

Lake County Illinois

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



Minutes Report - Draft

Wednesday, June 12, 2019

3:30 PM

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

Housing and Community Development Commission

1. ROLL CALL

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

Guests: Beverly Mull of Scholars Soaring Cultural Center; Scott Goldstein of Teska Associates; Mandi Florip of Lake County Municipal League; Robbie Gorman of Mercy Housing Lakefront; Dulce Ortiz of Mano a Mano; Amanda Levinson and Dora Maya of Arden Shore; Kathleen O'Conner of Libertyville Township; Harriet Levy of Center for Enriched Living; Katie Holley of A Safe Place; Rob Anthony of Community Partners for Affordable Housing; Ben Richards of the Waukegan Park District; Stephanie Brown of Lake County Department of Transportation; Betsy Benito of the Corporation for Supportive Housing; and Dakisha Wesley of Lake County Administrator's Office
Staff: Eric Waggoner; Jodi Gingiss, Brenda O'Connell, Dominic Strezo, Eric Foote, Irene Marsh-Elmer and Laura Walley

Present 12 - Dan Venturi, Michael Meehan, Anne Flanigan Bassi, Mary Dominiak, Stephen Henley, Adam Didech, Jennifer Clark, Linda Pedersen, Diane Hewitt, Janet Swartz, Sharaka Leonard and Laureen Wilhoit
Excused 4 - Ray Rose, Bethany Williams, Mary Cunningham and Billy McKinny

2. APPROVAL OF MINUTES

2.1 19-1057

Approval of the May 15, 2019 Minutes

Attachments: [5.15.19 Draft Minutes.pdf](#)

A motion was made by Commissioner Venturi, seconded by Commissioner Swartz, to approve the May 15, 2019 minutes, as amended. The motion carried by the following vote:

Aye 12 - Commissioner Venturi, Commissioner Meehan, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt, Commissioner Swartz, Commissioner Leonard and Commissioner Wilhoit

3. CHAIR'S REMARKS

Vice-Chairman Pedersen had no remarks.

4. PUBLIC COMMENTS (items not on the agenda)

There were no public comments.

5. OLD BUSINESS

5.1 18-1054

Presentation: Lake County Landbank Feasibility Study

- The Lake County Municipal League was awarded \$39,702.42 of PY2017 Community Development Block Grant (CDBG) funding to assess the level of feasibility of a countywide land bank.

- Presentation by Teska Associates of its Landbank Feasibility Study.
- No HCDC action required at this time.

Presented by Jodi Gingiss, Community Development Administrator, and Scott Goldstein, of Teska Associates

6. NEW BUSINESS

6.1 19-1052

Presentation: Preliminary findings by Corporation for Supportive Housing (CSH) on gaps in Lake County's housing crisis (homelessness) response system. This analysis is being conducted in support of the Lake County Coalition for the Homeless ---Lake County's HUD Continuum of Care. *Presented by Jodi Gingiss, Community Development Administrator, and Betsy Benito, of the Corporation for Supportive Housing*

6.2 19-1053

2019 Update to Lake County Analysis of Impediments to Fair Housing Choice.

Attachments: [AI 2019 Update Public Hearing Draft](#)

Presented by Jodi Gingiss, Community Development Administrator

6.3 19-1054

Public Hearing: 2019 Update to Lake County Analysis of Impediments to Fair Housing Choice & Consolidated Plan (2020-24).

Jodi Gingiss asked anyone wishing to make a comment to fill out a Public Comment form. Vice-Chairman Pedersen asked for a motion to open the Public Hearing.

Motion: To open the Public Hearing at 4:14 p.m.

Motion Made By: Diane Hewitt

Motion 2nd By: Sharaka Leonard

Motion approved

Beverly Mull, of Scholars Soaring Cultural Center, explained her goal of building the Scholars Soaring Cultural Center in Zion, to be a safe place for families to overcome generational illiteracy. She has a location in mind, which would require demolition and new construction, at a cost of approximately \$4 million dollars. At this point, no other funding has been secured.

