

Lake County Illinois

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



Meeting Minutes

Tuesday, September 23, 2014

3:30 PM

2nd floor Conference Room - Central Permit Facility
500 W. Winchester, Libertyville, IL 60048

Housing and Community Development Commission

1. ROLL CALL

The Housing and Community Development Commission (HCDC) meeting was called to order at 3:40 p.m.

Guests: Betsy Lassar of the Lake County Housing Action Coalition; Brendan Saunders and Viki Rivkin of Open Communities; Laurel Tustison of YouthBuild Lake County; Christen White of PADS Lake County; Julie Donovan of Habitat for Humanity; Mary Ellen Tamasy of Lake County Residential Development Corporation; Gil Rojas of Community Action Partnership of Lake County; Maya Ziv-El and John Quintanilla of Prairie State Legal Services; Linda Berkowitz of Glenkirk; Rob Anthony of Community Partners for Affordable Housing; David Fries of Catholic Charities; Douglas Larsson of the Lake County Sheriff's Office; Anne Bassi of the Lake County Board; Alicia Serrano of AREA; Gunnar Gunnarson and Janel Christensen of the Lake County State's Attorney's Office; and Ezell Robins of the City of Waukegan.

Staff: Eric Waggoner, Brittany Sloan, Jodi Gingiss, Agnes Monton, Brenda O'Connell, Janel Gomez, Monika Bobo, Sandi Friedman and Laura Walley

Present 14 - Commissioner Russell, Commissioner Krapf, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson, Chairman Rose and Commissioner Armstrong

Absent 2 - Commissioner Molek and Commissioner Mancino

2. APPROVAL OF MINUTES

2.1

Approval of the August 13, 2014 Minutes

Attachments: [8.13.14 CDC Minutes.pdf](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Hewitt, to approve the August 13, 2014 minutes. The motion carried by the following vote:

Aye: 11 - Commissioner Russell, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Chairman Rose and Commissioner Armstrong

Abstain: 2 - Commissioner Rosenthal and Commissioner Swanson

Absent: 2 - Commissioner Molek and Commissioner Mancino

Not Present: 1 - Krapf

3. CHAIR'S REMARKS

The Chairman had no remarks.

4. PUBLIC COMMENTS (items not on the agenda)

There were no public comments.

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

6.1

Presentation of Draft Analysis Impediments to Fair Housing Choice (AI)

Ms. Jodi Gingiss introduced Ms. Maria Alicia Serrano, Vice President of Applied Real Estate Analysis (AREA), the consultant firm that worked with Lake County staff on the Analysis of Impediments to Fair Housing Choice (AI). Ms. Serrano provided an overview of the draft AI, which the U. S. Department of Housing and Urban Development (HUD) requires of all Community Development Block Grant recipients, to ensure that the recipients are working to affirmatively further fair housing choice in their communities. As Lake County receives these funds, the AI was undertaken to identify any existing impediments to fair housing choice and to provide possible actions to address those impediments. Ms. Serrano said that any actions taken must be tracked, to provide a record of the accomplishments attained. She spoke about the federal requirements and possible ways to address them through funding decisions that would lead to increasing public knowledge of and access to fair housing throughout Lake County. County-wide demographics were presented within the AI, along with information and opinions gathered through surveys completed by the municipalities, real estate professionals and the public. Ms. Serrano went over the County's demographics, speaking about recent changes in the County's composition based on ethnicity, race, age, and disabilities. She also spoke about the County's housing characteristics, which demonstrated a majority of single-family homes. Further, data indicated that the area's non-white households were more likely to reside in multi-family rental housing. While it was noted that Lake County does not have a Board-approved Fair Housing Ordinance or Fair Housing Policy Statement, the County does promote fair housing through its agreement with Prairie State Legal Services to administer the County's Fair Housing Program, including outreach and education to businesses and residents. Ms. Serrano stressed that any entities that receive federal funding through Lake County must also promote fair housing. She added that AREA had reviewed the County's fair housing complaints to gather information to help formulate part of the results presented within the AI. Ms. Serrano recommended a number of actions that Lake County could implement to address the impediments encountered during AREA's study, as identified in Section IX of the draft, which includes three recommended phases of key actions. The HCDC discussed the information presented and the draft AI.

