

Lake County Illinois

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



Agenda Report

Wednesday, January 23, 2013

7:00 PM

Public Hearing #1 - 2013 Action Plan

10th floor Assembly Room

Community Development Commission

1. Roll Call

2. Approval of Minutes

2.1 [13-0088](#)

Approval of Minutes - October 24, 2012

Attachments: [10.24.12 Minutes](#)

3. Chair's Remarks

4. Public Comment (items not on agenda)

5. Old Business

6. New Business

6.1 [13-0083](#)

Approval of Draft 2013 Annual Action Plan

- In December, four Application Review Committees (ARC) met to review applications and make recommendations for funding.
- At the December 14, 2012 CDC Executive Committee meeting, the recommendations from each ARC were reviewed and combined into direction to develop the 2013 Annual Action Plan.
- The Draft document, as approved by the Executive Committee, needs to be approved by the full CDC as well.
- Upon approval of the draft, comments will be solicited for 30 days prior to final approval by the full Commission.
- The Draft document is available at:
<http://www.lakecountyl.gov/Planning/CommunityDevelopment/Pages/ActionPlan.aspx>

Attachments: [2013 Applications & Recommendations Tables](#)

6.2 [13-0084](#)

Public Hearing #1 on the 2013 Annual Action Plan

- HUD requires a 30-day comment period for the Annual Action Plan.
- The CDC will solicit comments from the public beginning with this Public Hearing and concluding with the second Public Hearing on February 27.
- All comments will be heard and a summary shall be included in the final 2013 Annual Action Plan document.

6.3 [13-0082](#)

Approval of Amendment to the 2009 Annual Action Plan

- The Lake County Residential Development Corporation (LCRDC) was contracted by the County to utilize HOME funds in the creation of a senior rental housing development.
- The 2009 Annual Action Plan designates a total of 38-units to be considered "HOME assisted" under the project.
- As the project closed out, County staff completed an actual allocation calculation per

HOME requirements for the project and determined that the actual total of HOME-designated units should be three (3) in total.

- The change to the number of HOME-designated units does not impact the affordability of the actual development.
- The Lake County Citizen Participation Plan requires an Action Plan amendment when a substantial change to a project, such as the number of designated beneficiaries occurs.

Attachments: [2009 Annual Action Plan Second Amendment](#)

6.4 [13-0081](#)

Public Hearing Regarding the Proposed Amendment to the 2009 Annual Action Plan

- Lake County previously adopted the 2009 Annual Action Plan as part of the U.S. Department of Housing and Urban Development (HUD) Consolidated Plan requirements in March of 2009.
- The Community Development Division prepared an Amendment to the Action Plan to reflect the final allocation of County-designated HOME units in a development project governed by the 2009 Action Plan.
- On December 22, 2012, a Public Hearing Notice was distributed soliciting comments regarding the Amendment, requiring public comments to be received by the end of business of January 22, 2013.
- The Amendment was made available for review on the County's website as of December 22, 2012, thereby commencing the required public-comment period per the Lake County Citizen Participation Plan.
- Public and Commissioner comments are sought and will be reviewed in reference to the proposed Amendment.

6.5 [13-0078](#)

Approval of proposed amendment to Lien Subordination Policy

- In March 2003, the CDC approved a "Lien Subordination Policy" to determine how and when Lake County should subordinate any liens it holds on properties.
- The current policy does not allow for subordination if the homeowner's monthly PI (Principal and Interest payment) increases, even if the terms are more favorable in the long term.
- The current policy does not specify that the new loan amount must be less than the current loan amount
- The current policy does not apply to the Lake County Affordable Housing Program or the Neighborhood Stabilization Program.
- Staff recommends that the Commission approve an amendment to the current policy as attached.

Attachments: [Lien Subordination Policy - Amended II.pdf](#)

6.6 [13-0080](#)

Approval of proposed Lake County Consortium Property Rehabilitation Standards (PRS)

- HUD regulations require that the County have written standards for rehabilitation that ensure that HUD-assisted housing is decent, safe, and sanitary.
- A 2011 HUD monitoring report found that the Lake County HOME Consortium was not applying these written standards for rehabilitation of HOME units; as a result of this

finding, HUD provided the Consortium with technical assistance to develop the written rehabilitation standards.

- The Lake County PRS are designed to provide a standard framework for single-family housing (1-4 units) rehabilitation projects that are funded under the Lake County Consortium, for the HOME Program, CDBG, NSP, and the Lake County Affordable Housing Program; all funded entities and/or subrecipients receiving funds from the Consortium shall adopt and agree to abide by these standards.
- Staff recommends the approval of the Lake County Consortium Property Rehabilitation Standards for use in the County's affordable housing activities.

Attachments: [Lake County HOME Consortium Property Rehabilitation Standards.pdf](#)

6.7 **13-0085**

Approval of Amendments to Community Development Commission By-laws

- The CDC by-laws contain a section on membership, which outlines who the County Board Chairman may appoint to serve.
- In order to provide for a greater pool of candidates for appointment to the Community Development Commission, staff is proposing an amendment to the by-laws allowing for two Commissioners to reside in the same municipality instead of just one.
- Additionally, the Lake County State's Attorney's Office has advised that alternates for the Commission may only be appointed by the Board, not by the Commissioners themselves; a change is proposed to reflect that.
- Staff seeks approval of these amendments.

Attachments: [CDC BY-LAWS - Proposed Revisions 1.23.13](#)

7. Staff Reports

7.1 Community Development Administrator's Report

8. Adjournment