

Lake County Illinois

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



Minutes Report - Final

Monday, February 27, 2023

3:30 PM

10th floor Assembly Room

Housing and Community Development Commission

1. Roll Call

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

Guest: Laurie Williams with the Collaborative Community Housing Initiative, Elizabeth Thielen with Nicasa, Bev Saiz with Clearbrook, and Joel Williams with Habitat for Humanity.

Staff: Brenda O'Connell, Dominic Strezo, Eric Tellez, Damon Coleman, Yazmin Albino, Michele Slav, and Danielle White.

Present 13 - Angelo Kyle, Kathleen O'Connor, Linda Pedersen, Janet Swartz, Dan Venturi, Billy McKinney, Anne Flanigan Bassi, Michael Meehan, Ray Rose, Marah Altenberg, Marc Jones, Michael Knight and Stephanie Victor

Absent 6 - Mary Ross Cunningham, Mary Dominiak, Sandy Hart, Bethany Williams, Gina Roberts and Paras Parekh

2. Approval of Minutes

2.1 [23-0292](#)

Approval of the January 18, 2023 minutes.

Attachments: [2023-01-18 HCDC Minutes - Draft](#)

approval of minutes

Aye 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor

Absent 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

3. Chair's Remarks

Chair Rose welcomed everyone and suggested Commissioners introduce themselves.

4. Public Comments (items not on the agenda)

5. Old Business

There was no old business.

6. New Business

6.1 [23-0287](#)

Presentation and Discussion: Program Year 2023 (PY23) Proposed Funding Recommendations - U.S. Department of Housing & Urban Development (HUD), Lake County Affordable Housing Program & Video Gaming Revenue Grants.

Attachments: [PY23 Funding Recommendations](#)

Dominic Strezo, Senior Grant Manager, presented proposed funding recommendations for the Affordable Housing and Public Improvement Advisory Recommendation

Committee (ARC). Ten applications were received for the Public Improvement ARC grouped by clientele or area benefit and distributed to applicants scoring more than seventy percent. The Affordable Housing ARC recommended funding to proven housing programs: rapid rehousing; owner occupied rehabilitation; down payment assistance; community land trust; community housing development organization. In addition to proven programs, funding was recommended for landlord outreach education, six new construction projects, and three rehabilitation projects.

Damon Coleman, Senior Grant Manager, presented the Homeless ARC recommendations. Homeless grants are funded by the Emergency Solutions Grant Program and the eligible programs include outreach, emergency shelter, homelessness prevention, rapid rehousing, homeless management information, and administration.

Eric Tellez, Grant Manager, presented Public Services grant recommendations that include the Community Development Block Grant (CDBG), and Video Gaming Revenue. The Public Services ARC recommended funding to proven housing programs: homeless prevention, homeless prevention, fair housing services, and housing legal advocacy. CDBG public service applicants were scored based on ConPlan needs and priorities. Video Gaming Revenue applications were scored based on the following priorities: assessment, education, and outreach; clinical gambling addiction services; non-clinical gambling addiction services; and behavioral health services.

US Department of Housing & Urban Development (HUD) grants recommendations were based on last year's funding level and final recommendations will be presented at the next meeting after our final funding is determined by HUD.

6.2 [23-0312](#)

PUBLIC HEARING - Program Year 2023 (PY23) Funding Recommendations

[1] This public comment is submitted by Dr. Dora Maya, President & CEO of Arden Shore Child & Family Services:

On behalf of the children and families Arden Shore serves, please accept my gratitude for everything the Lake County Community Development staff and the members of the Commission do to make our shared community a healthy and safe place to live, work, and play.

Today, funding to support Arden Shore's Behavioral Health internship program will be considered for recommendation. Last year, Arden Shore's dedicated team provided expert care and resources to more than 1,850 children and adults-keeping families healthy, safe, and together. Since your first investment in a dedicated supervisor position for our internship program in 2018, Arden Shore has trained over 70 interns and now actively collaborates with 19 local master-level programs. This year to date, 77% of behavioral health clients reported a meaningful reduction in their presenting problems, 83% of clients demonstrated an improved functioning level, and 93% of clients have shown an improvement in the assessment of life areas.

