

Lake County Illinois

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



Minutes Report - Draft

Wednesday, May 15, 2019

3:30 PM

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

Housing and Community Development Commission

1. ROLL CALL

Chairman pro tem Venturi called the meeting of the Housing and Community Development Commission (HCDC) to order at 3:35 p.m.

Guests: Dora Maya and Bil Dybas of Arden Shore; Katie Holley of A Safe Place; Jane Grover of Chicago Metropolitan Agency for Planning; Dulce Ortiz of Mano a Mano; Ben Richards of the Waukegan Park District; Robbie Gorman of Mercy Housing Lakefront; Ken Barber of Adelante Center for Entrepreneurship; and Dakisha Wesley of the Lake County Administrator's Office

Staff: Eric Waggoner, Jodi Gingiss, Dominic Strezo, Eric Foote, Irene Marsh-Elmer and Laura Walley

Present 9 - Dan Venturi, Joel Sikes, Anne Flanigan Bassi, Mary Dominiak, Stephen Henley, Adam Didech, Mary Cunningham, Janet Swartz and Billy McKinny

Excused 7 - Michael Meehan, Ray Rose, Bethany Williams, Jennifer Clark, Linda Pedersen, Diane Hewitt and Sharaka Leonard

2. APPROVAL OF MINUTES

2.1 19-0729

Approval of the April 10, 2019 Minutes

Attachments: [4.10.19 Minutes.pdf](#)

A motion was made by Commissioner Swartz, seconded by Commissioner Dominiak, to approve the April 10, 2019 minutes. The motion carried by the following vote:

Aye 9 - Venturi, Sikes, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham, Commissioner Swartz and Commissioner McKinny

3. CHAIR'S REMARKS

Chairman pro tem Venturi welcomed Mayor Billy McKinney to the Housing and Community Development Commission. Commissioner McKinney provided a brief history of his time in Lake County, including his recent election as the Mayor of Zion.

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 19-0859

Presentation of Chicago Metropolitan Agency of Planning (CMAP) OnTo 2050 Plan.

Attachments: [2050 ExecSummary](#)
[2050 Presentation](#)

Presented by Jodi Gingiss, Community Development Administrator, and Jane Grover, from Chicago Metropolitan Agency of Planning (CMAP)

6.2 19-0862

Presentation: 2019 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 continue discussing a 2019 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](#)

Presented by Jodi Gingiss, Community Development Administrator; Eric Foote, Grant Administration Specialist; Irene Marsh-Elmer, Housing Grant Administration Specialist; and Dominic Strezo, Environmental Project Coordinator

6.3 19-0860

PUBLIC HEARING: 2020-2024 Community Needs AND 2019 Update to the 2014 Lake County Analysis of Impediments to Fair Housing Choice (AI)

Chairman pro tem Venturi requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:40 p.m.

Motion Made By: Mary Cunningham

Motion 2nd By: Adam Didech

Motion approved, with Joel Sikes not present

Ken Barber, Executive Director of Adelante Center for Entrepreneurship (Center), said that his company's mission was to help create wealth in communities with economic challenges through entrepreneurship, community development and living-wage job creation. Waukegan will be the Center's focus for the next three years, as it is felt that strong local businesses and affordable housing require a viable, sustainable community.

Motion: To close the Public Hearing at 4:43 p.m.

Motion Made By: Mary Dominiak

Motion 2nd By: Anne Flanigan Bassi

Motion approved, with Joel Sikes not present

6.4 19-0867

Presentation: Final 2019 Annual Action Plan for the U.S. Department of Housing & Urban Development (HUD)

Presented by Jodi Gingiss, Community Development Administrator, and Dominic Strezo, Environmental Project Coordinator

6.5 19-0864

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

Chairman pro tem Venturi requested a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:49 p.m.

Motion Made By: Mary Dominiak

Motion 2nd By: Adam Didech

Motion approved, with Joel Sikes not present

There were no public comments.

Motion: To close the Public Hearing at 4:50 p.m.

Motion Made By: Mary Cunningham

Motion 2nd By: Janet Swartz

Motion approved, with Joel Sikes not present

6.6 19-0863

Joint resolution authorizing Program Year (PY) 2019 of the United States Department of Housing and Urban Development (HUD) Annual Action Plan.

