

Lake County Illinois

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



Minutes Report

Wednesday, November 9, 2022

2:30 PM

10th Floor - 18 N. County Street
Waukegan, Illinois 60085

Housing and Community Development Commission
- Executive Committee

1. Roll Call

Chair Pedersen called the Housing and Community Development Commission (HCDC) Executive Committee meeting to order at 2:33 p.m.

Staff: Eric Waggoner, Brenda O'Connell, Dominic Strezo, Eric Tellez, and Joy Rice

Present 3 - Linda Pedersen, Janet Swartz and Dan Venturi

Absent 4 - Sandy Hart, Billy McKinney, Ray Rose and Julie Simpson

2. Approval of Minutes

2.1 22-1689

Approval of the September 14, 2022 minutes.

Attachments: [DRAFT 2022-09-14 EXEC Minutes](#)

approval of minutes

Aye 3 - Chair Pedersen, Commissioner Swartz and Vice-Chairman Venturi

Absent 4 - Ex-Officio Member Hart, McKinney, Rose and Ex-Officio Member Simpson

3. Chair's Remarks

There were no chair remarks.

4. Public Comments (items not on the agenda)

5. Old Business

There was no old business.

6. New Business

6.1 22-1644

Joint resolution approving a Substantial Amendment to the Neighborhood Stabilization Program Round 1 (NSP1) Action Plan.

- In 2008, Lake County was awarded \$4,600,800 of Neighborhood Stabilization Program (NSP) funds for the purpose of investing in housing in neighborhoods impacted by the foreclosure crisis.
- The \$6,057,853 of program income generated when homes are resold, has been reinvested in additional projects.
- The final unallocated balance of NSP1 funds of \$3,837 will be assigned to Community Partners for Affordable Housing (CPAH) for the active rental project at 2101-2107 Georgetown Lane, Waukegan.
- This final allocation will allow staff to close out the NSP program with HUD.

Attachments: [PY2008 NSP Action Plan Addendum - Nov 2022 - Redline](#)

Presented by Dominic Strezo, Senior Grant Manager

Dominic explained to the Commission that Lake County was awarded \$4,600,800 of Neighborhood Stabilization Program (NSP1) funds in 2008. The program has since

generated \$6,057,853 of program income. Currently \$3,837 of NSP1 funds are unallocated. The NSP1 Program contains one active rental project at 2101-2107 Georgetown Lane, Waukegan. The proposed amendment allocates the balance of funds to Community Partners for Affordable Housing (CPAH) for the Georgetown Lane rental project.

6.2 22-1645

Joint resolution approving a Substantial Amendment to the Neighborhood Stabilization Program Round 3 (NSP3) Action Plan.

- In 2011, Lake County was awarded \$1,370,422 of Neighborhood Stabilization Program funds for the purpose of investing in housing in neighborhoods impacted by the foreclosure crisis.
- The \$1,021,596 of program income generated when homes are resold, has been reinvested in additional projects.
- Unallocated NSP3 funds in the amount of \$88,212 will be assigned to Community Partners for Affordable Housing (CPAH) for the active rental project at 2101-2107 Georgetown Lane, Waukegan.
- The balance of NSP3 funds (\$64,007) will be allocated to future Community Development Block Grant (CDBG) eligible activities as part of the NSP closeout process.

Attachments: [NSP3 Substantial Amendment 2022-redline](#)

Presented by Dominic Strezo, Senior Grant Manager

Dominic explained to the Committee that Lake County was awarded an additional \$1,370,422 of Neighborhood Stabilization Program (NSP3) funds in 2011. The NSP3 program has since generated \$1,021,596 of program income. Lake County currently has \$152,219 of unallocated NSP3 funds. The proposed amendment allocates \$88,212 of NSP3 funds to Community Partners for Affordable Housing (CPAH) for an affordable rental housing project located at 2101-2107 Georgetown Lane, Waukegan. The balance of NSP3 funds (\$64,007) will be allocated to future Community Development Block Grant (CDBG) eligible activities as part of the NSP closeout process.

7. Staff Reports

Brenda O'Connell, Community Development Administrator, held staff reports for the general Housing and Community Development Commission (HCDC) meeting.

8. Adjournment

Chair Pedersen adjourned the meeting at 2:44 pm.