

Lake County Illinois

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



Minutes Report - Draft

Wednesday, August 9, 2023

3:30 PM

18 N County St, 10th floor Assembly Room

WAUKEGAN

Housing and Community Development Commission

1. Roll Call

Vice Chair Pedersen called the meeting to order at 3:36 pm.

Guests: Rob Anthony, President of Community Partners for Affordable Housing; Robert Montgomery, Executive Director of Urban Muslim Minority Alliance.

Staff: Brenda O'Connell, Damon Coleman, Yazmin Albino, Pamela Jeffries, and Danielle White.

- Present** 11 - Mary Ross Cunningham, Mary Dominiak, Angelo Kyle, Linda Pedersen, Janet Swartz, Anne Flanigan Bassi, Michael Meehan, Gina Roberts, Marah Altenberg, Stephanie Victor and Marc Jones
- Absent** 8 - Sandy Hart, Kathleen O'Connor, Dan Venturi, Billy McKinney, Bethany Williams, Ray Rose, Paras Parekh and Michael Knight

2. Approval of Minutes

2.1 23-1074

Approval of Minutes July 12, 2023

Attachments: [2023-07-12 HCDC Minutes - Draft.pdf](#)

approval of minutes

- Aye** 10 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones
- Absent** 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Rose, Ex-Officio Member Parekh and Commissioner Knight
- Not Present** 1 - Commissioner Flanigan Bassi

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 23-1120

Presentation and Discussion - Proposed Second Amendment to Program Year 2023 (PY23) Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

Brenda O'Connell, Community Development Administrator, proposed changes to allocate \$165,084.70 of CDBG Program Income, and reallocate \$184,915.30 of HOME and CDBG funds from an approved Community Partners for Affordable Housing (CPAH) new construction rental project to a CPAH acquisition rental project.

6.2 23-1121

PUBLIC HEARING

- Proposed Second Amendment to Program Year 2023 (PY23) Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

The public hearing was closed with no public comment.

6.3 23-1124

Joint resolution approving the Second Amendment to Program Year 2023 (PY23) Department of Housing & Urban Development (HUD) Annual Action Plan (AAP).

- 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 second amendment to the PY23 AAP makes the following changes:
 - Allocation of \$165,084.70 of CDBG Program Income (PI) to Community Partners for Affordable Housing (CPAH) for the acquisition of an affordable rental property.
 - Reallocation of \$184,915.30 of HOME and CDBG from an approved CPAH multifamily new construction (Lake Plane Senior Residences) project to CPAH for the acquisition of an affordable rental property.

Attachments: [PY23 AAP SECOND AMENDMENT DRAFT](#)

[Emergency Appropriation 2023-09 PY2023](#)

approved

Aye 11 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones

Absent 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Rose, Ex-Officio Member Parekh and Commissioner Knight

6.4 23-1125

Joint resolution approving \$300,000 of HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds to Urban Muslim Minority Alliance (UMMA) for the development of four affordable rental units.

- On March 14, 2023 the Lake County Board approved a HOME-ARP Allocation Plan which included \$5,121,570 for the development of affordable rental housing.
- Lake County Community Development (CD) staff released a Notice of Funding Availability (NOFA) for the HOME-ARP funds on May 9, 2023.
- HOME-ARP application are received on a rolling basis and UMMA has applied for \$300,000 of HOME-ARP to support the development of four (4) rental units.
- The Lake County Housing and Community Development Commission recommended the project for funding on August 9, 2023.

Attachments: [HOME-ARP Memo](#)

Brenda O'Connell presented the Urban Muslim Minority Alliance (UMMA) application for \$300,000 of HOME-ARP funds to support the development of a 4-unit affordable apartment building. The project's total budget is \$600,000 and they will leverage \$300,000 of their own funds. The funding request for \$300,00 is reasonable for 4-units and is well below the regulatory subsidy limits.

approved

- Aye** 11 - Commissioner Ross Cunningham, Commissioner Dominiak, Commissioner Kyle, Vice Chair Pedersen, Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Roberts, Commissioner Altenberg, Commissioner Victor and Commissioner Jones
- Absent** 8 - Ex-Officio Member Hart, Commissioner O'Connor, Commissioner Venturi, Commissioner McKinney, Commissioner Williams, Commissioner Rose, Ex-Officio Member Parekh and Commissioner Knight

6.5 23-1136

Presentation and Discussion - Local research and data on the lingering impact of COVID-19.

Attachments: [2023-SignatureReport 6-29 3pm-1](#)

Brenda O'Connell presented data from a June 2023 report released by the Heartland Alliance. The data showed Black and Latino Illinoisans were those most greatly impacted by COVID-19 with higher COVID mortality and higher rate of reported mental health symptoms. An estimated 15% of unfilled positions in the future could be due to long COVID for the same population. In Illinois, the end of emergency allotments means Illinois will lose \$183 million in federal funds per month for SNAP, approximately 22% of all households in Illinois. The benefits cliff will create financial pressure on low-income populations and impact other budget areas, such as housing.

7. Staff Reports

Brenda O'Connell announced two upcoming presentations at future HCDC meetings; Brushwood Center's Health, Equity and Nature report and Lake County Partners' Housing Study.

8. Adjournment

Vice Chair Pedersen adjourned the meeting at 4:51pm