- Following the public hearings on the 2019 Annual Action Plan (AAP) which were held on April 10th and May 15th, the Housing and Community Development Commission (HCDC) voted to recommend the 2019 AAP to the Lake County Board.
- This authorization was separated into two votes; (1) a vote on the Action Plan without the following funding recommendations; and (2) a vote for funding agencies on which members of the (HCDC) serve. (In this case, Antioch Area Healthcare Alliance and Lake County Municipal League.)
- An initial version of the 2019 HUD AAP utilized prior year funding totals was approved by the HCDC on March 13, 2019.
- HUD released actual PY19 funding totals on April 17, 2019 which included an additional \$182,979 Community Development Block Grant (CDBG), \$9,137 Emergency Solutions Grant (ESG) and \$352,725 Home Ownership Made Easy (HOME) funds. Additionally, \$6,083.32 of program income was generated post March HCDC approval.
- A pro-rata distribution of \$27,385.55 of CDBG Public Service (subject to 15 percent cap) and \$8,451 of ESG funding was awarded to existing grantees.
- Grant administration amounts were adjusted to reflect respective caps (20 percent CDBG, 7.5 percent ESG and 10 percent HOME).
- Additional HOME funds were awarded to Community Partners for Affordable Housing (CPAH) for their Owner-Occupied Rehabilitation (OOR) Program (\$88,731.66) and Down Payment Assistance (DPA) Program (\$135,000)
- Additional CDBG funds were awarded to CPAH for their OOR Program (\$94,762.34), the City of North Chicago-Sewer Lining (\$13,167) and the City of Zion-Sidewalk Repair Program (\$12,167.62).

- The City of Waukegan has allocated PY2017, PY2018 and PY2019 HOME funds (\$711,603) to the reconstruction of 120 units for rental housing.
- CPAH was recently awarded \$400,000 from the Illinois Housing Development Authority (IDHA) for their Home Accessibility Program (HAP). To make better use of a 2017 CDBG grant award for HAP, the balance of funds (\$75,000) has been allocated to OOR.

Attachments: [2019 AAP](#)

Jodi Gingiss, Community Development Administrator, asked for a vote that would exclude the City of Zion's Sidewalk Replacement Project, as Commissioner McKinney is the Mayor of Zion and must abstain from the vote.

Motion: To approve the joint resolution authorizing the Program Year 2019 Housing and Urban Development Annual Action Plan, excluding the funding recommendation for the City of Zion's Sidewalk Project.

Motion Made By: Anne Flanigan Bassi

Motion 2nd By: Mary Dominiak

Motion approved, with Joel Sikes not present

Chairman pro tem Venturi asked for a motion to approve Zion's Sidewalk Project.

A motion was made by Commissioner Cunningham, seconded by Commissioner Didech, to approve the funding recommendation for the City of Zion's Sidewalk Replacement Project and to include it within the PY2019 Action Plan. The motion carried by the following vote:

Aye 7 - Venturi, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham and Commissioner Swartz

Abstain 1 - Commissioner McKinney

Not Present 1 - Sikes

7. STAFF REPORTS

Jodi Gingiss, Community Development Administrator, updated the HCDC on the failed Busy Brains Children's Museum project, for which Lake County holds a lien for repayment of CDBG expended funds. She said that the property is under contract and the funds will be repaid. She then informed the Commission about the status of the Lakeview Pointe Affordable Housing project, as the need for ethylene oxide testing has delayed the completion of the environment review. Staff is working directly with HUD on this project's environment review. Depending upon the length of time needed, the HCDC might have to make decisions on pending projects, due to HUD's spending ratio requirements. Staff will update the HCDC on the status of the projects during the June 12th meeting.

8. ADJOURNMENT

A motion was made by Commissioner Cunningham, seconded by Commissioner Dominiak, to adjourn the meeting at 5:04 p.m. The motion carried by the following vote:

Aye	8 -	Venturi, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Cunningham, Commissioner Swartz and Commissioner McKinny
Not Present	1 -	Sikes