

# **Lake County Illinois**

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



## **Minutes Report - Draft**

**Wednesday, November 12, 2014**

**2:30 PM**

**2nd floor Conference Room - Central Permit Facility  
500 W. Winchester Road, Libertyville, IL 60048**

**Housing and Community Development Commission  
- Executive Committee**

**1. ROLL CALL**

*Chairman Pedersen called the Housing and Community Development Commission Executive Committee (EC) meeting to order at 2:32 p.m.*

*Guests: Betsy Lassar of Lake County Housing Action Coalition and Randal Mullen and Jennifer Alpha of TDA Consulting, Inc.*

*Staff: Eric Waggoner, Brittany Sloan, Jodi Gingiss, Jordan Bartle, Monika Bobo and Laura Walley*

**Present** 6 - Vice-Chairman Venturi, Ex-Officio Member Carlson, Commissioner Swartz, Chairman Pedersen, Commissioner Calabresa and Commissioner Russell  
**Absent** 1 - Commissioner Rose

**2. APPROVAL OF MINUTES**

**2.1 14-1206**

Approval of the October 15, 2014 Minutes

**Attachments:** [10.15.14 Exec Minutes.pdf](#)

**A motion was made by Commissioner Russell, seconded by Commissioner Swartz, to approve the October 15, 2014 minutes. The motion carried by the following vote:**

**Aye:** 5 - Vice-Chairman Venturi, Ex-Officio Member Carlson, Commissioner Swartz, Chairman Pedersen and Commissioner Russell  
**Absent:** 1 - Commissioner Rose  
**Not Present:** 1 - Commissioner Calabresa

**3. CHAIR'S REMARKS**

*Chairman Pedersen thanked Community Development staff for its efforts on the Analysis of Impediments to Fair Housing Choice, which was recently approved by the County Board.*

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

*There were no public comments.*

**5. OLD BUSINESS**

*There was no old business.*

**6. NEW BUSINESS**

**6.1 14-1214**

Presentation of Preliminary Findings & Recommendations 2015-2019 Consolidated Plan

*Ms. Jodi Gingiss introduced Mr. Randall Mullen and Ms. Jennifer Alpha of TDA Consulting, the firm contracted to work with Community Development (CD) to gather information and compose the 2015 – 2019 Consolidated Plan (Plan). Mr. Mullen, Vice-President of TDA, began by offering a brief history on their firm.*

*Ms. Alpha presented the preliminary findings for the new 5-year Plan, stating that the recommendations were developed to coordinate with Lake County's Strategic Plan as the*

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*U. S. Department of Housing and Urban Development's (HUD) expectation required that the Consolidated Plan be "place-based and data-driven". She said that the research conducted for the Strategic Plan helped to identify the County's place-based needs. Additionally, information was collected from over 1,100 members of the community through Consolidated Plan surveys, focus groups and one-on-one interviews, with the feedback used to help determine local needs. Ms. Alpha stated that the new Plan must be written with the realization that the County's federal funds have been reduced by 28% since the last Plan was composed, a time frame that also included the recession. The combination of those economic realities and HUD's current expectations need to be considered when determining the Plan's goals. She then presented some of the information derived during her company's data collection. Census Bureau data showed that between 2000 and 2011 there was a 44% increase in the County's poverty rate, while people with disabilities had a poverty rate twice that of the general population. Further, data demonstrated that 41% of the County's homeowners and 46% of renters were cost-burdened, paying more than 30% of their income for housing, thereby indicating a shortage of affordable housing. Ms. Alpha added that the County's large percentage of older housing stock, with many buildings constructed prior to 1949, would indicate the benefit of increased funding for housing rehabilitation programs. The Lake County Health Department's Behavioral Needs Study noted insufficient residential facilities were available for supportive housing for people with mental health disabilities.*

*Ms. Alpha said that TDA looked at the goals from the 2009 – 2014 Consolidated Plan and determined that the infrastructure and public service goals had been met, while goals dealing with new construction and rehabilitation of affordable housing, permanent supportive housing and transitional housing had not been met. It was suggested that housing needs goals might need to be approached in a different manner in the upcoming Plan.*

*Ms. Alpha explained that the focus groups and one-on-one interviews that were conducted to gather place-based information were held without County staff present to allow for honest feedback and input. Residents, sub-recipient agencies, stakeholder groups and municipalities were asked to participate in the process, which produced the three following major needs: 1) Jobs, 2) Low-cost housing and 3) Neighborhoods. These needs related directly to the following HUD objectives that provide measurable outcomes: 1) Economic Opportunity, 2) Decent Housing and 3) Suitable Living Environments. The information gathered was used to formulate the ten goals, based on the three general areas of need, recommended for the new Plan (see handout).*

*Mr. Mullen spoke of TDA's experiences working with other jurisdictions that followed a similar consolidated plan model as that proposed for Lake County. He stated that an ideal community would use best practices to enable its programs to address all priority needs through strategic choices to optimize its limited resources. Mr. Mullen emphasized the*

*importance of job creation and offered that Main Street revitalization could possibly help with the County's economic recovery. He then presented three scenarios to illustrate different ways in which a community might apply its fund to help address its needs, with best practices funding programs designed to address multiple areas of need. Mr. Mullen urged that Lake County finalize its goals and priorities to enable it to achieve best practices, thereby allowing the County to address multiple goal categories with its limited resources. Upon his request for questions the EC asked for further information pertaining to how the proposed goals might apply to public transportation needs and revitalizing business districts.*

**6.2 14-1215**

Preliminary discussion of initial presentation by TDA Consulting, Inc.

*Ms. Gingiss stated that there would be a discussion after the TDA presentation to the Housing and Community Development Commission (HCDC) and asked if the EC would like to hold a discussion at this time or wait for the HCDC discussion. Consensus was to wait for the HCDC discussion. Commissioner Calabresa asked staff about the feasibility of the proposed goals, to which staff replied positively.*

**7. STAFF REPORTS**

*Ms. Gingiss informed the EC that the County Board had approved the addition of a CD position to allow the hiring of a Continuum of Care Coordinator.*

**8. ADJOURNMENT**

**A motion was made by Commissioner Venturi, seconded by Commissioner Carlson, to adjourn the meeting at 3:25 p.m. The motion carried by the following vote:**

**Aye:** 6 - Vice-Chairman Venturi, Ex-Officio Member Carlson, Commissioner Swartz, Chairman Pedersen, Commissioner Calabresa and Commissioner Russell

**Absent:** 1 - Commissioner Rose