The growth of Arden Shore's Behavioral Health program since the onset of VGR funding

has helped to attract additional investments, including:

- Funding for a full-time Spanish-speaking Behavioral Health counselor, further increasing our capacity to serve the English & Spanish-speaking community regardless of ability to pay;*
- Funding for intern stipends to reduce students' economic barriers to completing their degree requirements; and*
- General operational support most notably from the John and Kathleen Schreiber Foundation, Healthcare Foundation of Northern Lake County, and AbbVie Foundation.*

According to data from the Kaiser Family Foundation, American Psychological Association, and NAMI Illinois, there are only 14 behavioral health care providers for every 10,000 Illinois residents. By 2030 Illinois is predicted to have a shortage of more than 3,300 providers. The Healthcare Foundation of Northern Lake County's 2022 community needs assessment echoed these concerns and recommended investment in behavioral health workforce pathways, particularly for persons of color and for the Spanish-speaking community.

Your continued investment in Arden Shore's Behavioral Health Internship program directly increases the accessibility of quality behavioral health services, ameliorating the immediate lack of Medicaid Behavioral Health provider choice in Lake County while building a workforce prepared to serve a culturally and linguistically diverse community for years to come.

Thank you for your full consideration.

[2] This public comment is submitted by Kate Ceithaml, Philanthropy Coordinator with Lake County Haven:

The Lake County Haven is grateful for your thoughtful consideration of our application for ESG and CDBG funding.

Your ongoing support of our ESG application enables us to provide a safe, stable, welcoming home to homeless women and children who are in dire need of help.

Your support of our new Transitional Housing Rooming House project will fill a very special need in our community. This project will provide long-term affordable housing to formerly homeless women in recovery from substance use disorder. Not only will this allow them to remain in the community in which they have built up a support network, but they will also have the added benefit of professional supportive services available in-house for those who need them.

Thank you all so much for working so hard to make Lake County a safe and welcoming place for all.

[3] Elizabeth Thielen with Nicasa thanked staff and the commissioners for their continued support.

[4] Joel Williams with Habitat for Humanity commented on how they evolve as the housing needs also evolve. He described their programs, such as their homeownership model,

critical home repairs, volunteer hub, and restore program. He thanked staff and the commissioners for their continued support.

approved

Aye 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor

Absent 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

6.3 [23-0288](#)

Joint resolution approving the Program Year (PY) 2023 Lake County Affordable Housing Program (LCAHP) grant awards.

- In December 2022, Community Development staff received applications for eligible affordable housing programs and projects.
- The available affordable housing funding includes \$281,000 of LCAHP Funds. The Fiscal Year (FY) 2023 budget for Affordable Housing is \$270,000. In addition to the budget, the recommended programming includes reallocation of a project from 2019 that has been cancelled in the amount of \$10,000, as well as \$1,000 in program revenue from Prairie View Apartments.
- On February 27, 2023, the Housing and Community Development Commission voted to recommend LCAHP funds to the following:
 - Catholic Charities - \$91,000 for rapid rehousing;
 - Community Partners for Affordable Housing - \$40,000 for the support of housing assistance programs; and
 - Lake County Housing Authority - \$150,000 for a Landlord Outreach Program.
- Lake County Community Development receives a transfer of \$30,000 from the General Fund to administer this program separate from the Affordable Housing budget.

Attachments: [Housing Funding Board Memo PY2023](#)

approved

Aye 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor

Absent 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

6.4 [23-0311](#)

Joint resolution approving the Program Year (PY) 2023 Video Gaming Revenue grant funding recommendations in the amount of \$640,000.

- The Lake County Board annually acts on the Video Gaming Revenue (VGR) award recommendations that are developed on the basis of the VGR policy. The policy

outlines procedures for: capturing video gaming administrative, legal, and enforcement costs; and evaluating and possibly funding social programs, projects (excluding capital improvements), and/or services that benefit Lake County residents.

