

Lake County Illinois

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



Agenda Report - Final

Wednesday, February 15, 2017

2:30 PM

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

Housing and Community Development Commission
- Executive Committee

1. **Roll Call**

2. **Approval of Minutes**

2.1 **17-0211**

Approval of the November 9, 2016 Minutes

Attachments: [11.09.16.pdf](#)

3. **Chair's Remarks**

4. **Public Comments (items not on the agenda)**

5. **Old Business**

6. **New Business**

6.1 **17-0220**

Joint resolution approving amendments to Neighborhood Stabilization Program 1 and 3 Substantial Amendments and 2013, 2014, 2015 & 2016 Housing and Urban Development (HUD) Action Plans.

- Several proposed project changes have resulted in the proposed 2nd Amendment to the 2016 Action Plan, 3rd Amendment to the 2015 Action Plan, 6th Amendment to the 2014 Action Plan and 10th Amendment to the 2013 Action Plan. Additionally, the Neighborhood Stabilization Program Round 1 and Round 3 Substantial Amendments require updating. These proposed amendments are attached. These changes result from several shifts described below.
- HOME Program City of Waukegan 2015 funds were initially allocated for two acquisition-rehabilitation-resale projects. After evaluating the properties on the market and rehabilitation costs of available properties, the City of Waukegan will only be able to complete one such project with its Program Year 2015 HOME Program funds.
- In January 2017, Habitat for Humanity (HFH) Lake County opted out of investing HOME Program funds in its new homes due to stringent requirements of the Final HOME Rule of 2013 and high costs due to Illinois Prevailing Wage. This decision by HFH caused reallocation of \$178,360 in HOME funds by the Affordable Housing Advisory and Recommendation Committee (ARC). Funds from Program Years 2013 (\$58,360) and 2014 (\$50,000) are rolled into 2017 Action Plan recommendations. The attached 2016 Action Plan Amendment contains the ARC's recommendation to shift \$70,000 in 2016 funds from HFH to Affordable Housing Corporation of Lake County for owner-occupied rehab.
- Project delivery costs for the following projects either had not been budgeted or exceeded budget: Bridge House 2013 (+\$840); Busy Brains 2015 (+\$680); North Chicago Road/Sidewalks 2015 (+\$1,640) and LCRDC Inspection Remedies 2016 (+\$1,500). Such cost overruns have been remediated by moving environmental reviews back to staff. The allocation of \$4,660 of Community Development Block Grant (CDBG) program income to these projects is requested in the 2013, 2015 and 2016 Action Plan Amendments.
- One-fifth of the North Chicago Strategic Revitalization Plan - the construction of 4 units of veterans' housing at 1235 Victoria ---is proposed to be funded with uncommitted

Neighborhood Stabilization Program (NSP) funds instead of 2013 HOME funds due to strict HOME Program timelines. These 2013 HOME funds (\$175,029.20) are included in the ARC's recommendation to grant these funds to the Affordable Housing Corporation of Lake County for rapid spending on owner-occupied rehab projects.

Attachments: [2013APTenthAmend.pdf](#)
[PY2014_AP_6th Amendment.pdf](#)
[2015 3rd Amendment HCDC February Version.pdf](#)
[2016 2nd Amendment HCDC February Version.pdf](#)
[NSP1 Substantial Amendment_March 2017 Revision.pdf](#)
[NSP3 Substantial Amendment 2017 Revision HCDC.pdf](#)

6.2 17-0232

Joint Resolution approving 2017 Video Gaming revenue grant funding recommendations.

