 1 (NSP1) and Round 3 (NSP3) Action Plans.

Vice-Chair Pedersen requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 3:45 p.m.

Motion Made By: Commissioner Venturi

Motion 2nd By: Commissioner Bassi

Motion approved by all.

Vice-Chair Pedersen requested public comments, to which there was no reply.

Vice-Chair Pedersen requested a motion to close the Public Hearing.

Motion: To close the Public Hearing at 3:47 p.m.

Motion Made By: Commissioner Venturi

Motion 2nd By: Commissioner Dominiak

Motion approved by all.

6.3 [22-1644](#)

Joint resolution approving a Substantial Amendment to the Neighborhood Stabilization Program Round 1 (NSP1) Action Plan.

- In 2008, Lake County was awarded \$4,600,800 of Neighborhood Stabilization Program (NSP) funds for the purpose of investing in housing in neighborhoods impacted by the foreclosure crisis.
- The \$6,057,853 of program income generated when homes are resold, has been reinvested in additional projects.
- The final unallocated balance of NSP1 funds of \$3,837 will be assigned to Community Partners for Affordable Housing (CPAH) for the active rental project at 2101-2107 Georgetown Lane, Waukegan.
- This final allocation will allow staff to close out the NSP program with HUD.

Attachments: [PY2008 NSP Action Plan Addendum - Nov 2022 - Redline](#)

approved

6.4 [22-1645](#)

Joint resolution approving a Substantial Amendment to the Neighborhood Stabilization Program

Round 3 (NSP3) Action Plan.

- In 2011, Lake County was awarded \$1,370,422 of Neighborhood Stabilization Program funds for the purpose of investing in housing in neighborhoods impacted by the foreclosure crisis.
- The \$1,021,596 of program income generated when homes are resold, has been reinvested in additional projects.
- Unallocated NSP3 funds in the amount of \$88,212 will be assigned to Community Partners for Affordable Housing (CPAH) for the active rental project at 2101-2107 Georgetown Lane, Waukegan.
- The balance of NSP3 funds (\$64,007) will be allocated to future Community Development Block Grant (CDBG) eligible activities as part of the NSP closeout process.

Attachments: [NSP3 Substantial Amendment 2022-redline](#)

7. Staff Reports

Brenda O'Connell, Community Development Administrator thanked the commissioners that she already met with in her one on one meetings and reminded those she hadn't yet to please schedule with her and even offered a QR code she created to simplify the scheduling process. Brenda revisited projects from the current fiscal year and detailed the successes of the commission's projects such as Over the Rainbow's Kirwan Apartments, the Carnegie Library Redevelopment, and the Lake County Rental Assistance Program, which is open until November 15th, and has already received over 1200 applications.

8. Adjournment

Vice-Chair Pedersen adjourned the meeting at 4:10 p.m.

adjourn

- Aye** 10 - Ross Cunningham, Commissioner Dominiak, Pedersen, Commissioner Swartz, Commissioner Venturi, Wilhoit, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan and Henley
- Absent** 9 - Commissioner Casbon, Hart, Kyle, Commissioner Leonard, Commissioner O'Connor, Commissioner Roberts, Ex-Officio Member Simpson, Commissioner McKinney and Commissioner Rose