- In December 2022, Community Development received applications for \$913,884 in available VGR funds.
- On February 22, 2023, the Housing and Community Development Commission (HCDC) approved VGR funding recommendations detailed in the attached memo, totaling \$640,000 for the following:
 - 211 information and referral services;
 - Gambling education and outreach;
 - Gambling addiction services;
 - Financial literacy services; and
 - Behavioral health services.

Attachments: [Video Gaming Revenue Board Memo 2023](#)

[3.3.1 Video Gaming Revenue Policy 11.10.2020](#)

approve and send to Committee

Aye 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor

Absent 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

6.5 [23-0294](#)

Presentation and Discussion: HOME-ARP Allocation Plan as the Sixth Amendment to the Program Year 2021 (PY21) Annual Action Plan (AAP).

Dominic Strezo presented the HOME-ARP Allocation Plan. HOME-ARP is awarded through HUD HOME Investments Partnerships Program. HOME-ARP funds have four eligible uses production or preservation of affordable housing; tenant-based rental assistance; supportive services, homeless prevention services, and housing counseling; and purchase and development of non-congregate shelter. The current plan allocates all funding for the development of affordable rental housing. Preference will be given to supportive housing or projects with three or more bedrooms. The main driver of the plan is a HUD deadline next month. The plan will likely need to be revised as projects are funded.

6.6 [23-0291](#)

PUBLIC HEARING - HOME-ARP Allocation Plan (6th Amendment - PY21 AAP)

[1] Laurie Williams with the Collaborative Community Housing Initiative presented information on their housing needs of people with intellectual disabilities and stated their want and needs for more affordable housing and solutions for the families involved with their organization. There are over 80 families involved with their organization, predominantly all families with family members with disabilities ranging from physical to

intellectual disabilities.

approved

- Aye** 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor
- Absent** 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

6.7 [23-0289](#)

Joint resolution approving the HOME-ARP Allocation Plan as the Sixth Amendment to the Program Year (PY) 2021 Annual Action Plan (AAP).

- The American Rescue Plan Act (ARPA) authorized HUD to allocate HOME-ARP funds to Participating Jurisdictions (PJs) that qualified for an allocation of HOME funds in Fiscal Year (FY) 2021.
- Qualifying PJs are required to submit a HOME-ARP Allocation Plan to HUD as a Substantial Amendment to their PY 2021 AAP.
- The Lake County HOME-ARP Allocation Plan details the consultation process, housing needs and gaps, the planned use of HOME-ARP funds and estimate of the number of housing units the PJ will produce.

Attachments: [HOME-ARP-Allocation-Plan-Lake County](#)

approve and send to Committee

- Aye** 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor
- Absent** 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

6.8 [23-0295](#)

Joint resolution approving an Intergovernmental Agreement (IGA) between Lake County and the Waukegan Park District for the completion of 24 CFR Part 58 Environmental Review Records (ERRs).

- The Waukegan Park District (WPD) is the recipient of HUD Community Project Funding (CPF) for their Carnegie Museum Project and is in need of an Environmental Review Record (ERR).
- Lake County has already completed an ERR for Community Development Block Grant (CDBG) funding allocated to the project.
- Lake County, as a unit of general local government, is a Responsible Entity (RE) and authorized to perform ERRs on behalf of the WPD.
- The attached Intergovernmental Agreement (IGA) has been reviewed by the State's Attorney's Office (SAO) and defines the terms and conditions for the completion of the ERR.

Attachments: [IGA Environmental Review CPF WPD](#)

Dominic Strezo presented a intergovernmental agreement with Waukegan Park District to add indemnification related to the Carnegie Museum environmental review.

approved

Aye 13 - Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner McKinney, Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Rose, Commissioner Altenberg, Commissioner Jones, Commissioner Knight and Commissioner Victor

Absent 6 - Commissioner Ross Cunningham, Commissioner Dominiak, Ex-Officio Member Hart, Commissioner Williams, Commissioner Roberts and Ex-Officio Member Parekh

7. Staff Reports

8. Adjournment

Meeting adjourned at 6:11 pm.