

Lake County Illinois

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



Minutes Report - Final

Wednesday, August 14, 2024

3:30 PM

Remote attendance is available via Zoom:

<https://us02web.zoom.us/j/81755999660>

Waukegan - 10th floor Assembly Room

Housing and Community Development Commission

1. Roll Call

Chair Rose called the meeting to order at 3:41 PM.

Commissioner Ross-Cunningham and Commissioner Altenberg attended via Zoom.

Guests: Eric Foote with PADS Lake County

Guests via Zoom: David Mangus with YouthBuild, Laura Craemer with Allendale, Amanda Underwood with Clearbrook, Gunnar Gunnarsson with the State's Attorneys Office, and Melissa Hall

Staff: Eric Waggoner, Dominic Strezo, Pam Jeffries, Eric Tellez, Courtney Cymerman, Malin Gembra, Liz Nelson, Yazmin Albino, Michele Slav, and Danielle White

Present 12 - Mary Ross Cunningham, Kathleen O'Connor, Linda Pedersen, Janet Swartz, Dan Venturi, Anne Flanigan Bassi, Michael Meehan, Ray Rose, Gina Roberts, Marah Altenberg, Stephanie Victor and Marc Jones

Absent 7 - Sandy Hart, Angelo Kyle, Billy McKinney, Bethany Williams, Paras Parekh, Michael Knight and Mary Dominiak

2. Approval of Minutes

2.1 [24-0955](#)

Approval of the July 10, 2024 minutes.

Attachments: [HCDC Minutes Draft 2024-07-10.pdf](#)

A motion was made by Commissioner Roberts, seconded by Commissioner Swartz, for the approval of minutes. The motion carried by the following voice vote:

Aye 11 - Commissioner Ross Cunningham, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Victor and Commissioner Jones

Absent 7 - Ex-Officio Member Hart, Commissioner Kyle, Commissioner McKinney, Commissioner Williams, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

Not Present 1 - Commissioner Altenberg

3. Chair's Remarks

No Chair remarks.

4. Public Comments (items not on the agenda)

No public comments.

5. Old Business

No old business.

6. New Business

6.1 [24-0954](#)

Presentation and Discussion - Program Years 2025-2029 HUD Consolidated Plan priority needs and goals.

Public comment from Joel Williams, Executive Director of Habitat for Humanity, was read to the Commission:

On behalf of Habitat for Humanity Lake County, I am pleased to submit this written comment regarding the needs for the upcoming Consolidated Plan. Habitat for Humanity Lake County is a developer of affordable homeownership solutions throughout Lake County. This year, we are building 8 single family homes that will be owner-occupied by households making less than 80% of the Area Median Income. We hope to continue to grow the number of homes we build each year.

While Lake County has a higher-than-average homeownership rate, that is largely the result of exceedingly high rates in higher income communities. Communities of need are often far below the average homeownership rate, and opportunities for individuals and families to become homeowners are becoming increasingly more difficult. When you consider the lack of opportunities for households of color, the need becomes even more apparent. Historic systemic inequities, including racist lending practices, redlining, and countless other issues, mean that the opportunity to become a homeowner is seemingly impossible for far too many people.

As the HCDC considers the needs for 2025-2029, I urge it to consider investing in homeownership opportunities. While all affordable housing is good affordable housing, too many people have been excluded from the dream of homeownership. We can work together to help make the opportunity of homeownership much more equitable.

I also encourage the HCDC to consider investing in developing the needed infrastructure (roads, sewers, water, etc.) to ensure that affordable housing can be developed. While Lake County has land available for development, much of that land is unimproved, and the investment needed to make housing development possible is often too expensive. Funding from the HCDC can help spur other investment in affordable housing. Thank you for your consideration and support.

Dominic Strezo, Community Development Administrator, presented the 2025-2029 HUD Consolidated Plan priority needs of ending homelessness in Lake County, increasing affordable housing supply, improving infrastructure serving LMI (Low/Mod Income) residents, and expanding the capacity of the service provider network. In addition, the following goals were proposed: maximize affordable housing, improve homeless crisis response system, and enhance the living environment for the Lake County LMI population.

6.2 [24-0949](#)

Resolution amending the Housing and Community Development Commission (HCDC) Bylaws.

- The Lake County HCDC was formed by the Lake County Board in 1976 to “accomplish the purpose of the (federal) Housing and Community Development Act.”
- Proposed HCDC bylaw changes will restructure the Advisory and Recommendation Committees (ARCs) by reducing the number of ARCs from four to three: Affordable Housing ARC, Behavioral Health ARC, and Public Services ARC.
- The proposed amendments have been reviewed by the Lake County State’s Attorney’s Office.

