

Lake County Illinois

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



Minutes Report - Final

Wednesday, January 18, 2012

7:00 PM

Public Hearing - 2012 Action Plan

10th floor Assembly Room

Community Development Commission

1. Roll Call

Staff: Joel Williams, Vern Witkowski, Jonathan Burch and Laura Walley.

Guests: Kurt Kolseth, Diana Knoble, Diane Rommelsberg, John Bersich, Howard Heyer, Michelle and Javier Ramon, Remar Jurado, Judith Perryman, Sylvia Smith, Tom Meyer, Elizabeth Winters, James Davonx, David Ross, Bill Turner, Diane Thackston, and John Gonzalez of COOL; Jeanne Becker of ChildServ; Mary Ellen Saunders of ElderCARE@ChristChurch and Mano a Mano; Karen Gulbransen of Lake County Center for Independent Living (LCCIL); Reina Amaya, Aida Segura, Rosa Aguayo, Yasminda Salan, Maria Macias, and Fr. Dan Hartnett of Most Blessed Trinity; Joanne Kuhstoss and Kathryn Ross of Countryside Association; Laura Rios of Lake County United; Kathy Brown of Community Action Partnership; Ruby Gary and Terry Lenz of YouthBuild Lake County; Joseph Bellisario of St. Paul's Lutheran Church; Lisa Pugliese of the Affordable Housing Corporation (AHC); Nimrod Warda of the City of North Chicago; and Ezell Robins of the City of Waukegan.

Present 13 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Ditzig, Member Krapf, Member Molek, Chair Rose, Member Russell, Commissioner Lawlor, Commissioner Venturi, Commissioner Swartz and Commissioner Stolman

Excused 3 - Commissioner Swanson, Commissioner Mancino and Commissioner Northern

2. Approval of Minutes

Minutes were unavailable - two sets of minutes will be approved at the next month's meeting.

3. Chair's Remarks

Chairman Rose wished those in attendance a happy New Year and had the Community Development Commissioners introduce themselves.

4. Public Comment (items not on the agenda)

There were no public comments.

5. Old Business

There was no old business.

6. New Business

6.1 [12-0040](#)

Approval of Draft 2012 Annual Action Plan

- In December, four Application Review Committees (ARC) met to review applications and make recommendations for funding.
- At the December 9, 2011 CDC Executive Committee meeting, the recommendations from each ARC were reviewed and combined into direction to develop the 2012 Annual Action Plan.
- The Draft document, as approved by the Executive Committee, needs to be approved by the full CDC as well.
- Upon approval of the draft, comments will be solicited for 30 days prior to final approval by

the full Commission.

Attachments: [2012 Recommendation Table](#)

Mr. Joel Williams informed the audience of the application review process steps that have transpired for PY2012 funding. This meeting was the first of two Public Hearings which are held to receive comments on the draft 2012 Annual Action Plan (Plan). Upon receiving CDC approval of the Plan, the thirty-day comment period would begin, concluding with the second Public Hearing on February 22nd. Mr. Williams added that information was just received that the federal budget cut for the CDBG program would not be as severe as previously expected; therefore, unanticipated funds may be available. Allocation decisions for these funds do not need to be determined prior to Plan submission to HUD. The CDC will review all comments, both oral and written, and then issue directions to Staff for the preparation of the finalized Plan, with submission to HUD by March 15th.

A motion was made by Commissioner Venturi, seconded by Commissioner Russell, that the Draft 2012 Annual Action Plan be approved, which advances it to the thirty-day comment period. Motion carried unanimously by voice vote.

Aye: 13 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Ditzig, Member Krapf, Member Molek, Chair Rose, Member Russell, Commissioner Lawlor, Commissioner Venturi, Commissioner Swartz and Commissioner Stolman

6.2 [12-0041](#)

Public Hearing #1 on the 2012 Annual Action Plan

- HUD requires a 30-day comment period for the Annual Action Plan.
- The CDC will solicit comments from the public beginning with this Public Hearing and concluding with the second Public Hearing on February 22.
- All comments will be heard and included in the final 2012 Annual Action Plan document.

Mr. Williams informed those present that commentators would be called to the podium based on funding category, as indicated on the comment cards received.

Mr. Terry Lenz, of YouthBuild Lake County, explained the agency's goals of helping at-risk youth to obtain their GED certificates and receive training in the construction trades. He thanked the CDC for its funding recommendation.

