

Lake County Illinois

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



Minutes Report - Draft

Wednesday, September 9, 2015

3:30 PM

**10th floor Assembly Room
18 N. County Street, Waukegan, IL 60085**

Housing and Community Development Commission

1. ROLL CALL

Vice-Chairman Pedersen called the Housing and Community Development Commission (HCDC) meeting to order at 3:37 p.m.

Guests: Richard Osty of Your Connections Registry; Betsy Lassar of Lake County Housing Action Coalition; Bob Shears of Youth Conservation Corps; Linda Berkowitz of Glenkirk; Rob Anthony and Kim Ulbrich of Community Partners for Affordable Housing; Farah Watson of FAS; and Mary Ellen Tamasy and Margaret Dillon of Lake County Residential Development Corporation

Staff: Jodi Gingiss, Jordan Bartle, Monika Bobo, Eric Foote and Laura Walley

Present 11 - Harriet Rosenthal, Judy Armstrong, Carol Calabresa, Linda Pedersen, Burnell Russell, Steve Carlson, Mary Cunningham, Sandra Hart, Diane Hewitt, Dan Venturi and Janet Swartz

Excused 5 - Karl Molek, Ray Rose, Glenn Swanson, Joe Mancino and Virginia Mulligan

2. APPROVAL OF MINUTES

2.1 15-0951

Approval of the July 30, 2015 Minutes

Attachments: [7.30.15.pdf](#)

A motion was made by Commissioner Rosenthal, seconded by Commissioner Cunningham, to approve the July 30, 2015 minutes, as amended to correct the mention of Commissioner Russell's birthday to the correct age of 87. The motion carried by the following vote:

Aye 11 - Commissioner Rosenthal, Commissioner Armstrong, Krapf, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Russell, Ex-Officio Member Carlson, Commissioner Cunningham, Commissioner Hewitt, Commissioner Venturi and Commissioner Swartz

Not Present 1 - Commissioner Hart

3. CHAIR'S REMARKS

Vice-Chairman Pedersen informed the HCDC that this was Jordan Bartle's last meeting, as he had accepted a job with an affordable housing developer in Chicago. The HCDC wished him well in his new position.

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 15-0944

Public Hearing - Housing & Community Development Needs

- Annually, the Housing & Community Development Commission solicits comments from the public on identified community needs.

- Comments are sought to guide the allocation of funds for the 2016 application process.

Chairman Rose requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 3:41 p.m.

Motion Made By: Carol Calabresa

Motion 2nd By: Harriet Rosenthal

Motion approved

Ms. Betsy Lassar, of the Lake County Housing Action Coalition (Coalition), spoke about the persistent need for affordable housing in Lake County, citing findings from the American Community Survey. She said that the County's recent increase in using Community Development Block Grant (CDBG) funds for housing projects was very important to the community, given the indications of future severe cutbacks to the HOME program. She expressed the Coalition's appreciation for the prioritization of opportunity areas for affordable housing preservation and expansion and thanked the HCDC and staff for their work.

Mr. Rob Anthony, of Community Partners for Affordable Housing, also spoke on behalf of the Coalition, expressing concern about the HOME program. He spoke about the number of units produced, the number of people assisted and the amount of additional investments that the program has brought into Lake County. Mr. Anthony encouraged the Commission members to contact their legislators to inform them of the importance and effectiveness of the HOME program, as detailed on the fact sheet that he distributed.

Vice-Chairman Pedersen asked for any additional public comments, to which there was no response.

Commissioner Swartz asked if the HOME program issue had been included within Lake County's recommended legislative agenda for the Revenue, Records and Legislation (RRL) Committee. Ms. Gingiss said that the issue had been approved by the County Board as part of the proposed legislative program. The RRL Committee was working on the final wording of this matter. Commissioner Swartz expressed her concern that letters should go out to area legislators as soon as possible, as she thought that this matter would be decided shortly. A discussion ensued.

Motion: To close the Public Hearing at 3:51 p.m.

