

Lake County Illinois

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



Minutes Report - Draft

Wednesday, September 17, 2025

3:30 PM

Join via zoom: <https://us02web.zoom.us/j/84051303811>

18 N County St, Waukegan - 10th Floor Assembly Room

Housing and Community Development Commission

1. Roll Call

Chair Rose called the meeting to order at 3:36 PM.

An in-person quorum was not met following roll call. The meeting reached quorum at 3:42 pm upon the arrival of Lake County Board Chair Sandra Hart, ex-officio member, whose attendance enabled the Commission to proceed with official business.

Commissioner Marah Altenberg attended via Zoom.

Guests: Olivia Stueben, Clearbrook; Carissa Casbon, Lake County Board Member.

Guests via Zoom: Kelly Jimenez of Urban Muslim Minority Alliance (UMMA), Hamaas Ibrahim of UMMA, Amanda Levinson of Arden Shore, Sara Davis of Habitat for Humanity, Travis Kluska of Full Circle Communities.

Staff: Dominic Strezo, Penni Raphaelson, Courtney Cymerman, Eric Tellez, Pam Jeffries, Michele Slav, RuthAnne Hall, Yazmin Albino, and Danielle White.

Present 10 - Janet Swartz, Mary Ross Cunningham, Sandy Hart, Marah Altenberg, Billy McKinney, Michael Meehan, Ray Rose, Stephanie Victor, Bethany Williams and Anne Flanigan Bassi

Excused 7 - Kathleen O'Connor, Dan Venturi, Michael Knight, Esiah Campos, Gina Roberts, Sara Knizhnik and Marc Jones

2. Approval of Minutes

2.1 25-1185

Attachments: [2025-07 HCDC Minutes Draft](#)

A motion was made by Commissioner Williams, seconded by Commissioner Ross Cunningham, for the approval of minutes. The motion carried by the following voice vote:

Aye 10 - Commissioner Swartz, Commissioner Ross Cunningham, Ex-Officio Member Hart, Commissioner Altenberg, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams and 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 25-1176

Presentation and Discussion - Proposed First Amendment to the United States Department of Housing & Urban Development (HUD) Program Year 2025 Annual Action Plan (AAP).

Dominic Strezo, Community Development Administrator, presented the recommended first amendment to the Program Year 2025 Annual Action Plan.

6.2 25-1177

PUBLIC HEARING - Proposed Amendment to Program Year 2025 Proposed Annual Action Plan (AAP).

6.3 25-1183

Joint resolution approving the first amendment to the Program Year 2025 (PY25) United States 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.
- The first amendment to the PY 2025 AAP makes the following changes:
 - Reduction in \$201,031 of funding allocated to Liberty Lake Apartments (Full Circle Communities).
 - Increase of \$141,031 in funding for a Community Integrated Living Arrangement (Community Partners for Affordable Housing).
 - Increase of \$50,000 in funding for a Community Integrated Living Arrangement (Clearbrook).
 - Increase of \$10,000 in funding for sidewalk improvements (City of Zion).

Attachments: [PY25 AAP 1ST AMENDMENT](#)

A motion was made by Commissioner Swartz, seconded by Commissioner Victor, that this commission action item be approved. The motion carried by the following voice vote:

Aye 10 - Commissioner Swartz, Commissioner Ross Cunningham, Ex-Officio Member Hart, Commissioner Altenberg, Commissioner McKinney, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams and Commissioner Flanigan Bassi

6.4 25-1184

Presentation and Discussion - Lake County Community Development Program Year 2026 (PY26).

Dominic Strezo presented the projected timeline for Program Year 2026.

7. Staff Reports

8. Adjournment

Adjourned at 4:04 PM.