

Lake County Illinois

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



Agenda Report - Final

Wednesday, June 14, 2023

3:30 PM

18 N County St, 10th floor Assembly Room

WAUKEGAN

Housing and Community Development Commission

1. **Roll Call**

2. **Approval of Minutes**

2.1 **23-0886**

Approval of Minutes April 12, 2023

Attachments: [2023-04-12 HCDC Minutes - Draft.pdf](#)

3. **Chair's Remarks**

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

5. **Old Business**

6. **New Business**

6.1 **[23-0874](#)**

Presentation and Discussion - Proposed Ninth Amendment to the Department of Housing & Urban Development (HUD) Program Year 2019 (PY19) Annual Action Plan (AAP).

6.2 **[23-0867](#)**

Presentation and Discussion - Proposed First Amendment to Program Year 2023 (PY23) Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

6.3 **[23-0853](#)**

PUBLIC HEARING

- Ninth Amendment to the Program Year 2019 Annual Action Plan (CARES Act Funding).
- First Amendment to Program Year 2023 Annual Action Plan.

6.4 **[23-0872](#)**

Approval of the Ninth Amendment to the Department of Housing & Urban Development (HUD) Program Year 2019 (PY19) 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 year.
- Community Development Block Grant Coronavirus relief funds (CDBG-CV) and Emergency Solutions Grant Coronavirus relief funds (ESG-CV) reporting elements are included in the PY19 AAP regardless of the program year the activities are initiated.
- The proposed amendment includes the following changes:
 - Reallocation of \$51,946.86 of ESG-CV funds from Rapid Rehousing (A Safe Place) to Shelter (PADS Lake County).

Attachments: [PY19 AAP 9th Amendment DRAFT](#)

6.5 [23-0868](#)

Approval of the First Amendment to Program Year 2023 (PY23) 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 year.
- The first amendment to the PY23 AAP makes the following changes:
 - Consolidation of \$165,827.78 of prior year CDBG funds to Youth Conservation Corps. (YCC) for the rehabilitation and resale of affordable single-family homes.
 - Reallocation of \$300,000.00 of CDBG funds to support the continued acquisition, rehabilitation, and rental of scattered-site single family homes in Lake County, IL.

Attachments: [PY23 AAP First Amendment_DRAFT](#)

6.6 [23-0818](#)

Approval of the HOME Consortium Agreement for Federal Fiscal Years (FY) 2024-2026.

- Lake County, the City of North Chicago and the City of Waukegan have formed a consortium since 1991 in order to take a more regional, collaborative approach to meeting affordable housing needs.
- Lake County serves as the Lead Entity of the HOME Consortium and assumes overall responsibility for compliance with the HOME program requirements.
- Pursuant to HUD requirements, the HOME Consortium Agreement must be renewed every three years for all three jurisdictions to continue operating as a consortium.
- The agreement has been reviewed by the Lake County States Attorney's Office.

Attachments: [HOME Consortium Agreement FY24-26 - v01](#)

6.7 [23-0821](#)

Approval of an intergovernmental agreement for the provision of grant administration and management services for North Chicago Community Development Block Grant (CDBG) funds.

- For the past nine years (2014-2023), Lake County has provided grant administration and management services for the North Chicago CDBG program.
- This intergovernmental agreement defines the roles and responsibilities for the County and the City for the implementation of the CDBG program.
- Both the City of North Chicago and Lake County desire to continue this arrangement for the next three years, which requires the approval of a third three-year agreement.
- The agreement has been reviewed by the Lake County States Attorney's Office.

Attachments: [Lake County_N Chi_Joint Agreement 2023](#)

[Letter to Lake County \(2023\) signed](#)

6.8 [23-0824](#)

Approval of changes to the Lake County Down Payment Assistance Program (DAP) Lender Guidelines.

- Community Partners for Affordable Housing (CPAH) administers the Lake County Down Payment Assistance Program (DAP).
- CPAH routinely evaluates community needs and market conditions to determine how well our programs are achieving the desired impact.
- CPAH has proposed changes to the DAP Guidelines to increase participation, minimize barriers to entry, and align with best practices.

Attachments: [DAP Lender Guidelines June 2023 v2 redline](#)

7. **Staff Reports**

8. **Adjournment**