

Lake County Illinois

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



Agenda Report - Final

Wednesday, July 15, 2026

3:30 PM

**or register for remote attendance at:
<https://us02web.zoom.us/j/83412729354>
500 W Winchester, LIBERTYVILLE, IL**

Housing and Community Development Commission

1. Roll Call

2. Approval of Minutes

2.1 [26-0864](#)

Approval of the minutes May 13, 2026.

Attachments: [2026-05-13 HCDC Minutes Draft](#)

3. Chair's Remarks

4. Public Comments (items not on the agenda)

5. Old Business

6. New Business

6.1 [26-0849](#)

Presentation and Discussion - First Amendment to the United States Department of Housing & Urban Development (HUD) Program Year 2026 Annual Action Plan (AAP) including Lake County Affordable Housing Program (AHP) funds.

6.2 [26-0764](#)

Presentation and Discussion - Department of Housing & Urban Development (HUD) Program Year 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

6.3 [26-0851](#)

PUBLIC HEARING

- PY25 Consolidated Annual Performance Report (CAPER).
- First Amendment to the PY26 Annual Action Plan (AAP).

6.4 [26-0852](#)

Approval of the first amendment to the Program Year 2026 (PY26) 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 PY26 AAP is summarized in the attached table.

Proposed funding increases include:

- \$350,000 of CDBG to Community Partners for Affordable Housing (CPAH) and Housing Opportunity Development Corp. (HODC), to support the acquisition of two affordable rental properties.
- \$300,000 of HOME funds to CPAH for their Lake Forest Senior Cottages development.
- \$78,625 of CDBG to Full Circle Communities for the rehabilitation of Liberty Lake Apartments.

Attachments: [PY26 Action Plan Amendment 1 - Funding Summary](#)
[PY26 Action Plan Amendment 1 \(PDF\)](#)

6.5 [26-0854](#)

Approval of first amendment to Program Year 2026 (PY26) Lake County Affordable Housing Funds Program (AHP) funding recommendations.

- Lake County Community Development (CD) administers Lake County AHP funds.
- The Lake County Board approved an initial set of AHP funding recommendations on June 9, 2026.
- CD staff recommends the following recommendations:
 - Reduction of \$6,497 in funding to Community Partners for Affordable Housing (CPAH) for their Mundelein PSH development.
 - Reduction of \$143,503 in funding to Pivotal Development for their Hillside Landing development.
 - Allocation of \$150,000 in AHP funds to Raquan's Haven for the acquisition of an affordable rental property.

Attachments: [PY26 AHP Funding Recommendations Amendment 1](#)

6.6 [26-0847](#)

Approval of the Program Year 2025 (PY25) HUD Consolidated Annual Performance and Evaluation Report (CAPER).

- The United States Department of Housing and Urban Development (HUD) requires that grantees report on accomplishments and progress toward Consolidated Plan goals in the Consolidated Annual Performance and Evaluation Report (CAPER).
- The PY25 CAPER reports on accomplishments between May 1, 2025, and April 30, 2026.

Attachments: [2025 CAPER Performance Report \(PDF\)](#)

7. Staff Announcements

8. Adjournment