- On August 13, 2013, the Lake County Board adopted the Lake County Video Gaming Ordinance, thereby permitting lawful video gaming within unincorporated areas of Lake County. In 2015, the Lake County Board asked staff to research and prepare a policy that would regulate and standardize the use of video gaming revenue funds.
- Lake County Board in September 2016 approved the Video Gaming Revenue policy that outlined procedures for: (1) capturing video gaming administrative, legal, and enforcement costs; and (2) evaluating and possibly funding social programs, projects (excluding capital improvements), and/or services that benefit Lake County residents.
- Under this policy, Community Development administers and manages the awarded monies from the Video Gaming Management Center, consistent with the already-established process used for Community Development Block Grants and Emergency Solutions Grants.
- The Video Gaming revenue grants recommended for 2017 include:
 - \$150,000 to Nicasa to perform education, outreach and clinical services for gambling addicts;
 - \$47,697.50 to Catholic Charities to provide counseling for gambling addicts; and
 - Increased capacity of Behavioral Health Services at Lake County Health Department [\$120,000]; Erie Family Health Center Tele-psychiatry [\$30,000]; One Hope United [\$89,953]; A Safe Place [\$35,000]; Community Youth Network [\$35,000]; Family Service [\$25,000]; YouthBuild [\$7,500]; and UCAN [\$5,000].

6.3 17-0229

Joint resolution authorizing 2017 Lake County Affordable Housing Program (LCAHP) grant awards.

- In September 2016, Community Development staff released the Lake County Affordable Housing Program (LCAHP), HOME Investment Partnerships (HOME) Program and Community Development Block Grant (CDBG) 2017 funding round, soliciting eligible affordable housing programs and projects.
- The recent affordable housing application round resulted in 13 requests totaling \$4,886,418 for only \$1.8 million in available housing dollars.
- The Affordable Housing Advisory and Recommendation Committee (ARC) recommends LCAHP funding of \$300,500 (including \$500 of previously unspent

LCAHP funds) as follows:

- \$109,675 for one unit of affordable housing in Highland Park [Community Partners for Affordable Housing];
- \$75,000 for rapid rehousing [Catholic Charities];
- \$47,825 (plus HOME and CDBG) for new senior rental housing in Mundelein [PIRHL, LLC];
- \$38,000 in support of housing assistance programs [Affordable Housing Corporation of Lake County]; and
- \$30,000 for grant administration [Community Development]

6.4 17-0223

Joint resolution accepting the Healthcare Foundation of Northern Lake County, Illinois grant and authorizing an emergency appropriation in the amount of \$75,000 for fiscal year (FY) 2017.

- The Healthcare Foundation of Northern Lake County awarded a grant of \$75,000 for the period November 21, 2016 through November 20, 2017 with possible annual renewals for up to a total of three years.
- The grant funds will be used to create an electronic referral network to be used by Lake County health and human service organizations. The web-based software to be utilized for this purpose, called ServicePoint, is already in use at a number of area non-profits but its referral features remain, for the most part, inactive. This effort seeks to bring new and existing organizations online to a ServicePoint-facilitated referral network that will provide more meaningful and timely referrals between providers, provide agencies with a record of referral activity on the clients served and ultimately result in improved outcomes for the residents who access Lake County's human services system. Key referral partners include the Lake County Health Department, Erie Family Health Center, Nicasa, and members of the Alliance for Human Services.
- In the first year of the grant, the budget includes \$45,000 for salaries of Lake County Community Development staff working on the project, \$25,000 for a consultant who will provide expert analysis regarding the privacy concerns related to the network and \$5,000 for a second consultant who will provide ServicePoint configuration support.

Attachments: [Agreement letter - signed.pdf](#)

6.5 17-0218

U.S. Department of Housing & Urban Development (HUD) Draft 2017 Action Plan - Presentation and Discussion

- Four Advisory and Recommendation Committees (ARCs) have reviewed 2017 funding requests and voted to recommend particular projects to the Housing & Community Development Commission (HCDC).
- Projects recommended for potential funding with HUD program year 2017 funds are presented in the draft 2017 Action Plan attached. All recommendations are subject to future funding announcements by HUD.
- Recommendations will be subject to a thirty-day public comment period (February 15 to March 15, 2017) and two public hearings before the recommendations advance to the Lake County Board for consideration.

Attachments: [2017 HCDC February Version 02.pdf](#)

7. Staff Reports

7.1 17-0235

Lake County Agreements RE:Lake County Coalition of the Homeless --- Continuum of Care (CoC)

Attachments: [Lake County.pdf](#)

[MOU LCCH Feb 2017 Executed.pdf](#)

8. Adjournment