

Lake County Illinois

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



Minutes Report - Draft

Wednesday, April 10, 2019

2:30 PM

2nd floor Conference Room - Central Permit Facility
500 W. Winchester Road, Libertyville

Housing and Community Development Commission
- Executive Committee

1. ROLL CALL

Chairman Pedersen called the meeting Housing and Community Development Commission (HCDC) Executive Committee to order at 2:35 p.m.

Guests: Shantel Franklin of the Lake County Administrator's Office

Staff: Eric Waggoner, Jodi Gingiss, Dominic Strezo and Laura Walley

Present 3 - Janet Swartz, Linda Pedersen and Steve Carlson

Excused 2 - Dan Venturi and Ray Rose

2. APPROVAL OF MINUTES

2.1 19-0277

Approval of the January 16, 2019 Minutes

Attachments: [1.16.19 Minutes.pdf](#)

A motion was made by Commissioner Swartz, seconded by Commissioner Carlson, to approve the January 16, 2019 minutes. The motion carried by the following vote:

Aye 3 - Commissioner Swartz, Chairman Pedersen and Ex-Officio Member Carlson

3. CHAIR'S REMARKS

Chairman Pedersen had no comments.

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 19-0644

Approval of Lake County HOME Homeownership Value Limits

- According to regulations for the HOME Investment Partnership Program of the U.S. Department of Housing & Urban Development (HUD), Lake County as a participating jurisdiction can determine its own HOME Homeownership Value limits in lieu of the limits provided by HUD. The limit should be 95% of the median area purchase price for single family housing.
- Each year, Lake County opts to set its own HOME Homeownership Value Limits based on its unique housing market.
- For Lake County HOME, the proposed value limit for 2019 is \$242,250 based on a 2-month study of recent sales prices of single family homes in Lake County.
- If Lake County were not to set its own limit, the maximum value of a HOME-funded affordable house set by HUD is \$214,000. This resale value of a home in Lake County would make it nearly impossible to redevelop affordable homes in most of Lake County.

Attachments: [95% Rule Executive Summary and Market Study.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Swartz, seconded by Commissioner Carlson,

to forward the proposed Lake County HOME Homeownership Value Limits to the HCDC for approval. The motion carried by the following vote:

Aye 3 - Commissioner Swartz, Chairman Pedersen and Ex-Officio Member Carlson

6.2 19-0645

Presentation: Preliminary Update of 2014 Lake County Analysis Impediments to Fair Housing Choice (AI)

- The purpose of an Analysis of Impediments to Fair Housing Choice is to provide Lake County stakeholders with an overview of fair housing, provide factual data, and identify both existing impediments to fair housing choice and potential actions to address the identified impediments, as well as satisfying its obligations as a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant recipient.
- In 2014, Lake County Board approved an Analysis of Impediments (AI) co-authored by a local consulting firm, Applied Real Estate Analysis, Inc. (AREA) and Community Development staff. Lake County is still working to overcome many of the 20 impediments identified in 2014.
- As Lake County prepares its new 2020 - 2024 Consolidated Plan for funding from HUD, it is appropriate for the new five-year plan to be aligned with the AI as was the 2015 - 2019 Consolidated Plan. At this meeting and public hearing, Community Development will provide an update on the 20 impediments - and progress on the strategies to overcome those impediments - identified in the attached 2014 AI.

Attachments: [Lake County 2014 AI with full public comment.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

6.3 19-0652

Resolution Approving the Second Amendment to the 2015-2019 Consolidated Plan for Housing & Urban Development (HUD)

- An amendment to the 2015-2019 Consolidated Plan for Housing & Community Development is required by the U.S. Department of Housing & Urban Development (HUD) in order to keep five-year and one-year goals aligned for the plan period.
- For each activity in an Action Plan, HUD defines the performance metric that should be tracked. Unexpectedly, the 2019 Action Plan includes the performance metric of Homeless Housing - Added that will be added to the five-year plan via this amendment.
- In addition, this Second Amendment to the 2015-2019 Consolidated Plan recalibrates funding and accomplishment goals with action plan goals set since the First Amendment was approved by the Lake County Board on June 13, 2017.

Attachments: [2nd Amendment ConPlan REDLINE.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Carlson, seconded by Commissioner Swartz, to forward the resolution approving the Second Amendment to the Consolidated Plan to the HCDC for approval. The motion carried by the following vote:

Aye 3 - Commissioner Swartz, Chairman Pedersen and Ex-Officio Member Carlson

7. STAFF REPORTS

Jodi Gingiss provided an update on Community Partners for Affordable Housing's LakeView Pointe multi-family affordable housing project. As the property is located within an area having an ethylene oxide emissions issue, Lake County is awaiting additional monitoring data prior to investing federal funds on this project.

8. ADJOURNMENT

A motion was made by Commissioner Swartz, seconded by Chairman Pedersen, to adjourn the meeting at 3:17 p.m. The motion carried by the following vote:

Aye	2 -	Commissioner Swartz and Chairman Pedersen
Not Present	1 -	Ex-Officio Member Carlson