Motion Made By: Mary Cunningham

Motion 2nd By: Sandra Hart

Motion approved

6.2 15-0947

Presentation on the Neighborhood Stabilization Program.

Attachments: [NSP Update - Sept 2015 HCDC.pdf](#)

Presented by Jordan Bartle, Affordable Housing Planner

6.3 15-0945

Joint resolution approving a Memorandum of Understanding between Lake County and the Lake

County Housing Authority (LCHA) providing for Lake County oversight over LCHA environmental review records.

- In 2013, the U.S. Department of Housing and Urban Development (HUD) issued a notice stating that public housing authorities could no longer complete internal environmental review records. Instead, the responsible entity ---which in the case of Lake County Housing Authority (LCHA) is Lake County government - must complete environmental review records (EERs) for applicable spending of HUD funds by the housing authority. The 2013 Notice is attached.
- The States Attorney's Office is tailoring a draft Memorandum of Understanding (MOU) between Community Development and the LCHA.
- A Request for Proposal to hire a consulting firm to provide environmental review records has been issued by the Lake County Purchasing Department.

Attachments: [LCHA MOU environmental review CLEAN](#)

[PIH 2013-07.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Hewitt, seconded by Commissioner Cunningham, to approve the Lake County Board Memorandum of Understanding with the Lake County Housing Authority. The motion carried by the following vote:

Aye 12 - Commissioner Rosenthal, Commissioner Armstrong, Krapf, Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner Russell, Ex-Officio Member Carlson, Commissioner Cunningham, Commissioner Hart, Commissioner Hewitt, Commissioner Venturi and Commissioner Swartz

6.4 15-0950

Joint resolution authorizing the repurposing of previously approved Lake County Affordable Housing Program projects as federal HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) Program projects to offset liability from previous ineligible CDBG and HOME projects.

- Several past HOME and Community Development Block Grant (CDBG) projects may be deemed ineligible for funding by the U.S. Department of Housing & Urban Development (HUD).
- Last year, Lake County repaid HUD \$271K by creating HOME-eligible projects out of previously committed Lake County Affordable Housing Program grants.
- Staff proposes to document specific 2013 and 2015 Lake County Affordable Housing Program projects as HOME- or CDBG-eligible projects in case repayment of past HOME or CDBG projects becomes necessary.

Attachments: [10 13 15 Repurposing Plan Memo.pdf](#)

Presented by Jodi Gingiss, Community Development Administrator

A motion was made by Commissioner Cunningham, seconded by Commissioner Venturi, to approve the addition of HOME/CDBG requirements to four current Lake County Affordable Housing Program grants, as listed within the agenda packet. The motion carried by the following vote:

Aye 11 - Commissioner Rosenthal, Commissioner Armstrong, Krapf,
Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner
Russell, Commissioner Cunningham, Commissioner Hart,
Commissioner Hewitt, Commissioner Venturi and Commissioner
Swartz

Not Present 1 - Ex-Officio Member Carlson

7. STAFF REPORTS

Jodi Gingiss announced that Lake County had met the PY2013 HOME commitment deadline, which required that all 2013 funds be committed by August 31, 2015. She thanked the County's housing developers and Monika Bobo for their efforts on this matter. She also expressed gratitude that the HOME program was on the County's legislative agenda.

Commissioner Cunningham thanked Ms. Gingiss and the Community Development staff for their hard work with HUD and the Commission to correct problems with the County's HOME and CDBG projects.

8. Adjournment

A motion was made by Commissioner Cunningham, seconded by Commissioner Venturi, to adjourn the meeting at 4:22 p.m. The motion carried by the following vote:

Aye 11 - Commissioner Rosenthal, Commissioner Armstrong, Krapf,
Commissioner Calabresa, Vice-Chairman Pedersen, Commissioner
Russell, Commissioner Cunningham, Commissioner Hart,
Commissioner Hewitt, Commissioner Venturi and Commissioner
Swartz

Not Present 1 - Ex-Officio Member Carlson