

Lake County Illinois

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



Minutes Report - Draft

Wednesday, December 10, 2014

3:30 PM

**10th floor Assembly Room
18 N. County Street, Waukegan, IL 60085**

Housing and Community Development Commission

1. ROLL CALL

Chairman Rose called the Housing and Community Development Commission (HCDC) meeting to order at 3:39 p.m.

Guests: Linda Berkowitz and Kori Larson of Glenkirk; Joel Williams of PADS Lake County, Marqus Cole, Susan Perlman and Maya Ziv-El of Prairie State Legal Services; Jill Grubbs and Greg Thompson of ElderCARE; Laura Rios of Waukegan 2 College; Betsy Lassar of Lake County Homeless Coalition; Gina Merritt and Sue McNally of Gift of Fitness; David Fries, Tonnie Borner and Sarah Pinger of Catholic Charities; Sarah Armstrong of Mano a Mano; Kay Petersen of the Zion Park District; Amanda Orenchuk of the Village of Mundelein; Gregorio Resendiz and Ed Beckstrom of CCCS of Northern Illinois; Sister Kathleen Long of Most Blessed Trinity; Cynthia Vargas and Carmen Patlan of Immigrant Integration Network of Lake County; Moses Amidei of the Village of Wadsworth; Cheri Richardson of Gorter Family Foundation; Diana Helt of Great Lakes Adaptive Sports Association; Marcia McCutchan of RHMG Engineers; Mohammed Haque of Lakes Region Sanitary District; Caitlin Burke of Gewalt Hamilton Associates; Nina Geater of YCC YouthBuild; Yvette Ewing of Fuller Center for Housing; Ralph Bishop of I-PLUS; Rob Anthony of Community Partners for Affordable Housing; Cyril Jervis of Waukegan Township EWC; Jennifer Alpha and Randall Mullen of TDA Consulting; and Audrey Nixon of the Lake County Board

Staff: Eric Waggoner, Brittany Sloan, Jodi Gingiss, Brenda O'Connell, Janel Gomez, Jordan Bartle, Sandi Friedman and Laura Walley

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

Absent 2 - Commissioner Swanson and Commissioner Mancino

2. APPROVAL OF MINUTES

2.1 14-1254

Approval of the November 12, 2014 Minutes

Attachments: [11.12.14 Minutes.pdf](#)

A motion was made by Commissioner Russell, seconded by Commissioner Cunningham, to approve the November 12, 2014 minutes. The motion carried by the following vote:

Aye: 13 - Commissioner Russell, Krapf, Commissioner Molek, Commissioner Swartz, Commissioner Hart, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Ex-Officio Member Carlson, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Swanson and Commissioner Mancino

Not Present: 1 - Commissioner Venturi

3. CHAIR'S REMARKS

Chairman Rose 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 14-1259

Presentation of Findings & Recommendations 2015-2019 Consolidated Plan

Ms. Jodi Gingiss gave an overview for the meeting, stating that Lake County's consultants would present their findings and recommendations for the new Five-Year Consolidated Plan (Plan), followed by HCDC questions and discussion and the public hearing, which completed the six-month public input process. The input process provided the information necessary to formulate the findings and recommendations for the new Plan. Finally, she stated that staff would request HCDC direction concerning the drafting of the Plan.

Mr. Randall Mullen, of TDA Consulting, reminded the HCDC that his associate, Ms. Jennifer Alpha, and he had appeared before the Commission during November's meeting. He said that they would present a brief review of the goals, priorities and strategies that would be included within the Plan and would then provide information that the HCDC had requested, based on the November meeting.

Ms. Alpha went over the different aspects of the public input process and the other data collected for the recommendations development process. She reminded the audience of the effects of the economic downturn on the County and its residents and that jobs, affordable housing and neighborhoods were the major needs expressed by the public input process. Ms. Alpha then presented slides that gave examples of collaborative efforts that applicants might use to receive funding for their organizations.

