

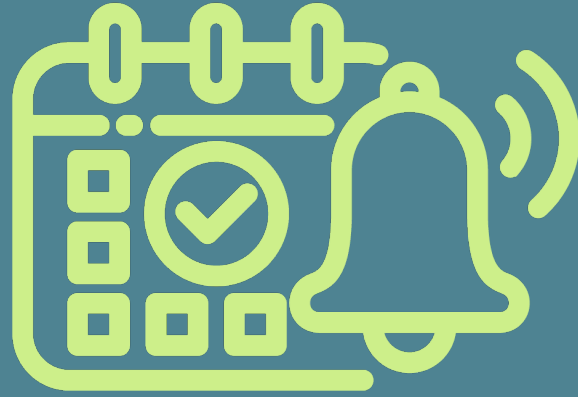


HOUSING LAKE

Lake County Coalition
 for Housing

Update & Next Steps

Lake County, Illinois • Everyone Deserves a Place to Call Home



Meeting Series Overview

Housing Lake Process Overview

FOUNDATION + FRAMEWORK



SHAPING OUR FUTURE



COMMITMENT TO ACTION

Event #1
JUL 2025

Event #2
SEP 2025

Event #3
OCT 2025

Event #4
NOV 2025

Event #5
DEC 2025

Event #6
JAN 2026

Event #7
FEB 2026



Kick-off
Event

Workshops
#1-5

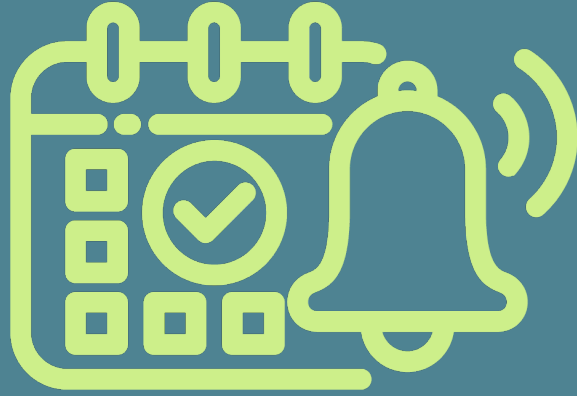
We are
here!

Housing
Summit



Call to Action

HOUSING LAKE: LAKE COUNTY COALITION FOR HOUSING



Housing Summit

HOUSING LAKE

Lake County Coalition
for Housing



Brenda O'Connell

Illinois Housing
Development
Authority (IHDA)



Chalen Daigle

McHenry County
Council of
Governments



David Bach

Hines



Joel Fontane

City of
Highland Park,
Illinois



Kevin Considine

Lake County
Partners



Rob Anthony

Community
Partners for
Affordable Housing



Call to Action

HOUSING LAKE: LAKE COUNTY COALITION FOR HOUSING

Our Call to Action

What does it do?

- Turns 7 months of coalition collaboration into an actionable roadmap for addressing Lake County's housing challenges

What's inside?

- Data, strategies, tools, and next steps for all partners



Call  **Action**

HOUSING LAKE: LAKE COUNTY COALITION FOR HOUSING | FEBRUARY 2026

Document Structure

- **Executive Summary** The challenge, our approach, four pillars overview
- **Background** Why housing matters, project goals, and engagement timeline
- **Coalition Process** How we built this together (175+ participants, 7 meetings)
- **Data Insights** Lake County housing market analysis and key findings
- **Four Pillars** Vision statements, priority objectives, and big ideas/next steps
- **Engagement Toolkit** Ready-to-use resources for advancing talk about housing
- **Implementation Roadmap** Next steps and how to stay involved

A NEW APPROACH: THE HOUSING LAKE COALITION



Between July 2025 and February 2026, Lake County and the Chicago Metropolitan

Agency for Planning (CMAP) consulting partners, municipal developers, employers, nonprofit residents—over 175 participants in the region—as part of Phase Lake: Lake County Coalition

Housing Lake turns analysis. Together, the Coalition discuss challenges and planned solutions address broader issues. Housing Lake created a shared vision for a housing ecosystem.

Goals Of The Project

Housing Lake's goals were to

- ➔ Understand where Lake housing stands today needs to go
- ➔ Identify what's broken and where we can break
- ➔ Create a shared vision for our housing challenges



Kick-off Celebration (Jul 2025) & Workshop 1 (Sep 2025)

FOUR PILLARS, ONE INTEGRATED CALL TO ACTION

Months of stakeholder engagement, analysis, and dialogue revealed four foundational pillars that form an integrated system where progress in one area enables advancement in others:



POLICY & REGULATORY REFORM
PILLAR #1



FUNDING & FINANCING TOOLS
PILLAR #2



PARTNERSHIPS & DEVELOPMENT CAPACITY
PILLAR #3



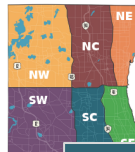
COMMUNICATIONS & EDUCATION
PILLAR #4

The following pages outline each of the four foundational pillars with their vision statements and priority objectives. For a deeper exploration of each pillar—including why it matters, key insights from our Coalition process, and recommended tools and strategies—see Section 4: The Four Foundational Pillars.

Lake County's subregions are experiencing different patterns of growth and housing costs.