Harriet Levy, of the Center for Enriched Living, thanked the HCDC for its support for two previous projects, one of which enabled the Center to incorporate universal design into its building, thereby allowing its developmentally disabled clientele to more easily access services. She also expressed gratitude for a grant to help fund the agency's employment program, which was greatly needed due to the 85% unemployment rate for those with developmental disabilities. The grant helped 15 clients achieve employment, with another 30 individuals working toward employment. She requested that the Commission consider the needs of the disabled when considering the new Consolidated Plan goals, stating that employment is the pathway to inclusion.

Dulce Ortiz, of Mano a Mano, informed the HCDC of her agency's mission, objectives and programs to help immigrants become full participants in life in Lake County, which has recently included reaching out through co-location of services at other public organizations in communities with large immigrant populations. The agency offers programs that assist its clientele gain proficiencies to enable them to obtain employment that will help them along their route to self-sufficiency. She asked the HCDC to consider this population and the agency's programs for inclusion in the 2020 – 2024 Consolidated Plan.

Vice-Chairman Pedersen asked for any questions, to which there was no reply. She then requested a motion to close the Public Hearing.

Motion: To close the Public Hearing at 4:28 p.m.

Motion Made By: Mary Dominiak

Motion 2nd By: Daniel Venturi

Motion approved

6.4 19-0651

Preliminary discussion of the 2020-24 Consolidated Plan.

Attachments: [PR05-10](#)

[Housing ARC 5-31-19 Draft Minutes](#)

[PI ARC 5-31-19 Draft Minutes](#)

[PS ARC 5-31-19 Draft Minutes](#)

[Homeless ARC 5-31-19 Draft Minutes](#)

Presented by Jodi Gingiss, Community Development Administrator

6.5 19-1056

Joint resolution consenting the transfer of ongoing housing-related commitments from Northpointe Resources, Inc. to Aspire of Illinois.

- Lake County has provided affordable housing grants for the development of affordable rental housing units by Northpointe Resources, many of which carry long-term requirements.
- In order to better serve their clients, Northpointe Resources, Inc., will transfer its assets, employees and programs to Aspire of Illinois, a long standing Illinois not-for-profit corporation recognized as tax-exempt pursuant to Section 501(c)(3) of the Internal Revenue Code, effective August 1, 2019, thereby capturing economies of scale.
- In the attached Consent Letter, NorthPointe requests permission to transfer long-term commitments to Aspire.
- Lake County Housing and Community Development Commission action is requested to recommend Lake County Board review and sign the Consent Letter, which documents the agreement by Lake County, as provider for affordable housing grants and loans for buildings currently owned by Northpointe, for Aspire to perform the Northpointe's commitments.

Attachments: [County Duties Assumption Request](#)

Presented by Jodi Gingiss, Community Development Administrator, and Irene Marsh-Elmer, Housing Grant Administration Specialist

A motion was made by Commissioner Dominiak, seconded by Commissioner Venturi, to approve the joint resolution consenting to the transfer of the ongoing housing-related commitments from NorthPointe Resources, Inc. to Aspire of Illinois.

The motion carried by the following vote:

Aye 12 - Commissioner Venturi, Commissioner Meehan, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt, Commissioner Swartz, Commissioner Leonard and Commissioner Wilhoit

7. STAFF REPORTS

Jodi Gingiss showed pictures of 8 units of modular housing that were being installed in North Chicago by the Community Partners for Affordable Housing and of Fox Lake's mural, which is nearing completion. The mural, located in downtown Fox Lake, was funded by a Community Development Block Grant Community Revitalization grant.

Brenda O'Connell, Continuum of Care Program Coordinator, informed the HCDC that Lake County has been certified by the federal government as having ended veteran homelessness. This was accomplished through many years of hard work and assistance of local veteran partners to put the required resources into place. There will be an event to celebrate this achievement. She said that the experience gained will be leveraged to work toward ending chronic homelessness by the year's end. The HCDC congratulated Brenda with two rounds of applause.

8. ADJOURNMENT

A motion was made by Commissioner Venturi, seconded by Commissioner Meehan, to adjourn the meeting at 5:02 p.m. The motion carried by the following vote:

Aye 12 - Commissioner Venturi, Commissioner Meehan, Commissioner Flanigan Bassi, Commissioner Dominiak, Commissioner Henley, Commissioner Didech, Commissioner Clark, Vice-Chairman Pedersen, Commissioner Hewitt, Commissioner Swartz, Commissioner Leonard and Commissioner Wilhoit