

Lake County Illinois

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



Agenda Report - Final

Tuesday, May 7, 2013

1:00 PM

Assembly Room, 10th Floor

Health & Community Services Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes

3.1 [13-0518](#)

Minutes from April 30, 2013

Attachments: [HCS Minutes final 4.30.13.pdf](#)

4. Added to Agenda
5. Public Comment
6. Old Business
7. New Business

COMMUNITY DEVELOPMENT

7.1 [13-0078](#)

Joint resolution approving Community Development's Lien Subordination Policy.

- In March 2003, the CDC approved a "Lien Subordination Policy" to determine how and when Lake County should subordinate any liens it holds on properties.
- It has come to staff's attention that certain documentation requirements for subordination are in conflict with the documentation requirements of the superior lenders completing a streamlined refinancing.
- The proposed new terms for when the County will subordinate a lien are set forth as follows: 1. The borrower takes out no cash. 2. The refinancing is for a lower interest rate than the existing first mortgage. 3. The borrower's new monthly mortgage payment (including principal and interest) will be less than the current monthly payment. 4. The borrower's new loan amount will be less than the current loan amount. 5. The new mortgage must be for a fixed interest loan. 6. The County will not subordinate to an adjustable rate mortgage (ARM). 7. Proper background documentation is submitted to the County.
- The Community Development Commission recommends Committee approval.

Attachments: [Lien Subordination Policy - Amended II.pdf](#)

7.2 [13-0080](#)

Resolution approving the Lake County Consortium Property Rehabilitation Standards (PRS).

- Housing and Urban Development (HUD) regulations require that the County have written standards for rehabilitation that ensure that HUD-assisted housing is decent, safe, and sanitary.
- A 2011 HUD monitoring report found that the Lake County HOME Consortium was not applying these written standards for rehabilitation of HOME units; as a result of this finding, HUD provided the Consortium with technical assistance to develop the written rehabilitation standards.

- The Lake County PRS are designed to provide a standard framework for single-family housing (1-4 units) rehabilitation projects that are funded under the Lake County Consortium, for the HOME Program, CDBG, NSP, and the Lake County Affordable Housing Program; all funded entities and/or subrecipients receiving funds from the Consortium shall adopt and agree to abide by these standards.
- The Community Development Commission recommends the approval of the Lake County Consortium Property Rehabilitation Standards for use in the County's affordable housing activities.

Attachments: [Lake County HOME Consortium Property Rehabilitation Standards.pdf](#)

7.3 **13-0513**

Annual update from the Community Development Division.

WORKFORCE DEVELOPMENT

7.4 **13-0524**

Annual update from Workforce Development.

8. **Executive Session**

9. **County Administrator's Report**

10. **Adjournment**