Households and employment have grown unevenly across the county.

The Northwest subregion has the highest number of households, although the Northeast experienced the greatest household growth since 2010 and now has the highest number of households. Southeast Lake County has experienced the most growth, adding 20,000 jobs since 2010, but has the fewest jobs, losing over 10,000 jobs since 2010.



Want to learn more?
Check out the Lake County
Call to Action
www.housinglake.org

Households & Employment by Subregion			
Subregion	Households (2023)	Change since 2010	Employment (2022)
Northwest	61,710	2,180	35,560
Central	31,350	1,800	38,560
Southwest	46,460	4,180	27,020
Northeast	40,390	2,990	40,380
South Central	42,820	2,090	100,600
Southwest	33,750	1,750	74,430

Source: U.S. Census Bureau (2000-2010); 2019-2020; Esri, Esri Business Analyst, U.S. Census Bureau

Housing costs vary widely among subregions. Lake County has higher housing costs, while northern subregions have more affordable options. Southeast Lake County's median home value is \$53,000, which is 2-4 times higher than that of the northern subregions. In the south central and southeast subregions, rents are higher than in the northwest subregions.

SECTION #6

Implementation Roadmap & Next Steps



www.housinglakeeco.com/call-to-action



Call to Action

The roadmap for addressing Lake County's housing challenges—together.

Between July 2025 and February 2026, over 175 stakeholders from across Lake County came together to tackle our region's housing crisis. The result? A comprehensive Call to Action built on four foundational pillars: **Policy & Regulatory Reform**, **Funding & Financing Tools**, **Partnerships & Development Capacity**, and **Communications & Education**.

This document represents months of collaboration, data analysis, and strategic planning. Whether you're a municipal leader, developer, employer, nonprofit partner, or resident advocate, you'll find a countywide vision and next steps for advancing housing solutions in Lake County.

[Download Call to Action \[PDF\]](#)



Call to Action

HOUSING LAKE: LAKE COUNTY COALITION FOR HOUSING | FEBRUARY 2026

Scroll down



Stakeholder Engagement Toolkit



Additional Resources & Appendices

Stakeholder Engagement Toolkit

- **Presentation Templates**

Presentation decks you can customize with your local data.

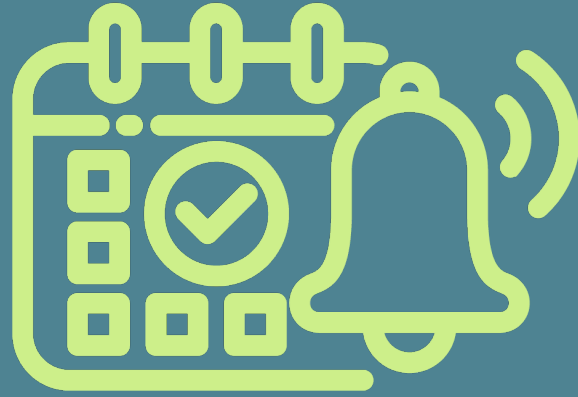
- **Social Media Content**

Ready-to-post social media graphics and captions you can share.

- **Conversation Guide**

Talking points addressing common housing concerns, tailored for residents, elected officials, media, and employers.





Next Steps

CMAP and Lake County Partnership

Memorandum of Understanding (36-months)

1. Creation of a project plan outlining products to be delivered over an agreed timeline.
2. Resource and funding strategy to execute the project plan.
3. Procurement process(es) to build a team to assist in the planning and execution of the project plan.
4. Engagement strategies to expand the coalition among local and regional stakeholders ensuring adoption and implementation.

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POLICY & REGULATORY REFORM

PILLAR #1



FUNDING & FINANCING TOOLS

PILLAR #2



PARTNERSHIPS & DEVELOPMENT CAPACITY

PILLAR #3



COMMUNICATIONS & EDUCATION

PILLAR #4

Pillar #1 – Policy & Regulatory Reform

Priority Objectives

- 1.1 - Diversify the housing stock.
- 1.2 - Create efficient and streamlined housing development approval.
- 1.3 - Develop and preserve affordable housing.
- 1.4 - Anticipate demographic shifts and plan for housing accordingly.
- 1.5 - Establish potential growth areas and infill development opportunity sites.



Pillar #2 – Funding & Financing Tools

Priority Objectives

2.1 - Improve awareness of existing funding resources.

2.2 - Increase availability of private and philanthropic funding resources.

2.3 - Expand local public funding resources to support housing development and rehabilitation.



Pillar #3 – Partnerships & Development Capacity

Priority Objectives

3.1 - Build a robust network of housing stakeholders.

3.2 - Strengthen relationships with home builders, developers, and utility providers.

3.3 - Maintain and strengthen intergovernmental working relationships.



Pillar #4 – Communications & Education

Priority Objectives

- 4.1 - Link housing needs and advocacy to broader regional dynamics.
- 4.2 - Lead countywide education to support housing.
- 4.3 - Establish the Lake County Coalition for Housing as a leader in housing coordination and facilitation.
- 4.4 - Prioritize transparency and objective analysis of housing to build community trust.





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Everyone
deserves a place
to call home.

www.housinglakeco.com/call-to-action

Thank You!

