

Lake County Illinois

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



Agenda Report

Wednesday, February 22, 2012

7:00 PM

Public Hearing - 2012 Action Plan

10th floor Assembly Room

Community Development Commission

1. Roll Call

2. Approval of Minutes

2.1 [12-0187](#)

Approval of Minutes - October 26, 2011

Attachments: [10.26.11 Minutes](#)

2.2 [12-0188](#)

Approval of Minutes - January 18, 2012

Attachments: [1.18.12 Minutes](#)

3. Chair's Remarks

4. Public Comment (items not on the agenda)

5. Old Business

6. New Business

6.1 [12-0189](#)

Public Hearing #2 on the 2012 Annual Action Plan

- HUD requires a 30-day comment period for the Annual Action Plan.
- The CDC has solicited comments from the public beginning with a Public Hearing on January 18 and concluding with the second Public Hearing tonight.
- All comments will be heard and included in the 2012 Annual Action Plan document.

6.2 [12-0190](#)

Approval of the Final 2012 Annual Action Plan

- Approval of the 2012 Annual Action Plan is required prior to submission to HUD.
- Approval tonight will move the Action Plan through the County's Health & Community Services and Financial & Administrative Committees prior to final approval by the County Board on March 13.
- The Action Plan will then be turned in to HUD for the period May 1, 2012 through April 30, 2013.
- Staff also seeks guidance on the response to any public comments that will be included in the final Action Plan.
- The full Action Plan is available on the web at:
<http://www.lakecountyil.gov/Planning/CommunityDevelopment/Pages/ActionPlan.aspx>

Attachments: [2012 Applications & Recommendations Tables - REVISED](#)

6.3 [12-0191](#)

Public Hearing on 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 (2004-2011) as well for consistency.
- The Lake County Citizen Participation Plan requires a public hearing for a substantial amendment of this type.

6.4 [12-0192](#)

Approval of Resale/Recapture Amendments to 2004-2011 Action Plans

- After completion of the required 30-day comment period culminating in a public hearing, the amendments to the 2004-2011 Action Plans require approval.
- These amendments will then be approved by the County Board and submitted to HUD.

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

6.5 [11-1151](#)

Project Cancellation - Oak Hill SLF - Round Lake Beach LP

- Oak Hill SLF was conditionally awarded a HOME grant during the 2011 application cycle.
- This award was contingent upon full receipt of anticipated funds from the US Department of Housing and Urban Development.
- Due to a decreased allocation, there were insufficient funds to grant an award to the project.
- A public comment period and hearing are required to formally cancel the project.

6.6 [12-0194](#)

Approval of Amendment to Community Development Commission By-laws -
Commissioner Alternates

- Currently, the CDC By-laws allow for Commissioners (except Officers) to appoint an alternate by January 1 of each year.
- Given that January 1 occurs in the middle of the application review process, selection of alternates at that time is awkward.
- After solicitation from the Executive Committee on direction, a proposed amendment is presented for approval to change the alternate appointment date to coincide with the program year start of May 1.

Attachments: [CDC BY-LAWS - Proposed Alternates Revision](#)

7. Staff Reports

7.1 [12-0193](#)

Orientation to Lake County Affordable Housing Program

- The Lake County Affordable Housing Program (LCAHP) is a county funded program designed to further affordable housing.
- The Health & Community Services Committee (HCS) normally reviews applications for LCAHP funds, but has now charged the Community Development Commission with that responsibility.
- Staff will provide an orientation of LCAHP to the full Commission, and then subsequent meetings of the Affordable Housing Application Review Committee (ARC) will be scheduled to develop the application process.

7.2 [12-0195](#)

Illinois Open Meetings Act Overview

- The Illinois Open Meetings Act (OMA) is designed to ensure that the public has access to information about government and its decision-making process.
- The CDC, as a public body, is required to comply with the OMA.
- Staff receives annual online training from the Illinois Attorney General's Office to ensure compliance.
- For 2012, the Illinois legislature adopted a change to the Act that requires elected or appointed members of a public body to successfully complete the online training curriculum, which includes Community Development Commissioners.
- The new law took effect January 1, 2012, and the training must be completed within one year.
- Staff will provide an overview of the OMA, and then work with Commissioners to complete the required training.

8. **Adjournment**