

Lake County Illinois

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



Agenda Report - Final

Wednesday, October 23, 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 **19-1712**

Approval of the July 17, 2019 Minutes

Attachments: [7.17.19 Draft Minutes.pdf](#)

3. **CHAIR'S REMARKS**

4. **PUBLIC COMMENTS (items not on the agenda)**

5. **OLD BUSINESS**

5.1 **19-1197**

Discussion: Recommended Priority Needs & Goals of Lake County's 2020-24 Consolidated Plan for the U.S. Department of Housing & Urban Development (HUD).

Attachments: [Proposed Con Plan Priority Needs, Goals & Funding Strategies](#)

5.2 **19-1541**

Staff Recommendation: Issue Call for Strategic Five-Year ConPlan Projects & Programs

Attachments: [ARC Implementation Memo](#)

[ARC Implementation Memo v2_ Revised](#)

6. **NEW BUSINESS**

6.1 **19-1734**

Commission Action: Issue Call for Key Projects & Proven Programs in Support of 2020-24 Consolidated Plan for the U.S. Department of Housing & Urban Development (HUD)

- The proposed Lake County 2020-24 Consolidated Plan ("ConPlan") for the U.S. Department of Housing & Urban Development (HUD) is focused on achieving the following goals: (1) Improve homeless crisis response system; (2) Assist Persons with Special Needs; (3) Maximize Affordable Housing; and (4) Prioritize Pathways for Economic Mobility.
- These four ConPlan goals face many natural barriers such as historical lack of funding, community resistance and stigma, with 444 square miles of recreational, industrial, and residential land settled in both suburban and urban patterns. To achieve these goals, Lake County is looking for local government and social service agency partners with whom to partner on major strategic projects and proven programs in support of these goals for the next five years.
- Staff requests HCDC approval of the release in tandem of both a Call for Five-Year Strategic ConPlan Projects & Proven Programs and an annual application process. The combination of these two entry points would allow the HCDC to identify potential future recipients of grant funding for strategic projects and proven programs while being responsive to annual community needs. The attached memos detail the two processes.

Attachments: [Five Year Call for Projects and Proven Programs MEMO](#)
[Annual applications memo](#)

6.2 [19-1723](#)

Discussion: Grant Performance Update (October 2019)

- The Grant Performance Update policy, which was adopted on February 11, 2014, is meant to provide a framework for reporting of certain programs or projects funded with federal dollars.
- The Policy delineates the elevation procedure for troubled projects, the final stage of which is notification of the Housing & Community Development Commission (HCDC).
- This October Update contains three projects discussed previously in the January 2019 Grant Performance Update when they became faced by significant delays.

Attachments: [Grant Performance Update 10 23 2019](#)

6.3 [19-1719](#)

Commission Options to (Re) Allocate Stalled Project Funds & 2019 Program Income [Community Development Block Grant (CDBG)]

- The HCDC will discuss two reallocation options for \$775,000 of canceled CDBG project grant funds and \$28,681 of new 2019 CDBG program income.
- Lake County Community Development (LCCD) staff has identified two options to address this problem: Either to open a special funding round to acquire new projects or to initiate the protocol outlined in the Grant Funding Allocation Policy (attached).
- A major factor in this decision will be the upcoming March 1 CDBG Timeliness Test.

Attachments: [Grant Funding Allocation Policy](#)

6.4 [19-1720](#)

U.S. Department of Housing & Urban Development (HUD) Proposed Annual Action Plan Amendments - Presentation and Discussion

- HUD requires the submission of an Annual Action Plan (AAP) and associated amendments to govern expenditure of federal housing and community development funding for each program year.
- The proposed Fifth Amendment to the 2015 AAP shifts \$98,170 of City of Waukegan HOME funds from an acquisition, rehab, resale project to the City of Waukegan's ongoing Owner-Occupied Rehabilitation (OOR) program. It also incorporates the November 15, 2017 approval by the HCDC of an additional \$118,000 to be invested by the Black Chamber of Commerce of Lake County in additional small business loans over the next two years.
- The proposed Third Amendment to the 2016 AAP includes the previous agenda item's shift of Lake County Haven CDBG funding from program year 2016 to 2017. In its place, the Affordable Housing Advisory & Recommendation Committee (ARC) on January 19 recommended \$32,950 in CDBG funding for the City of North Chicago for demolition to create new housing and \$115,050 in CDBG funding for Lake County Residential Development Corporation (LCRDC) for site preparation for an affordable housing project. LCRDC's grant will be combined with 2017 CDBG funding for a total of \$395,190 per ARC recommendation.
- The proposed First Amendment to the 2017 AAP incorporates the November 15, 2017

decision by the HCDC to shift CDBG funding for the Zion Woods affordable housing project in Deerfield from the planned 2017-2018 period to 2018-2019 program years. As a result, the ARC on January 19, 2018 recommended the following 2017 CDBG housing grants:

- AHC of Lake County - \$100,000 for their Home Accessibility Program (HAP);
- A-Safe-Place - \$69,900 for accessibility upgrades to their domestic violence shelter;
- Glenkirk - \$11,283 for the rehabilitation of a CILA group homes; and
- LCRDC - \$270,817 for site preparation for an affordable housing project.

Attachments: [1st Amendment 2019 AAP Redline](#)

6.5 [19-1721](#)

PUBLIC HEARING (IF APPLICABLE): First Amendment: 2019 Annual Action Plan - U.S. Department of Housing & Urban Development (HUD)

6.6 [19-1722](#)

Joint resolution approving First Amendment to the 2019 United States Housing and Urban Development (HUD) Action Plan.

- HUD requires the submission of an Annual Action Plan and associated amendments to govern the expenditure of federal funding.
- The Lake County Citizen Participation plan requires the execution and approval of an Action Plan Amendment for any new project or major change in scope of project.
- The First Amendment to the 2019 Annual Action Plan allocates \$28,681 in new 2019 program income and reallocates \$775,000 from stalled projects.
- Such re-allocations require this proposed amendment to the Annual Action Plan be accompanied by a 30-day public comment period and public hearing.
- The Advisory and Recommendation Committees (ARCs) of the Housing and Community Development Commission (HCDC) recommended the replacement projects and programs for funding.

Attachments: [2019 AAP 1st Amendment](#)

7. STAFF REPORTS

8. ADJOURNMENT