

Lake County Illinois

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



Agenda Report - Final

Wednesday, February 10, 2016

3:30 PM

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

Housing and Community Development Commission

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 [16-0162](#)

Approval of the January 13, 2016 Minutes

Attachments: [1.13.16 Minutes.pdf](#)

3. CHAIR'S REMARKS

4. PUBLIC COMMENTS (items not on the agenda)

5. OLD BUSINESS

6. NEW BUSINESS

6.1 [16-0160](#)

Results of the January 27, 2016 Point-in-Time Homeless Count

6.2 [16-0156](#)

Presentation on the 2016 Housing & Community Development Action Plan

6.3 [16-0157](#)

PUBLIC HEARING - LAKE COUNTY CONSORTIUM 2016 HOUSING & COMMUNITY
DEVELOPMENT ANNUAL ACTION PLAN

6.4 [16-0050](#)

Joint resolution approving the 2016 Housing & Community Development Annual Action Plan and authorizing the execution of all necessary correspondence to distribute this Plan to the U.S. Department of Housing and Urban Development and to implement this Plan.

- The last Housing & Community Development Commission (HCDC) meeting provided direction to develop the 2016 Action Plan on behalf of the Lake County Consortium which contains Lake County and the cities of Waukegan and North Chicago, consisting of all proposed 2016 projects plus information required by the U.S. Department of Housing & Urban Development (HUD). Grant amounts in this initial Public Hearing version of the 2016 Action Plan are based upon 2015 grant amounts.
- Upon release by HUD of its 2016 grant amounts (expected in mid-February), staff will adjust grant awards on a pro-rata basis to balance the final 2016 Action Plan with actual grant amounts. The four Advisory & Recommendation Committees (ARC) of the HCDC will review actual grant amounts in the 2016 Action Plan at the ARC meetings on February 26, 2016 in advance of Lake County Board review on March 8, 2016.
- The 2016 Action Plan Public Hearing version has been publically available since February 1, the start of the required 30 day public comment period. Responses to all public comments received before March 3, 2016 will be contained in the final version of the 2016 Annual Action Plan to be approved by Lake County Board on March 8, 2016.

Attachments: [AAP2016 Lake County Consortium.pdf](#)

6.5 [16-0163](#)

Joint resolution authorizing grant awards from the 2016 Lake County Affordable Housing Program (LCAHP)

- The Housing & Community Development Commission (HCDC) has been charged with developing funding recommendations for the Lake County Affordable Housing Program (LCAHP).
- FY2016 LCAHP funds were made available for application concurrently with other housing & community development funding for HUD program year 2016.
- The HCDC's Affordable Housing Application Review Committee (ARC) reviewed and made funding recommendations as noted in the provided attachment.
- A vote is requested of the HCDC to recommend to Lake County Board the following LCAHP FY2016 funding: \$41K for Affordable Housing Corporation of Lake County; \$30K for LCAHP administration (Lake County Community Development); \$50K for tenant-based rental assistance (Catholic Charities); \$17K for credit repair and foreclosure prevention counseling (Consumer Credit Counseling Services); \$76K for acquisition/rehab/rental in Highland Park, Highwood or Lake Forest (Community Partners for Affordable Housing); \$32.5K for rehabilitation of a group home (Glenkirk); and \$53.5K for rehabilitation of a donated North Chicago home for training purposes (Youth Conservation Corps).

Attachments: [PY2016 LCAHP ONLY.pdf](#)

6.6 [**16-0159**](#)

Goal #9 Create Low/Mod Income Jobs: 2017 to 2019 Recommendation

- Since the target funding amount for Goal #9 (Create Low/Mod Income Jobs) is limited and the likelihood of a robust applicant pool for this new goal was low (due to low stakeholder awareness), the Public Improvements Advisory & Recommendation Committee (ARC) has for the first two years (2015 & 2016) of the 2015-19 Consolidated Plan recommended different pilot funding initiatives ranging from manufacturing hiring incentives to small business loans to façade rehabilitation.
- Given the opportunity to promote Goal #9 in the community for the past two years, staff anticipates significant levels of interest among stakeholders in future application rounds.
- Consequently, in advance of the 2017 application round for housing & community development funding, a vote by the HCDC is requested to include Goal #9: Create Low/Mod Income Jobs in the 2017 version of the Public Improvements application.
- The 2017 Public Improvements application will be available for review by the HCDC at its meeting on June 15, 2016.

Attachments: [Goal9_2015_Program_Proposal.pdf](#)

[Goal9_2016_Pilot_Program_Proposal.pdf](#)

6.7 [**16-0158**](#)

Joint resolution approving a Memorandum of Understanding (MOU) between Lake County, IL and the Village of Lake Villa, a recommended sub-recipient of 2016 Community Development Block Grant (CDBG) funds which authorizes the sub-recipient to incur costs prior to the 2016 CDBG award to Lake County by U.S. Department of Housing & Urban Development (HUD).

- A Community Development Block Grant (CDBG) funded project recommended in the 2016 Housing & Community Development Action Plan is the second phase of the Village of Lake Villa's CDBG-funded Cedar Avenue business district revitalization, so

Lake Villa has requested permission to do these two projects simultaneously in mid-March or April 2016.

- Lake County expects to receive its annual CDBG entitlement grant agreement in June or July 2016.
- The U.S. Department of Housing & Urban Development (HUD) under 24 CFR 570.200(h) permits CDBG grantees such as Lake County to allow its CDBG sub-recipients to begin spending on CDBG projects prior to receipt by Lake County of its CDBG award.
- This MOU puts the Village of Lake Villa on notice that it bears the risk of incurring pre-award costs and that such risks include REIMBURSEMENT OF THESE EXPENSES IS COMPLETELY DEPENDENT ON THE CDBG 2016 GRANT AWARD PROVIDED BY HUD and a potential outcome where no CDBG funds are awarded to it.

Attachments: [Lake Villa MOU.pdf](#)

6.8 16-0165

Joint resolution approving a Memorandum of Understanding (MOU) between Lake County, IL and the Little City Foundation, a recommended sub-recipient of 2016 Community Development Block Grant (CDBG) funds which authorizes the sub-recipients to incur costs prior to the 2016 CDBG award to Lake County by U.S. Department of Housing & Urban Development (HUD).

- A Community Development Block Grant (CDBG) funded project recommended in the 2016 Housing & Community Development Action Plan is the second phase of the acquisition and rehabilitation of single family home to house up to eight people with intellectual disabilities served by the Little City Foundation. In order to quickly house these clients, the Little City Foundation has requested permission to begin rehabilitation in mid-March or April 2016.
- Lake County expects to receive its annual CDBG entitlement grant agreement in June or July 2016.
- The U.S. Department of Housing & Urban Development (HUD) under 24 CFR 570.200(h) permits CDBG grantees such as Lake County to allow its CDBG sub-recipients to begin spending on CDBG projects prior to receipt by Lake County of its CDBG award.
- This MOU puts the Little City Foundation on notice that it bears the risk of incurring pre-award costs and that such risks include REIMBURSEMENT OF THESE EXPENSES IS COMPLETELY DEPENDENT ON THE CDBG 2016 GRANT AWARD PROVIDED BY HUD and a potential outcome where no CDBG funds are awarded to it.

Attachments: [Little City MOU.pdf](#)

7. STAFF REPORTS

8. ADJOURNMENT