

# **Lake County Illinois**

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



## **Minutes Report - Final**

**Wednesday, September 17, 2025**

**3:30 PM**

**Join via zoom: <https://us02web.zoom.us/j/84051303811>**

**18 N County St, Waukegan - 10th Floor Assembly Room**

**Housing and Community Development Commission**

**1. Roll Call**

*Chair Rose called the meeting to order at 3:36 PM.*

*An in-person quorum was not met following roll call. The meeting reached quorum at 3:42 pm upon the arrival of Lake County Board Chair Sandra Hart, ex-officio member, whose attendance enabled the Commission to proceed with official business.*

*Commissioner Marah Altenberg attended via Zoom.*

*Guests: Olivia Stueben, Clearbrook; Carissa Casbon, Lake County Board Member.*

*Guests via Zoom: Kelly Jimenez of Urban Muslim Minority Alliance (UMMA), Hamaas Ibrahim of UMMA, Amanda Levinson of Arden Shore, Sara Davis of Habitat for Humanity, Travis Kluska of Full Circle Communities.*

*Staff: Dominic Strezo, Penni Raphaelson, Courtney Cymerman, Eric Tellez, Pam Jeffries, Michele Slav, RuthAnne Hall, Yazmin Albino, and Danielle White.*

**Present** 10 - Janet Swartz, Mary Ross Cunningham, Sandy Hart, Marah Altenberg, Billy McKinney, Michael Meehan, Ray Rose, Stephanie Victor, Bethany Williams and Anne Flanigan Bassi

**Excused** 7 - Kathleen O'Connor, Dan Venturi, Michael Knight, Esiah Campos, Gina Roberts, Sara Knizhnik and Marc Jones

**2. Approval of Minutes**

**2.1 [25-1185](#)**

**Attachments:** [2025-07 HCDC Minutes Draft](#)

**A motion was made by Commissioner Williams, seconded by Commissioner Ross Cunningham, for the approval of minutes. The motion carried by the following voice vote:**

**Aye** 10 - Commissioner Swartz, Commissioner Ross Cunningham, Ex-Officio Member Hart, Commissioner Altenberg, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams and Commissioner Flanigan Bassi

**3. Chair's Remarks**

*No chair remarks.*

**4. Public Comments (items not on the agenda)**

*No public comments.*

**5. Old Business**

*No old business.*

**6. New Business**

**6.1 [25-1176](#)**

Presentation and Discussion - Proposed First Amendment to the United States Department of Housing & Urban Development (HUD) Program Year 2025 Annual Action Plan (AAP).

*Dominic Strezo, Community Development Administrator, presented the recommended first amendment to the Program Year 2025 Annual Action Plan.*

6.2 [25-1177](#)

PUBLIC HEARING - Proposed Amendment to Program Year 2025 Proposed Annual Action Plan (AAP).

6.3 [25-1183](#)

Joint resolution approving the first amendment to the Program Year 2025 (PY25) United States Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

- HUD requires the submission of an Annual Action Plan (AAP) and associated amendments to govern expenditure of federal housing and community development funding for each program.
- The first amendment to the PY 2025 AAP makes the following changes:
  - Reduction in \$201,031 of funding allocated to Liberty Lake Apartments (Full Circle Communities).
  - Increase of \$141,031 in funding for a Community Integrated Living Arrangement (Community Partners for Affordable Housing).
  - Increase of \$50,000 in funding for a Community Integrated Living Arrangement (Clearbrook).
  - Increase of \$10,000 in funding for sidewalk improvements (City of Zion).

**Attachments:** [PY25 AAP 1ST AMENDMENT](#)

**A motion was made by Commissioner Swartz, seconded by Commissioner Victor, that this commission action item be approved. The motion carried by the following voice vote:**

**Aye** 10 - Commissioner Swartz, Commissioner Ross Cunningham, Ex-Officio Member Hart, Commissioner Altenberg, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams and Commissioner Flanigan Bassi

6.4 [25-1184](#)

Presentation and Discussion - Lake County Community Development Program Year 2026 (PY26).

*Dominic Strezo presented the projected timeline for Program Year 2026.*

7. **Staff Reports**

8. **Adjournment**

*Adjourned at 4:04 PM.*

*These minutes were approved November 13, 2025.*