

Lake County Illinois

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



Agenda Report - Final

Tuesday, September 23, 2014

2:30 PM

**2nd floor Conference Room - Central Permit Facility
500 W. Winchester, Libertyville, IL 60048**

**Housing and Community Development Commission
- Executive Committee**

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 14-0956

Approval of the August 13, 2014 Minutes

Attachments: [8.13.14 Exec Comm Minutes.pdf](#)

3. CHAIR'S REMARKS

4. PUBLIC COMMENTS (items not on the agenda)

5. OLD BUSINESS

6. NEW BUSINESS

6.1 [14-0952](#)

Presentation of Draft Analysis Impediments to Fair Housing Choice (AI)

- Ms. Maria Alicia Serrano, Vice President of Applied Real Estate Analysis, Inc. (AREA) will provide an introduction to and summary of Lake County's Draft Analysis of Impediments to Fair Housing Choice (AI). Ms. Serrano represents the consulting firm - AREA - that authored the draft.
- The purpose of an Analysis of Impediments to Fair Housing Choice is to provide Lake County stakeholders with an overview of fair housing, provide factual data, and identify both existing impediments to fair housing choice and potential actions to address the identified impediments, as well as satisfying its obligations as a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant recipient.

6.2 [14-0959](#)

Joint resolution authorizing the fifth amendment to the Lake County 2013 Annual Action Plan adjusting Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) activities.

- This fifth amendment to the 2013 Action Plan contains several shifts in HOME funding allocations to support meeting the federal requirement that 2013 HOME dollars must be substantially committed, with certain addresses identified, by June 30, 2015.
- Changes include shifting Consortium member (Cities of Waukegan and North Chicago) allocations to third party affordable housing developers with projects underway in each municipality, changing the target address of a Glenkirk group home to be rehabilitated and reabsorbing 2013 allocation previously transferred by the fourth amendment to a 2014 project.
- The September 9, 2014 County Board meeting resulted in a small shift in CDBG.

Attachments: [2013APFifthAmendMemo](#)

[2013APFifthAmend](#)

6.3 [14-0965](#)

Vote to amend slightly the 2014 Lake County Affordable Housing Program (AHP) funding allocations

- To support clear eligibility of each federally funded Home Investment Partnership (HOME) project, staff recommends exchanging Glenkirk rehabilitation sites between HOME and LCAHP so that the address with potential HOME eligibility questions is funded with AHP instead of with HOME. Although Glenkirk's Moraine facility is zoned residential and does not function as a facility ineligible for HOME funding, it is licensed by the State of Illinois as a "facility" so is causing potential HOME eligibility problems.
- This change involves no new investment but will cost HOME \$25,200 more for the Glenkirk project previously approved for AHP, so \$25,200 is proposed to be shifted from HOME funding to AHP funding for a project previously approved with Community Partners for Affordable Housing (CPAH) for which the total funding allocation is not changing.

Attachments: [PY2014LCAHP Amendment](#)

6.4 [14-0852](#)

Delegation of limited signature authority to Community Development Administrator

- On August 13, 2013 the Housing and Community Development Commission (HCDC) acted to recommend the Lake County Board authorize the Community Development Administrator or designee to sign and execute agreements or documents required for community development grant administration activities substantively previously approved by the Lake County Board.
- Such documents typically exist to meet the requirements of the U.S. Department of Housing and Urban Development (HUD) pertaining to ongoing community development grant administration and can include environmental reviews, electronic system logon requests, homebuyer agreements and mortgage documents (including releases) and reports.
- Under the current Housing and Community Development Commission bylaws, most recently amended on September 9, 2014, the Housing and Community Development Commission possesses limited signature authority and may take final action to delegate said authority.

7. STAFF REPORTS

8. ADJOURNMENT