

MEMORANDUM OF UNDERSTANDING

AMONG

The County of Lake
Chicago Metropolitan Agency for Planning

FOR

HOUSING LAKE: LAKE COUNTY COALITION FOR HOUSING

THIS Memorandum of Understanding (“MOU”) entered this 10 day of February 2026 by and among the following Parties.

The County of Lake
Chicago Metropolitan Agency for Planning

WHEREAS, The County of Lake and the Chicago Metropolitan Agency for Planning (“CMAP”), working through Housing Lake: Lake County Coalition for Housing (the “Coalition”), have initiated a county-wide collaborative rooted in the belief that everyone deserves a place to call home and that housing availability and affordability are essential to community stability and economic competitiveness; and

WHEREAS, Lake County is experiencing rising housing costs and limited housing inventory that are increasingly pricing out teachers, healthcare workers, young families, and longtime residents, with ripple effects for local employers, municipal services, and long-term community vitality; and

WHEREAS, beginning in July 2025, the Coalition brought together a cross-sector group of business leaders, elected officials, municipal staff, developers, and advocates to develop a shared understanding of Lake County’s housing realities and to generate practical, implementable solutions that can be advanced by participating organizations and municipalities; and

WHEREAS, the Coalition’s structured process included seven strategic convenings from July 2025 through February 2026, designed to (1) assess current housing conditions and future needs, (2) identify barriers and breakthrough opportunities, (3) build alignment around strategies ready for action, and (4) cultivate broad support for a shared direction on housing solutions; and

WHEREAS, the Coalition’s programming combined in-person intensives and virtual workshops to maximize participation and respect partners’ time, emphasizing values-setting, baseline understanding, peer learning, and scenario-based discussion to connect goals to data and actionable steps; and

WHEREAS, the Coalition’s work is intended to culminate in a February 2026 Housing Summit to share recommendations, highlight implementation pathways, and mobilize ongoing participation in the project planning & implementation phase as described in Exhibit A hereto; and

WHEREAS, ON TO 2050, the regional plan, establishes a goal of a future housing system where regional and local housing supply matches the types and locations residents need to pursue equitable growth and increased access to economic opportunities; and

WHEREAS, the Parties believe that sustained regional and local collaboration is the best way to advance the Coalition's recommendations and support the production and preservation of attainable housing throughout Lake County,

NOW, THEREFORE, it is agreed between the Parties hereto that:

PROJECT DESCRIPTION

The Lake County Housing Coalition (Coalition) has built momentum through relationship and trust building and now seeks to move to action in a new phase. The next phase will focus on planning and implementing strategies organized within Housing Lake's four foundational pillars ([1] Policy and Regulatory Reform, [2] Funding and Financing Tools, [3] Partnerships and Development Capacity, and [4] Communications and Education) through an organized working group structure, sustained partner engagement, and clear pathways for participation by municipalities, practitioners, community organizations, employers, developers, and funders. This shift is driven by shared recognition that Lake County faces a host of housing challenges that require coordinated work across many spheres and levels.

At a minimum, the project activities under this MOU will include:

1. Creation of a **project plan** organized across Housing Lake's four (4) foundational pillars outlining specific products to be delivered over an agreed timeline.
2. Resource and funding strategy to execute the **project plan**.
3. Procurement process(es) to build a team of technical, facilitation, and analytical support to assist in the planning and execution of the **project plan**.
4. Engagement strategies to build upon the momentum created in the coalition-building phase and ways to expand the coalition among local and regional stakeholders ensuring adoption and implementation county-wide.

ROLES/RESPONSIBILITIES OF PARTIES

This MOU seeks to establish a foundational relationship between the two entities to outline responsibilities and expectations as the work moves into the next phase. Under this MOU, CMAP will serve as the coordinating partner, leading the work to design and implement strategies that increase attainable housing production and support housing preservation throughout Lake County. Lake County Government will serve as an implementation and thought partner—actively collaborating with CMAP to codesign, execute, and advance Coalition strategies and to help align local partners around shared priorities.

The responsibilities of the Parties are as follows:

1. The Chicago Metropolitan Agency for Planning (CMAP) will serve as the coordinating partner, coordinating project activities in alignment with priorities jointly established by the Parties to advance the work of the Housing Lake: Lake County Coalition for Housing to design and implement strategies for increased attainable housing production throughout Lake County.

Key Responsibilities:

- Provide an umbrella project manager for oversight and coordination of all implementation exercises,
- Provide a lead role in contracting and managing third-party consultants,
- Own and maintain website for the project for the duration of this agreement with the understanding it will be transferred to county government along with maintenance specificity: <https://www.housinglakeco.com>

2. The County of Lake will serve as implementation and thought partner, actively collaborating with CMAP to co-design, execute, and advance the work of the Housing Lake: Lake County Coalition for Housing to design and implement strategies for increased attainable housing production throughout Lake County.

3. Joint Responsibilities of CMAP and the County of Lake:

- Partner to identify future funding sources to support the project,
- Provide staff support for the project,
- Engage in joint decision making on priorities, deliverables, and implementation pathways.

EXCLUSIONS

This project will NOT include the following:

1. Direct financing or project underwriting of housing development from CMAP (capital subsidies, gap financing, land acquisition, or serving as a funding source for projects).
2. Legal, regulatory, or lobbying services (providing legal advice, making binding code interpretations, or conducting lobbying/legislative advocacy on behalf of partners).
3. Replacing municipal authority or staff capacity (CMAP/County do not assume municipal decision-making or day-to-day operations for planning, zoning, permitting, or inspections).
4. Guaranteeing outcomes or approvals (no promise of zoning changes, permits, funding awards, or project approvals—those remain with the appropriate authorities).
5. Exclusive control of coalition participation (the partnership does not limit other partners from collaborating, pursuing parallel efforts, or joining/engaging through other channels).

TERM

This MOU will terminate thirty-six (36) months from the date of execution and remain effective until either supplanted by a new MOU or terminated earlier as provided below.

ASSIGNMENT

This MOU may not be assigned without prior written approval of the Parties hereto.

WITHDRAWAL

Any Party may withdraw from this MOU with 30 days' advance written notice via certified mail to the other Parties.

SEVERABILITY

If any provision of this MOU is held invalid, the remainder of the MOU shall not be affected thereby, and all other parts of this MOU shall nevertheless be in full force and effect.

SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this MOU are included for convenience only and shall not limit or otherwise affect the terms of this MOU.

ENTIRE MOU

This MOU between the Parties supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Parties with respect to this. By way of signing this MOU, the Parties are bound to perform the duties and obligations within this MOU. No amendment or modification of this MOU shall be valid unless the same is in writing and executed by all the Parties hereto, and then only to the extent set forth in said writing.

IN WITNESS WHEREOF, the Parties have executed this MOU as of the date first written above.

For County of Lake

_____	_____	_____
Signature	Type or Print Name of Authorized Representative	Date
Attest		

_____	_____	_____
Signature	Type or Print Name of Authorized Representative	Date

For Chicago Metropolitan Agency for Planning

_____	_____	_____
Signature Erin Aleman, Executive Director		Date
Attest		

_____	_____	_____
Signature	Type or Print Name of Authorized Representative	Date