Mr. Nimrod Warda, of the City of North Chicago, explained why the City decided not to work with a developer on a proposed rental rehabilitation project, as suggested by the Housing Application Review Committee (ARC). The City preferred to concentrate efforts on homeownership projects, as rental properties currently constitute more than 60% of its jurisdiction. Additionally, this property, located at 1414 Hervey Avenue, is non-conforming due to a number of criteria. North Chicago would prefer to purchase a dilapidated building (for demolition) and the adjacent lot, with proposed construction of four townhomes for resale to income-qualified families.

Ms. Lisa Pugliese, of AHC, thanked the CDC for the funding recommendations for the agency's affordable housing projects. She voiced her understanding of the continuing

budget cuts and the ongoing economic crisis, which makes her even more grateful to partner with the Consortium.

Ms. Aida Segura, of Most Blessed Trinity, explained the program at the recently opened House of Peace, which provides shelter and services for Spanish-speaking women and children who are the victims of domestic violence. She said the agency is very grateful for the recommended funding for the program.

Ms. Diane Thackston, of COOL, appealed the lack of a funding recommendation for a food pantry within the Plan, saying that the need is especially critical during this time of economic crisis for so many within the County. She requested that the Consolidated Plan's goal of providing basic food and nutritional needs be reconsidered by the CDC, including COOL's application for funding.

Mr. David Ross, of COOL, reiterated Ms. Thackston's basic message, stating that there has been a dramatic increase in the number of clients visiting COOL's two pantries. Upon his request, COOL's representatives in attendance stood to show support for the agency's request for reconsideration. Mr. Ross stressed that the agency serves any Lake County citizen in need.

Ms. Kathryn Ross, of Countryside Association for People with Disabilities, thanked the CDC for the funding recommendation. She explained the agency's project, which provides a bilingual transition specialist to assist developmentally-disabled high school students as they graduate into the work force.

Ms. Karen Gulbransen, of LCCIL, expressed gratitude for the CDC's continued support of the agency's employment readiness program for people with disabilities. The current unemployment rate for the disabled population is 78%, as an increased number of people are competing for the same jobs. She said that 48 clients found employment last year.

Ms. Mary Ellen Saunders, of Christ Church, thanked the CDC for the positive funding recommendation for the agency's ElderCARE program, which provides income-qualified seniors with transportation to their medical appointments. This, along with other services provided, has allowed many seniors to remain in their homes, rather than moving to nursing homes. She distributed information on the agency to the Commissioners.

Ms. Jeanne Becker, of ChildServ, explained the agency's program that had been recommended for funding and expressed her appreciation to the Commissioners. The program helps low-income families find affordable, high-quality daycare so that the parents may work or go to school. Further, the agency makes sure that the children receive preparation to succeed when they enter the school systems.

Ms. Saunders, of Mano a Mano, thanked the Public Service (PS) ARC and the CDC for recommending the agency's project, which provides case management and referral services that promote family and social stability to those with language barriers. She distributed the agency's annual report.

Fr. Dan Hartnett, of Most Blessed Trinity, spoke about the parish's programs and the House of Peace. He was pleased and thankful to the CDC for the initial funding recommendation, and hoped for continued support of the project.

As there were no other comments cards, Mr. Williams asked the audience for any additional comments, to which there was no response. He reminded those present that there were thirty days remaining in the comment period.

Chairman Rose thanked the agencies for their passion and their service to the County's citizens. He explained the difficulties encountered by the review committees and the Commission, as funding decisions had become even more problematic due to the economy and the resultant federal budget cuts.

Chairman Rose closed the Public Hearing at 7:45 p.m., inviting the audience to the next Public Hearing on February 22nd. He asked the CDC for any comments.

Commissioner Swartz asked why no food pantry was recommended for funding within the Plan, questioning if it was a monetary issue or a capacity issue. Further, as there would be more funding than previously expected, she asked if there was a possibility of adding a project, such as a food pantry. Staff explained the scoring cutoff point used, combined with the monetary constraints specified by HUD, at the time of the PS ARC meeting and the Executive Committee's December meeting. The CDC had discretion to alter funding recommendations if it desired. The PS ARC had recommended allocating any additional funds to the ServicePoint project, which would be funded at slightly more than \$50,000, given the anticipated increase. A lengthy discussion ensued, which included information requested of the PS ARC members on the reviews of the two agencies that had applied for food pantry funding.

Motion: To reduce the funding for the Service Point project by \$20,000, with those funds then allocated to COOL for its food pantry.