Attachments: [Bylaws HCDC Revised v2024-09.pdf](#)

[Bylaws HCDC Redline v2024-09.pdf](#)

Dominic Strezo presented an amendment to the HCDC bylaws to realign the Advisory Recommendation Committees (ARCs) to a new structure of three ARCs from four ARCs due to the new Opioid Settlement funding. First, the Affordable Housing ARC funded by Community Development Block Grant (CDBG), HOME Investment Partnership, and Lake County Affordable Housing Funds to cover the Affordable Housing and Public Improvements applications. Second, the Public Services ARC funded by CDBG and Emergency Solutions Grant to cover the Human Services applications. Third, the Behavioral Health ARC funded by Video Gaming Revenue and Opioid Settlement Funds to cover applications specific to the funding sources.

A motion was made by Member Venturi, seconded by Member Jones, that this item be presented. that this commission action item be approve and send to Committee.

The motion carried by the following voice vote.

Aye 12 - Commissioner Ross Cunningham, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 7 - Ex-Officio Member Hart, Commissioner Kyle, Commissioner McKinney, Commissioner Williams, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

6.3 [24-0953](#)

Introduction to the Illinois Opioid Allocation Agreement and Lake County Opioid Response Coordination and Funds Disbursement.

Liz Nelson, Opioid Coordinator, provided an overview of the Illinois Opioid Allocation Agreement and anticipated funds Lake County will receive to fund opioid remediation programs across Lake County. As of August 2024, Lake County has received \$3.4M and expects to receive an additional \$5.8M.

Opioid Settlement funds can be used for care, treatment, prevention, harm reduction and other programs that address the misuse and abuse of opioid products, treat or mitigate opioid use or related disorders, or mitigate other alleged effects of the opioid abuse crisis, including on those injured as a result of the opioid abuse crisis.

The Commission will review and approve the Opioid Response Strategic Plan and grant applications submissions in the Behavioral Health Advisory Recommendation Committee.

6.4 [24-0950](#)

Presentation and Discussion - United States Department of Housing & Urban Development (HUD) Program Year 2024 Proposed Annual Action Plan (AAP). *Dominic Strezo presented the first amendment to the Program Year 2024 Annual Action Plan (PY24 AAP) to allocation of funds previously earmarked for Catholic Charities. The recommended allocation is \$20,000 to YouthBuild Lake County for vocational training, \$10,000 to PADS Lake County for shelter, \$17,500 to Kids Above All for rapid rehousing, and \$2,500 to Lake County Community Development for HMIS.*

6.5 [24-0951](#)

PUBLIC HEARING - Proposed Amendment to Program Year 2024 Proposed Annual Action Plan (AAP).
No public comments.

6.6 [24-0952](#)

Joint resolution approving the first amendment to the Program Year (PY) 2024 United States Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

- HUD requires the submission of an AAP and associated amendments to govern expenditure of federal housing and community development funding for each program.
- This first amendment to the Program Year 2024 (PY24) Annual Action Plan (AAP) reallocates \$20,000 of CDBG and \$30,000 of ESG funds previously awarded to Catholic Charities for homelessness prevention and rapid rehousing services.
- The first amendment to the PY 2024 AAP makes the following changes:
 - Allocation of \$20,000 of Community Development Block Grant (CDBG) funds to YouthBuild Lake County for youth vocational training.
 - Allocation of \$10,000 of Emergency Solutions Grant (ESG) funds to PADS Lake County for shelter.
 - Allocation of \$17,500 of ESG funds to Kids Above All for rapid rehousing.
 - Allocation of \$2,500 of ESG funds to Lake County for Homeless Management Information Services (HMIS).

Attachments: [PY24 AAP, FIRST AMENDMENT](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Victor, that this commission action item be approve and send to Committee. The motion carried by the following voice vote.

Aye 12 - Commissioner Ross Cunningham, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 7 - Ex-Officio Member Hart, Commissioner Kyle, Commissioner McKinney, Commissioner Williams, Ex-Officio Member Parekh, Commissioner Knight and Commissioner Dominiak

7. **Staff Reports**

Dominic Strezo mentioned the need for an Executive Committee meeting in September to

appoint commissioners to the ARCs.

8. Adjournment

Meeting adjourned at 4:57 PM.