

# **Lake County Illinois**

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



## **Agenda Report - Final**

**Wednesday, April 10, 2019**

**3:30 PM**

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

**Housing and Community Development Commission**

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1 [19-0658](#)

Approval of the March 13, 2019 Minutes

**Attachments:** [3.13.19 Draft Minutes.pdf](#)

3. CHAIR'S REMARKS

4. PUBLIC COMMENTS (items not on the agenda)

5. OLD BUSINESS

6. NEW BUSINESS

6.1 [19-0644](#)

Approval of Lake County HOME Homeownership Value Limits

- According to regulations for the HOME Investment Partnership Program of the U.S. Department of Housing & Urban Development (HUD), Lake County as a participating jurisdiction can determine its own HOME Homeownership Value limits in lieu of the limits provided by HUD. The limit should be 95% of the median area purchase price for single family housing.
- Each year, Lake County opts to set its own HOME Homeownership Value Limits based on its unique housing market.
- For Lake County HOME, the proposed value limit for 2019 is \$242,250 based on a 2 -month study of recent sales prices of single family homes in Lake County.
- If Lake County were not to set its own limit, the maximum value of a HOME-funded affordable house set by HUD is \$214,000. This resale value of a home in Lake County would make it nearly impossible to redevelop affordable homes in most of Lake County.

**Attachments:** [95% Rule Executive Summary and Market Study.pdf](#)

6.2 [19-0645](#)

Presentation: Preliminary Update of 2014 Lake County Analysis Impediments to Fair Housing Choice (AI)

- The purpose of an Analysis of Impediments to Fair Housing Choice is to provide Lake County stakeholders with an overview of fair housing, provide factual data, and identify both existing impediments to fair housing choice and potential actions to address the identified impediments, as well as satisfying its obligations as a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant recipient.
- In 2014, Lake County Board approved an Analysis of Impediments (AI) co-authored by a local consulting firm, Applied Real Estate Analysis, Inc. (AREA) and Community Development staff. Lake County is still working to overcome many of the 20 impediments identified in 2014.
- As Lake County prepares its new 2020 - 2024 Consolidated Plan for funding from HUD, it is appropriate for the new five-year plan to be aligned with the AI as was the 2015 - 2019 Consolidated Plan. At this meeting and public hearing, Community Development will provide an update on the 20 impediments - and progress on the strategies to

overcome those impediments - identified in the attached 2014 AI.

**Attachments:** [Lake County 2014 AI with full public comment.pdf](#)

**6.3**     **19-0649**

PUBLIC HEARING: 2020-2024 Community Needs AND Key Factors to Consider in an Update to the 2014 Lake County Analysis of Impediments to Fair Housing Choice (AI)

**6.4**     **19-0655**

Presentation on the Second Amendment to the 2015-2019 Consolidated Plan

- An amendment to the 2015-2019 Consolidated Plan for Housing & Community Development is required by the U.S. Department of Housing & Urban Development (HUD) in order to keep five-year and one-year goals aligned for the plan period.
- For each activity in an Action Plan, HUD defines the performance metric that should be tracked. Unexpectedly, the 2019 Action Plan includes the performance metric of "Housing for Homeless Added" that will be added to the five-year plan via this amendment.
- In addition, this Second Amendment to the 2015-2019 Consolidated Plan recalibrates funding and accomplishment goals with action plan goals set since the First Amendment was approved by the Lake County Board on June 13, 2017.

**6.5**     **19-0654**

PUBLIC HEARING: Second Amendment to 2015-2019 Consolidated Plan for U.S. Department of Housing & Urban Development

**6.6**     **19-0652**

Resolution Approving the Second Amendment to the 2015-2019 Consolidated Plan for Housing & Urban Development (HUD)

- An amendment to the 2015-2019 Consolidated Plan for Housing & Community Development is required by the U.S. Department of Housing & Urban Development (HUD) in order to keep five-year and one-year goals aligned for the plan period.
- For each activity in an Action Plan, HUD defines the performance metric that should be tracked. Unexpectedly, the 2019 Action Plan includes the performance metric of Homeless Housing - Added that will be added to the five-year plan via this amendment.
- In addition, this Second Amendment to the 2015-2019 Consolidated Plan recalibrates funding and accomplishment goals with action plan goals set since the First Amendment was approved by the Lake County Board on June 13, 2017.

**Attachments:** [2nd Amendment ConPlan REDLINE.pdf](#)

**7.       STAFF REPORTS**

**8.       ADJOURNMENT**