Mr. Mullen informed the HCDC of the names of the communities that had been cited during the November meeting as examples of communities that had used collaborative efforts to extend their federal funds to cover multiple goals. He then went over information gathered from 29 urban counties similar to Lake County, which demonstrated that the other counties had spent 59% of their federal funds on affordable housing, 34% on neighborhood activities including infrastructure and 7% on jobs during their previous Consolidated Plan periods. During the 2010 – 2014 Consolidated Plan period, Lake County spent 38% on affordable housing, 58% on infrastructure and 4% on jobs. TDA Consulting therefore determined that Lake County's program was not as balanced as the other urban counties that were studied and proposed that a similar funding scenario be adopted for the upcoming Plan. He also proposed that public services be funded at its maximum allowable funding level and that administration would be funded to each

program's maximum level. A handout, "Proposed Funding Scenarios" was distributed for the HCDC's Consideration (see handout). A discussion ensued about the funding scenarios.

6.2 14-1261

PUBLIC HEARING - Housing & Community Development Needs

Annually, the Housing and Community Development Commission solicits comments from the public on identified community needs.

Comments are sought to guide the allocation of funds for the 2015-2019 Consolidated Planning process.

Motion: To open the public hearing at 5:07 p.m.

Motion Made By: Harriet Rosenthal

Motion 2nd By: Judy Armstrong

Motion approved

Ms. Gingiss thanked the audience for their attendance and informed them that they would have three minutes for their comments. She then called each person to present their comments.

Ms. Diana Helt, of Great Lakes Adaptive Sports Association (GLASA), thanked the HCDC for its continued support of individuals with disabilities. She stated that GLASA has been able to use its current award to serve the County's low-income adults with physical disabilities and the agency hoped to continue to provide services to this underserved community.

Ms. Marcia McCutchan, of RHMG Engineers, said that her company provided engineering services for sanitary districts and a number of communities within Lake County, including the City of North Chicago. She said that although her reason for attending was to request support for public infrastructure at ongoing or greater levels, the consultants' presentation caused her to change her perspective, as the data presented demonstrated that the status quo was not working and that changes were needed.

Ms. McCutchan asked if the urban counties mentioned had seen a decrease in their poverty levels since they began using the funding percentages mentioned during Item 6.1. Ms. Gingiss replied that staff could study that aspect and return with information during the January HCDC meeting. She said that the Consolidated Plan process provided those counties with self-correcting elements during the public input process.

Ms. Sarah Armstrong, of Mano a Mano, was called but had already left. She left word that she would mail her comments to staff.

Ms. Laura Rios, of Waukegan 2 College, asked the HCDC to place a high priority on the County's youth. Her agency assists Waukegan's families, especially immigrant families,

to navigate the school system and provides tutoring to the students to aim them towards completion of a college degree. Ms. Rios said that helping these students achieve higher education will help to reduce poverty in Lake County and she hoped that her agency would be able to apply for funding.

Mr. Mohammed Haque, of Lake Region Sanitary District, was called but had already left the meeting.

Mr. Greg Thompson, Chairman of the Board of ElderCARE, thanked the HCDC for his agency's funding awards, which have assisted older adults in their quest to remain healthy and independent. He presented information on the County's elderly citizens from the 2010 census and stated that there are gaps in the public transportation system which make it difficult for the elderly to access healthcare. He said that ElderCARE's volunteers assist its clients by providing transportation for their medical appointments and he encouraged the HCDC to continue to support programs that help the elderly to access these critical services.

Mr. Ed Beckstrom, of Consumer Credit Counseling Service of Northern Illinois (CCCS), said that his agency was HUD-approved for housing counseling and they also provide financial counseling. He hoped that CCCS would be able to apply for funding to provide these services to Lake County residents.

Mr. Gregorio Resendiz, also of CCCS, informed the HCDC that his agency has been assisting 20 – 25 Lake County residents weekly, through several township offices, with housing and financial stability counseling.

Ms. Kay Peterson, Superintendent of Recreation of the Zion Park District, said that the Park District was working with the Cancer Treatment Center and Zion's Technical High School to install a community garden. They are seeking to engage the community, including the elderly and renters, in their project.

Mr. Marcus Cole, of Prairie State Legal Services, encouraged the HCDC to continue to place a high priority on legal services to help prevent or end periods of homelessness for the County's residents. He stated that some barriers to obtaining and retaining housing required more involved and detailed legal representation. Mr. Cole said that he provided services at PADS Lake County two or three times monthly.

