

Lake County Illinois



Minutes Report - Final

Friday, February 6, 2026

1:00 PM

Join via Zoom: <https://us02web.zoom.us/j/87199238217>

500 W Winchester Rd, Libertyville, IL

**HCDC Advisory and Recommendation Committee –
Affordable Housing**

1. Roll Call

Dominic Strezo, Community Development Administrator, called the meeting to order at 1:07 PM.

In Person Attendees:

*Dominic Strezo, Community Development
Penni Raphaelson, Community Development
Courtney Cymerman, Community Development
Eric Tellez, Community Development
Yazmin Albino, Community Development
Danielle White, Community Development
Rob Anthony, Community Partners for Affordable Housing (CPAH)
Jen Yonan, Youth Conservation Corps. (YCC)*

Electronic Attendees:

*Lacey Simpson, County Administrator's Office
Joel Williams, Habitat for Humanity
Richard Koenig, Housing Opportunity Development Corporation (HODC)
Olivia Stueben, Clearbrook
Mechelle Casey, DrinkWater Family Services
Jason Friedman, The Cradle*

Present 3 - Commissioner Flanigan Bassi, Commissioner Swartz and
Commissioner Victor

Excused 2 - Commissioner Meehan and Commissioner Williams

2. Approval of Minutes

No minutes to approve.

3. Public Comment (items not on the agenda)

Olivia Stueben, Clearbrook, sent in a public comment via Zoom, giving thanks for the funding recommendation for Clearbrook.

4. Old Business

No old business.

5. New Business

5.1 [26-0179](#)

Program Year 2026 (PY26) Affordable Housing and Public Improvements Application Round Presentation, Deliberations, and Allocations - Discussion and Recommendations.

- The Affordable Housing Advisory and Recommendation Committee (ARC) is responsible for making housing, public improvements, and economic development related funding allocation recommendations for the PY26 Community Development Block Grant (CDBG), HOME Investment Partnership and Lake County Affordable Housing Program (LCAHP) funding round.
- Recommendations are forwarded for consideration and approval to the Housing &

Community Development Commission (HCDC).

Dominic Strezo presented the funding sources and timelines.

Courtney Cymerman, Grant Administrator, presented scores and funding recommendations for public improvements projects. Eric Tellez, Senior Grant Administrator, presented scores and funding recommendations for the affordable housing proven housing models projects. Penni Raphaelson, Community Development Grants Manager, presented scores and funding recommendations for the Affordable Housing Program (AHP). Dominic Strezo presented the scoring and funding recommendations for the Affordable Housing Low-Income Housing Tax Credit (LIHTC) projects.

A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Victor, that this commission action item be approved. The motion carried by the following roll call vote:

Aye: 3 - Commissioner Flanigan Bassi, Commissioner Swartz and
Commissioner Victor

6. Staff Reports

Dominic Strezo made staff announcements.

7. Adjournment

Meeting adjourned at 2:21 PM.

These minutes were approved March 11, 2026.