6.2

Public Hearing on Draft Analysis of Impediments to Fair Housing Choice (AI)

Attachments: [Lake County 2014 AI 9-5-14 Public Comment Draft.Corrected Maps.pdf](#)
[public comment thru 09.17.14](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Cunningham, to open the public hearing on the AI at 4:16 p.m. The motion was approved by all

members.

Ms. Gingiss read into the record the letter submitted by Ms. Lisa Pugliese, Executive Director of the Affordable Housing Corporation of Lake County (AHC). AHC's Board thanked the County for allowing sufficient time for the review of the AI, which they applauded as a well-crafted and thoughtful foundation upon which to base a plan of action. The letter stated that AHC believes two items should be included within the AI: 1) the impediment caused by landlords' resistance to accepting housing subsidies toward rent payments and 2) a lack of defined timeframes for implementation of the recommended actions to address identified impediments.

Ms. Betsy Lassar, of the Lake County Housing Action Coalition (Coalition), also thanked the County for the information presented within the AI, as the identification of impediments would prove useful during the formulation of a comprehensive fair housing action plan. She expressed appreciation for the fact that the County had already reacted to two issues addressed within the letter she had submitted (see agenda packet), namely: 1) the inclusion of the impediment caused by landlords not accepting housing subsidies and 2) the provision of timelines detailing expected implementation of the AI's recommended actions. Ms. Lassar then said that the County should review its Unified Development Ordinance (UDO), which specifies requirements for unincorporated areas of Lake County, to address any zoning and building laws and regulations that could limit housing options. The Coalition felt this would be an important step to encourage the municipalities to follow the County's example. Additionally, the Coalition asked that the AI state specifically that fair housing testing would continue within the County.

Ms. Viki Rivkin, Director of Fair Housing for Open Communities, commended Lake County and AREA on the AI and stressed the importance of fair housing testing. She stated that testing is often the only way to find evidence of discrimination, as many people do not realize that they have been the victims of discrimination. Ms. Rivkin suggested that the County encourage that new construction and existing multi-family dwellings include accessibility for persons with disabilities. Additionally, she stated that public sector impediments should include the need to address multiple language issues. Affirmative marketing strategies should include municipal promotional materials and websites that welcome diversity and are written in multiple languages. Open Communities suggested that the County take an active role to encourage its communities to affirmatively further fair housing. Ms. Rivkin offered her agency's assistance with the County's fair housing testing.

Ms. Mary Ellen Tamasy, Executive Director of Lake County Residential Development Corporation (LCRDC), spoke of Lake County's leadership position in developing affordable housing. Ms. Tamasy has encountered obstacles to providing housing options, especially in the development of rental housing for families. Many of the County's municipalities have zoning laws that can prevent or create difficulties in developing rental

housing, thereby limiting the majority of rental units to five or six communities. She agreed with the Coalition's suggestion that the County review the UDO to ensure that it does not place any impediments to the creation of housing choice within the unincorporated areas, thereby encouraging the municipalities to follow its example and remove any barriers they might impose to fair housing choice.

A motion was made by Commissioner Venturi, seconded by Commissioner Rosenthal, to close the public hearing on the AI at 4:32 p.m. The motion was approved by all members.