Ms. Carmen Patlan, of Immigration Integration Network Lake County (IIN), asked for consideration of immigrant families within the Consolidated Plan process. IIN is a coalition of Lake County non-profit organizations, faith-based institutions, government agencies and other entities focused on immigrant integration, education and service, and is based on interagency planning and collaboration. They envision an integrated Lake County where immigrants have access to the information and resources needed to

succeed and where local entities provide services in an integrated, friendly manner. She then provided data on immigrants from the 2013 American Community census. Ms. Patlan asked the HCDC to consider how the Plan's goals would address the needs of the growing immigrant populations and how the Plan might empower IIN's member organizations that assist these populations.

Ms. Gina Merritt, of Gift of Fitness, informed the HCDC of her agency's services, which provide a wellness program to low-income women who reside within Grant Township. The program consists of fitness center access, exercise classes and nutrition education, with the goal of increasing the client's employability.

Mr. Joel Williams, of PADS Lake County, said that he hoped that CDBG funding for public services will continue to be a priority, as the absence of those funds would be detrimental to the community. He looked forward to seeing the end result of the Consolidated Plan process and he was encouraged to note that homelessness was a high-priority goal.

There were no other comments.

Motion: To close the public hearing at 5:28 p.m.

Motion Made By: Harriet Rosenthal

Motion 2nd By: Linda Pedersen

Motion approved

6.3 14-1262

Preparation for the 2015-2019 Consolidated Plan

The Housing and Community Development Commission (HCDC) will discuss Public Hearing input on community needs in light of the preliminary findings of TDA Consulting, Inc.'s data analysis, citizen participation process and recommended five-year housing and community development goals.

The HCDC will vote on direction necessary for staff to complete the first draft of the 2015-19 Consolidated Plan.

Chairman Rose asked the HCDC to consider the presentation and discussion during Item 6.1, as well as November's presentation and discussion. He stated that the status quo was not the direction to follow for the upcoming Plan, while Scenario 1 did not appear to move far enough to allow the needed corrections and Scenario 3 seemed to move too quickly for accommodation. He proposed that the Commission consider Scenario 2 and, as mentioned by Commissioner Swartz during prior discussion, adjustments could be made within the five-year Plan period. Upon question, Ms. Gingiss replied that the Plan must be submitted by mid-May, along with the 2015 Annual Action Plan. During a discussion, the HCDC asked for further financial data to clarify the five-year forecast pertaining to the funding scenarios, as well as information on the 2014 funding recipients. Ms. Gingiss said that she would email the requested information to the HCDC.

To direct staff to prepare the draft 2015 – 2019 Consolidated Plan based on

proposed funding Scenario 2, indicating that the HCDC should work toward CDBG and HOME funding awards based on funding the maximum grant amounts allowed under the administrative caps and CDBG public services cap, then #1 Rehab Affordable & Special Needs Housing (28.2%); #2 Develop New Housing: Affordable & Special Needs (14.9%); #3 Assist People without a Home (6.5%); #4 Subsidize Housing for Low/Mod Income Families (9.0%); #5 Provide Adequate Low/Mod Income Area Infrastructure (11.2%); #6 Revitalize Low/Mod Income Area Business Districts (11.0%); #7 Assist People with Disabilities (8.3%); #8 Provide Welcoming Communities (3.4%); #9 Create Jobs for Low/Mod Income Workers (3.8%); and #10 Provide Services for Job Stability (3.7%).

Aye: 13 - Commissioner Russell, Krapf, Commissioner Molek, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Swanson and Commissioner Mancino

Not Present: 1 - Ex-Officio Member Carlson

7. STAFF REPORTS

There were no staff reports.

8. ADJOURNMENT

A motion was made by Commissioner Rosenthal, seconded by Commissioner Pedersen, to adjourn the meeting at 5:39 p.m. The motion carried by the following vote:

Aye: 13 - Commissioner Russell, Krapf, Commissioner Molek, Commissioner Swartz, Commissioner Venturi, Commissioner Hart, Commissioner Hewitt, Commissioner Cunningham, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Rosenthal, Chairman Rose and Commissioner Armstrong

Absent: 2 - Commissioner Swanson and Commissioner Mancino

Not Present: 1 - Ex-Officio Member Carlson