Motion Made By: Linda Pedersen

Motion 2nd By: Mary Cunningham

Motion approved unanimously by voice vote.

Member Swartz asked if the HOME funding would also receive an increase in funds, which Staff stated would not occur. She then spoke of the proposed rental rehabilitation project on 1414 Hervey Avenue, North Chicago, for which the Housing ARC had suggested a collaborative project between DeBruler Investments, the property's owner, and the City of North Chicago. The ARC had allotted \$25,000 to DeBruler, conditioned upon the City providing the remaining funds. As heard during the public comment portion of this meeting, the City of North Chicago did not wish to participate in the project. Member Swartz stated that if Mr. DeBruler would apply for Lake County Affordable Housing Program funds, presented with intensive information about the exact nature of the non-conformity issues, then the project might be reconsidered. The CDC requested that the section of the Housing Application that pertains to conformity issues be

enhanced, prior to the 2013 application and review process.

Motion: To remove the proposed \$25,000 HOME program DeBruler Investments rental rehabilitation project from the Plan.

Motion Made By: Janet Swartz

Motion 2nd By: Carol Calabresa

Motion approved unanimously by voice vote.

Chairman Rose opened the Public Hearing at 7:10 p.m. and closed it at 7:45 p.m.

6.3 [12-0043](#)

Resale/Recapture Guideline Amendments

- Lake County has revised its Resale/Recapture Guidelines in the 2012 Action Plan.
- These guidelines explain how and when funds are paid back to the County for HOME funded projects.
- The new guidelines should be implemented in previous Action Plans as well for consistency.
- Staff seeks Commission approval to begin the substantial amendment process for previous Action Plans to incorporate the new Resale/Recapture Guidelines.

Attachments: [Lake County Resale and Recapture Guidelines for Homebuyers](#)

Mr. Jonathan Burch stated that CD's housing staff had recently worked with HUD's Technical Assistance group. The proposed amendments were compiled through this assistance, along with CD's identification of needed changes. The amended guidelines would enhance the County's alignment with HUD's HOME regulations, while providing added flexibility within those regulations. HUD has already reviewed the document, which features an expanded recapture section, to include all allowable funding recapture options, and the addition of a formula that details how the County's resale provisions would be enforced. These changes have been incorporated within the 2012 Annual Action Plan. Staff requests that the new guidelines become part of the 2004 – 2011 Action Plans, to provide consistency. This requires a substantial amendment process, which includes a thirty-day comment period followed by a public hearing. The comment period would begin with motion approval and the public hearing would directly follow the 2012 Action Plan's public hearing at the February 22nd meeting.

A motion was made by Commissioner Venturi, seconded by Commissioner Hewitt, that the substantial amendment process to incorporate the new Resale/Recapture Guidelines within the 2004 - 2011 Action Plans be approved. Motion carried unanimously by voice vote.

Aye: 13 - Commissioner Pedersen, Commissioner Calabresa, Commissioner Hewitt, Commissioner Cunningham, Vice-Chairman Ditzig, Member Krapf, Member Molek, Chair Rose, Member Russell, Commissioner Lawlor, Commissioner Venturi, Commissioner Swartz and Commissioner Stolman

7. Staff Reports

7.1 Community Development Administrator's Report

Mr. Williams said that Lake County's Continuum of Care grants were officially announced, with the County receiving more than \$1.9 million for homeless assistance. It is possible

that the Emergency Solutions Grant (ESG) program may receive additional 2012 funding, but no award recommendations are possible at this time, as the HEARTH Act regulations are pending. The Homeless Services ARC will reconvene, after the regulations are determined, to recommend any ESG funding changes.

Member Swartz spoke about Little Fort Housing, a new for-profit company which had submitted an Affordable Housing rental-rehabilitation application. Due to lack of experience with HUD funding and the resultant compliance paperwork, Little Fort was not recommended for an award. The Housing ARC requested that the owners form a relationship with Staff, which would provide technical assistance pertaining to HUD regulations. Further, the ARC asked Little Fort to provide information on its ability to perform the low-cost repairs proposed within its application and to allow Staff to inspect the company's current housing stock to determine the quality of the rehabilitations. Staff had reached out to Little Fort Housing, but had not received a response.

Member Krapf complimented Member Ditzig on her recently published letter in the Lake County News-Sun.

8. Adjournment

Chairman Rose adjourned the meeting at 8:28 p.m.