

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Wednesday, September 14, 2016**

**3:30 PM**

**10th floor Assembly Room  
18 N. County Street, Waukegan, IL**

**Housing and Community Development Commission**

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 [16-0816](#)

Approval of the June 15, 2016 Minutes

**Attachments:** [6.15.16 HCDC Minutes.pdf](#)

3. CHAIR'S REMARKS

4. PUBLIC COMMENTS (items not on the agenda)

5. OLD BUSINESS

6. NEW BUSINESS

6.1 [16-0870](#)

Presentation: Video Gaming fund priorities

**Attachments:** [16-0800 Lake County Video Gaming Revenue Policy.pdf](#)

6.2 [16-0860](#)

Pre-PY2015 Community Development Block Grant Funding Recommendations

- The Affordable Housing Advisory and Recommendation Committee (ARC) is responsible for making funding allocation recommendations for the Pre-PY2015 Community Development Block Grant (CDBG) funding round.
- Seventeen applications totaling \$2.7M were received for \$435,538.78 in available funds. The Public Improvements, Public Services and Homeless Assistance ARCs advanced 11 applications totaling \$1.2M for consideration to the Affordable Housing ARC. The 11 applications were fully scored by staff and reviewed by the Affordable Housing ARC.
- The Affordable Housing ARC convened on September 7, 2016 to discuss this extra application round and forwarded the following grant recommendations to the Housing and Community Development Commission (HCDC):
  - Community Partners for Affordable Housing - \$141,238.78
  - Glenkirk - \$100,000
  - Lake County Residential Development Corporation - \$79,000
  - North Chicago - \$45,300
  - One Hope United - \$25,000
  - Waukegan & Development Concepts, Inc. - \$20,000
  - Youth Conservation Corps - \$25,000

**Attachments:** [Housing ARC to HCDC Extra CDBG Round.pdf](#)

6.3 [16-0871](#)

PUBLIC HEARING - Pre-2015 CDBG Funding Recommendations

6.4 [16-0873](#)

Approval of 2016 CHDO Predevelopment Loan

- Lake County Community Development has approved the Housing Opportunity Development Corporation (HODC) as a Community Housing Development Organization (CHDO) under the HOME Program. Applications for CHDO status are received year-round on a rolling basis.
- HODC has requested financial support for the predevelopment stage of a new multi-family affordable rental building in one of Lake County's high opportunity areas. The building is proposed to contain 50% supportive housing.
- One of the benefits of designation as a CHDO is the opportunity to receive a Predevelopment Loan with HOME Program funds. Predevelopment Loans allow CHDOs to explore a project's feasibility by providing access to funds up-front. HODC plans to utilize the Predevelopment Loan to cover architectural fees, an updated market study, an updated traffic study, and a fiscal impact report. The total cost of these predevelopment expenses is \$58,000.
- The Affordable Housing Advisory & Recommendation Committee (ARC) has reviewed this request and recommends allocation of available \$31,871 in HOME program income. HODC has identified other funding sources to cover the remaining \$58,000 in anticipated costs.

**6.5**     [16-0872](#)

Initial Approval: 2016 Housing and Urban Development (HUD) Action Plan Amendment.

- HUD requires the submission of an Annual Action Plan and associated amendments to govern expenditure of federal housing and community development funding for each year of grant funding.
- The Lake County HOME Investment Partnership (HOME) Consortium is comprised of Lake County and the Cities of Waukegan and North Chicago; all three jurisdictions receive Community Development Block Grant (CDBG) funding.
- The proposed Action Plan amendments reflect recommendations made by the Housing & Community Development Commission (HCDC) to be heard on September 14, 2016.
- If approved, this proposed Action Plan amendment will enter a public comment period ending in an Action Plan Amendment Public Hearing on October 19, 2016.

**7.       STAFF REPORTS**

**8.       ADJOURNMENT**