6.3

Public Hearing on Fifth Amendment to 2013 Action Plan

Ms. Gingiss presented an overview of the four changes incorporated within the Fifth Amendment to the 2013 Annual Action Plan, as detailed within the agenda packet. The first two changes stipulated that the Cities of Waukegan and North Chicago would like to sub-grant their PY2013 HOME funds, usually used for homeowner rehabilitation projects, to non-profit affordable housing developers. Waukegan would sub-grant its funds to Habitat for Humanity, while North Chicago would sub-grant its funds to LCRDC, as part of the North Chicago Strategic Revitalization Program. The third change would involve the switching of locations between the HOME-funded Glenkirk CILA rehabilitation house with the agency's Lake County Affordable Housing Program-funded (LCAHP) house, in order to avoid any possible problems with HUD's rules on facilities versus group homes. As a result of HOME absorbing a more costly Glenkirk rehabilitation, Community Partners for Affordable Housing (CPAH) will have its HOME funds reduced to cover the difference. Ms. Gingiss said that CPAH's reduced HOME funding will be offset by a proposed increase in LCAHP funding during Item #6.5.

A motion was made by Commissioner Venturi, seconded by Vice-Chairman Pedersen, to open the public hearing on the Fifth Amendment to the 2013 Annual Action Plan at 4:39 p.m. The motion was approved by all members.

Ms. Julie Donovan, Executive Director of Habitat for Humanity, thanked the HCDC and the City of Waukegan for continued support of affordable housing and of Habitat. She said that the funds would really make a difference to the community, providing permanent affordable housing for at least five families.

A motion was made by Commissioner Venturi, seconded by Commissioner Hart, to close the public hearing on the Fifth Amendment to the 2013 Annual Action Plan at 4:41 p.m. The motion was approved by all members.

6.4

Joint resolution authorizing the fifth amendment to the Lake County 2013 Annual Action Plan adjusting Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) activities.

Attachments: [2013APFifthAmendMemo](#)
[2013APFifthAmend](#)

The HCDC had no questions on the proposed amendment, as presented within Item #6.3.

A motion was made by Commissioner Venturi, seconded by Commissioner Armstrong, to approve the Fifth Amendment to the PY2013 Annual Action Plan. The motion carried by the following vote:

Aye: 14 - Commissioner Russell, Krapf, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Molek and Commissioner Mancino

6.5

Joint resolution revising grant awards from the 2014 Lake County Affordable Housing Program (LCAHP).

Attachments: [PY2014LCAHP Amendment](#)

Ms. Gingiss explained the changes to the 2014 Affordable Housing Program, which included increasing CPAH's funding, due to the changes made during Item #6.3. She added that CPAH's project would change from the "Walker Avenue Rental Project" to "Scattered Rental Project", as necessitated by infrastructure problems on the Walker Avenue site.

A motion was made by Commissioner Swartz, seconded by Commissioner Cunningham, to approve the amendment to the PY2014 Lake County Affordable Housing Program funding allocations. The motion carried by the following vote:

Aye: 14 - Commissioner Russell, Krapf, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Molek and Commissioner Mancino

6.6

Delegation of limited signature authority to Community Development Administrator

Ms. Gingiss stated that the HCDC's new by-laws provided the Commission with the power to delegate limited signature authority, on projects previously approved by the HCDC and the County Board, to the CD Administrator. Therefore, rather than forwarding last month's recommendation for this signatory authorization to the Board, it was determined to retain this request within the HCDC.

A motion was made by Commissioner Hart, seconded by Commissioner Calabresa,

to approve the delegation of limited signature authority to the Community Development Administrator. The motion carried by the following vote:

Aye: 14 - Commissioner Russell, Krapf, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Molek and Commissioner Mancino

7. STAFF REPORTS

Ms. Gingiss thanked the HCDC and the audience for their consideration and support and said that the second AI public hearing would occur during the October 15th meeting. She provided an update on the work being performed for the 2015 – 2019 Consolidated Plan, stating that surveys have been completed and focus group meetings had occurred.

8. ADJOURNMENT

A motion was made by Commissioner Cunningham, seconded by Commissioner Venturi, to adjourn the meeting at 4:44 p.m. The motion carried by the following vote:

Aye: 14 - Commissioner Russell, Krapf, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Carlson, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Commissioner Swanson, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Molek and Commissioner Mancino