

Lake County Illinois

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



Minutes Report - Final

Wednesday, August 9, 2023

3:30 PM

18 N County St, 10th floor Assembly Room

WAUKEGAN

Housing and Community Development Commission

1. Roll Call

Vice Chair Pedersen called the meeting to order at 3:36 pm.

Guests: Rob Anthony, President of Community Partners for Affordable Housing; Robert Montgomery, Executive Director of Urban Muslim Minority Alliance.

Staff: Brenda O'Connell, Damon Coleman, Yazmin Albino, Pamela Jeffries, and Danielle White.

Present 11 - Mary Ross Cunningham, Mary Dominiak, Angelo Kyle, Linda Pedersen, Janet Swartz, Anne Flanigan Bassi, Michael Meehan, Gina Roberts, Marah Altenberg, Stephanie Victor and Marc Jones

Absent 8 - Sandy Hart, Kathleen O'Connor, Dan Venturi, Billy McKinney, Bethany Williams, Ray Rose, Paras Parekh and Michael Knight

2. Approval of Minutes

2.1 [23-1074](#)

Approval of Minutes July 12, 2023

Attachments: [2023-07-12 HCDC Minutes - Draft.pdf](#)

approval of minutes

Aye 10 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Chair Rose, Ex-Officio Member Parekh and Commissioner Knight

Not Present 1 - Commissioner Flanigan Bassi

3. Chair's Remarks

No Chair remarks.

4. Public Comments (items not on the agenda)

No public comments.

5. Old Business

No old business.

6. New Business

6.1 [23-1120](#)

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

Brenda O'Connell, Community Development Administrator, proposed changes to allocate \$165,084.70 of CDBG Program Income, and reallocate \$184,915.30 of HOME and CDBG funds from an approved Community Partners for Affordable Housing (CPAH) new construction rental project to a CPAH acquisition rental project.

6.2 [23-1121](#)

PUBLIC HEARING

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

The public hearing was closed with no public comment.

6.3 [23-1124](#)

Joint resolution approving the Second Amendment to Program Year (PY) 2023 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 second amendment to the PY 2023 AAP makes the following changes:
 - Allocation of \$165,084.70 of CDBG Program Income (PI) to Community Partners for Affordable Housing (CPAH) for the acquisition of an affordable rental property.
 - Reallocation of \$184,915.30 of HOME and CDBG from an approved CPAH multifamily new construction (Lake Plane Senior Residences) project to CPAH for the acquisition of an affordable rental property.

Attachments: [PY23 AAP SECOND AMENDMENT DRAFT](#)

[Emergency Appropriation 2023-09 PY2023](#)

approved

Aye 11 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Chair Rose, Ex-Officio Member Parekh and Commissioner Knight

6.4 [23-1125](#)

Joint resolution approving \$300,000 of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds to Urban Muslim Minority Alliance (UMMA) for the development of four affordable rental units.

- On March 14, 2023 the Lake County Board approved a HOME-ARP Allocation Plan which included \$5,121,570 for the development of affordable rental housing.
- Lake County Community Development (CD) staff released a Notice of Funding Availability (NOFA) for the HOME-ARP funds on May 9, 2023.
- HOME-ARP application are received on a rolling basis and UMMA has applied for \$300,000 of HOME-ARP to support the development of four (4) rental units.
- The Lake County Housing and Community Development Commission recommended the project for funding on August 9, 2023.

Attachments: [HOME-ARP Memo](#)

Brenda O'Connell presented the Urban Muslim Minority Alliance (UMMA) application for

\$300,000 of HOME-ARP funds to support the development of a 4-unit affordable apartment building. The project's total budget is \$600,000 and they will leverage \$300,000 of their own funds. The funding request for \$300,00 is reasonable for 4-units and is well below the regulatory subsidy limits.

approved

Aye 11 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Chair Rose, Ex-Officio Member Parekh and Commissioner Knight

6.5 [23-1136](#)

Presentation and Discussion - Local research and data on the lingering impact of COVID-19.

Attachments: [2023-SignatureReport 6-29 3pm-1](#)

Brenda O'Connell presented data from a June 2023 report released by the Heartland Alliance. The data showed Black and Latino Illinoisans were those most greatly impacted by COVID-19 with higher COVID mortality and higher rate of reported mental health symptoms. An estimated 15% of unfilled positions in the future could be due to long COVID for the same population. In Illinois, the end of emergency allotments means Illinois will lose \$183 million in federal funds per month for SNAP, approximately 22% of all households in Illinois. The benefits cliff will create financial pressure on low-income populations and impact other budget areas, such as housing.

7. Staff Reports

Brenda O'Connell announced two upcoming presentations at future HCDC meetings; Brushwood Center's Health, Equity and Nature report and Lake County Partners' Housing Study.

8. Adjournment

Vice Chair Pedersen adjourned the meeting at 4:51pm