

Lake County Illinois

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



Minutes Report - Final

Wednesday, March 13, 2024

3:30 PM

<https://us02web.zoom.us/j/87927328471>

Waukegan - 10th floor Assembly Room

Housing and Community Development Commission

1. Roll Call

Chair Rose called the meeting to order at 3:32 pm.

Commissioner Altenberg attended via Zoom.

Guests: David Salinas with Habitat for Humanity, Eric Foote with PADS Lake County, Julie Halpern-Cordell with PADS Lake County, and Sara Larson Mercer with Housing Opportunity Development Corporation (HODC), Jackie Lynn with ElderCARE.

Guests via Zoom: Olivia Stueben with Zacharias Center, Jill Novacek with Community Youth Network (CYN), Beth Demes with HODC, Sarah Armstrong with Youth and Family Counseling, and Karen Fay with Center for Enriched Living.

Staff: Eric Waggoner, Brenda O'Connell, Dominic Strezo, Eric Tellez, Penni Raphaelson, Elizabeth Nelson, Pamela Jeffries, Michele Slav, and Danielle White.

Present 14 - Mary Ross Cunningham, Angelo Kyle, Kathleen O'Connor, Linda Pedersen, Janet Swartz, Dan Venturi, Bethany Williams, Anne Flanigan Bassi, Michael Meehan, Ray Rose, Gina Roberts, Marah Altenberg, Michael Knight and Marc Jones

Absent 1 - Billy McKinney

Excused 4 - Mary Dominiak, Sandy Hart, Paras Parekh and Stephanie Victor

2. Approval of Minutes

2.1 [24-0345](#)

Approval of Minutes February 14, 2024.

Attachments: [2024-02-14 HCDC Minutes Draft.pdf](#)

approval of minutes

Aye 13 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Venturi, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Knight and Commissioner Jones

Abstain 1 - Commissioner Swartz

Absent 1 - Commissioner McKinney

2.2 [24-0346](#)

Approval of Public Improvement ARC Minutes February 2, 2024.

Attachments: [2024-02-02 Public Improvements Minutes Draft.pdf](#)

approval of minutes

- Aye** 14 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Knight and Commissioner Jones
- Absent** 1 - Commissioner McKinney

2.3 [24-0347](#)

Approval of Public Services ARC Minutes February 8, 2024

Attachments: [2024-02-08 Public Services Minutes Draft.pdf](#)

approval of minutes

- Aye** 14 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Knight and Commissioner Jones
- Absent** 1 - Commissioner McKinney

2.4 [24-0348](#)

Approval of Homeless ARC Minutes March 8, 2024.

Attachments: [2024-03-08 Homeless ARC Minutes Draft.pdf](#)

approval of minutes

- Aye** 14 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Knight and Commissioner Jones
- Absent** 1 - Commissioner McKinney

2.5 [24-0349](#)

Approval of Affordable Housing ARC Minutes March 8, 2024.

Attachments: [2024-03-08 Affordable Housing ARC Minutes Draft.pdf](#)

approval of minutes

- Aye** 14 - Commissioner Ross Cunningham, Commissioner Kyle, Commissioner O'Connor, Vice Chair Pedersen, Commissioner Swartz, Commissioner Venturi, Commissioner Williams, Commissioner Flanigan Bassi, Commissioner Meehan, Chair Rose, Commissioner Roberts, Commissioner Altenberg, Commissioner Knight and Commissioner Jones
- Absent** 1 - Commissioner McKinney

3. Chair's Remarks

No Chair Remarks.

4. Public Comments (items not on the agenda)

No Public Comments.

5. Old Business

No Old Business.

6. New Business

6.1 [24-0342](#)

Presentation and Discussion: Program Year 2024 (PY24) Proposed Funding Recommendations - U.S. Department of Housing & Urban Development (HUD), Lake County Affordable Housing Program & Video Gaming Revenue Grants.

Attachments: [PY24 Funding Recs](#)

Brenda O'Connell, Community Development Administrator, reviewed the funding sources for Planning Year 2024 (PY24): Affordable Housing Program (AHP), Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Video Gaming Revenue (VGR).

Dominic Strezo, Community Development Grant Manager, provided funding recommendations for the CDBG public improvement applications that were all categorized as clientele benefit application type. These were capital projects for partners who serve eligible clientele. He continued with the Affordable Housing Program proposed projects and funding recommendations.

Before the homeless assistance recommendations were presented, Brenda announced that Catholic Charities has decided to make a strategic shift in their funding sources to reduce government contracts. The funding recommendations were drafted before the Catholic Charities' announcement.

Penni Raphaelson, Senior Grant Administrator, presented the ESG funding recommendations with eligible program components of Outreach, Emergency Shelter, Homelessness Prevention, Rapid Rehousing, Homeless Management Information System, and Administration. The \$30,000 recommended for Catholic Charities will be reallocated at a later date.

Penni Raphaelson presented recommendations for the CDBG Public Services Grants. Funding was recommended to proven housing programs, homeless prevention, fair housing services, and housing legal advocacy. The balance of the entitlement funds was scored based on ConPlan priorities that improve the homeless response system, assist people with special needs, and promote upward economic mobility. The \$110,000 recommended for Catholic Charities will be reallocated at a later date.

Eric Tellez, Senior Grant Administrator, presented the VGR recommendations. VGR 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.

6.2 [24-0343](#)

PUBLIC HEARING - Program Year 2024 (PY24) Funding Recommendations

Jackie Lynn with ElderCARE thanked the Commission for their support and hope to hire a part time recruitment person to recruit more seniors and more volunteers.

David Salinas with Habitat for Humanity thanked the Commission for continuing to support their programs.

Eric Foote with PADS Lake County thanked the staff and Commision for the thoughtfulness put into the work, especially during such a hard time for the community; the support is greatly appreciated.

Via Zoom chat: Olivia Stueben with Zacharias Sexual Abuse Center: Thank you for your support and recommendation!

Sarah Armstrong with Youth & Family Counseling: Thank you for your support!

Beth Demes with Housing Opportunity Development Corporation (HODC): HODC also very much appreciates Lake County's support of our affordable housing mission.

6.3 [24-0344](#)

Joint resolution approving the Program Year (PY) 2024 Video Gaming Revenue grant funding recommendations in the amount of \$755,000.

- The Lake County Board annually acts on the Video Gaming Revenue (VGR) award recommendations that are developed based on 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 2023, Community Development received application requests for VGR funds totaling \$829,100.
- On March 13,2024, the Housing and Community Development Commission (HCDC) approved VGR funding recommendations detailed in the attached table, totaling \$755,000 for the following: 211 information and referral services \$125,000; gambling education and outreach \$100,000; gambling addiction services \$100,000; financial literacy services \$14,000; and behavioral health services \$416,000.

Attachments: [PY24 VGR Funding Recs](#)

approved

Aye 12 - Commissioner Ross Cunningham, Commissioner Kyle,
Commissioner O'Connor, Vice Chair Pedersen, Commissioner
Swartz, Commissioner Venturi, Commissioner Williams,
Commissioner Meehan, Chair Rose, Commissioner Roberts,
Commissioner Knight and Commissioner Jones

Absent 1 - Commissioner McKinney

Not Present 2 - Commissioner Flanigan Bassi and Commissioner Altenberg

7. Staff Reports

Brenda O'Connell informed the Commission that we have passed our CDBG spending test.

8. Adjournment

Chair Rose adjourned the meeting at 5:02 pm.