

# Lake County Illinois

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



## **Minutes Report - Draft**

**Wednesday, January 21, 2026**

**3:30 PM**

**Join via Zoom: <https://us02web.zoom.us/j/84131730167>**

**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 3:38 PM.*

*Commissioner Altenberg joined the meeting via Zoom at 3:58 PM.*

*In person attendees:*

*Rob Anthony, Community Partners for Affordable Housing (CPAH)*

*Dominic Strezo, Community Development*

*Penni Raphaelson, Community Development*

*Pamela Jeffries, Community Development*

*Courtney Cymerman, Community Development*

*Eric Tellez, Community Development*

*Michele Slav, Community Development*

*Yazmin Albino, Community Development*

*RuthAnne Hall, County Administrator's Office*

*Danielle White, Community Development*

*Eric Waggoner, Planning, Building and Development*

*Virtual attendees:*

*Janet Swartz, Housing and Community Development Commissioner*

*Patrice Sutton, County Administrator*

*Olivia Stueben, Clearbrook*

*Joel Williams, Habitat for Humanity*

*Bev Saiz, Clearbrook*

*Deborah Lielasus, Urban Muslim Minority Alliance (UMMA)*

*Narmin Hasanova, Prairie State Legal Services*

**Present** 13 - Kathleen O'Connor, Janet Swartz, Michael Knight, Gina Roberts, Sara Knizhnik, Marah Altenberg, Marc Jones, Michael Meehan, Ray Rose, Stephanie Victor, Bethany Williams, Anne Flanigan Bassi and Linda Pedersen

**Excused** 3 - Dan Venturi, Mary Ross Cunningham and Billy McKinney

**2. Approval of Minutes**

**2.1 26-0091**

Approval of Minutes November 12, 2025

**Attachments:** [HCDC Minutes 2025-11-12 Draft.pdf](#)

**A motion was made by Commissioner O'Connor, seconded by Commissioner Roberts, that these minutes be approved. The motion carried by the following voice vote:**

**Aye** 12 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Jones, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

**Not Present** 1 - Commissioner Altenberg

**3. Chair's Remarks**

**4. Public Comments (items not on the agenda)**

*There were no public comments.*

**5. Old Business**

**6. New Business**

**6.1 26-0084**

Presentation and Discussion - Federal Fiscal Year 2025 (FY25) Continuum of Care (CoC) Notice of Funding Opportunity (NOFO).

*Dominic Strezo, Community Development Administrator, presented an update on the Federal Fiscal Year 2025 Continuum of Care funding. Malin Gembra, Continuum of Care Coordinator, presented the timeline of the FY25 CoC NOFO.*

**6.2 26-0085**

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

**Attachments:** [PY25 AAP 3rd AMENDMENT](#)

*Dominic Strezo presented the third amendment to the PY25 Annual Action Plan.*

**6.3 26-0086**

Presentation and Discussion - Second amendment to the Lake County HOME American Rescue Plan Program (HOME-ARP) Allocation Plan.

**Attachments:** [HOME-ARP-Allocation-Plan-Amendment-2](#)

*Dominic Strezo presented the second amendment to the HOME American Rescue Plan Program Allocation Plan.*

**6.4 26-0087**

PUBLIC HEARING

- Third amendment to the PY25 Annual Action Plan.
- Second amendment to the Lake County HOME-ARP Allocation Plan.

*There were no public comments*

**6.5 26-0088**

Joint resolution approving the third 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 third amendment to PY25 AAP makes the following reallocations:

- \$120,000 of HOME funds from the City of Waukegan's Owner-Occupied Rehab Program to Down Payment Assistance with Community Partners for Affordable Housing (CPAH).
- \$342,544.89 of HOME funds from CPAH Lake Forest Senior Cottages to CPAH Community Land Trust (\$142,544.89) and CPAH Eve B. Lee Senior Apartments (\$200,000).
- \$200,000 of Community Development Block Grant (CDBG) funds from Permark Liberty Arms Rehab to Healthy Homes environmental remediation.

**Attachments:** [PY25 AAP 3rd AMENDMENT](#)

**A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner Jones, that this commission action item be approved. The motion carried by the following voice vote.**

**Aye** 13 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Altenberg, Commissioner Jones, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

#### 6.6 26-0089

Joint resolution approving the second amendment to the HOME American Rescue Plan Program (HOME-ARP) Allocation Plan.

- On August 12, 2025, the Lake County Board approved a HOME-ARP Allocation Plan which included \$6,034,421 for the development of affordable rental housing and program administration.
- In accordance with the HOME-ARP Allocation Plan, staff scored funding applications are presented to the Housing and Community Development Commission (HCDC) for approval.
- The second amendment to the HOME-ARP Allocation plan approves \$5,129,258 of funding to Community Partners for Affordable Housing (CPAH) Permanent Supportive Housing (PSH) Mundelein.

**Attachments:** [HOME-ARP-Allocation-Plan-Amendment-2](#)

**A motion was made by Commissioner Flanigan Bassi, seconded by Commissioner O'Connor, that this commission action item be approved. The motion carried by the following voice vote.**

**Aye** 13 - Commissioner O'Connor, Commissioner Swartz, Commissioner Knight, Commissioner Roberts, Commissioner Knizhnik, Commissioner Altenberg, Commissioner Jones, Commissioner Meehan, Commissioner Rose, Commissioner Victor, Commissioner Williams, Commissioner Flanigan Bassi and Member Pedersen

#### 7. Staff Announcements

*Penni Raphaelson shared number of applications received and amounts requested for Program Year 2026.*

#### 8. Adjournment

*Chair Rose adjourned the meeting at 4:33 PM.*