

Agenda Item #

52

Distribution:
County Board
County Administrator
Planning, Building, and Development-CD Division

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS
ADJOURNED REGULAR SEPTEMBER, A.D., 2003 SESSION
MAY 11, A.D., 2004

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Community & Economic Development and Financial & Administrative Committees present herewith a Joint Resolution:

1. Authorizing the award of Lake County Affordable Housing Funds (BOSS Account #101-1102030-72720) to the Affordable Housing Corporation of Lake County in the amount of \$113,900, to Habitat for Humanity of Lake County in the amount of \$80,000, to Highland Park Illinois Community Land Trust in the amount of \$45,000, to Perlmark Realty Corporation in the amount of \$134,450, and to authorize the reservation of an award to PSL Holdings LLC in the amount of \$110,000;
2. Delegating the Community and Economic Development Committee and the Financial and Administrative Committee to review and approve the program contracts;
3. Delegating the County Board Chairman to execute such program contracts; and
4. Request its adoption.

Respectfully submitted,

| | Aye | Nay |
|---|----------|-----|
| <u>Robert Sabouryan</u> Chairman | <u>A</u> | — |
| <u>Susan D. Brumback</u> Vice-Chairman | <u>✓</u> | — |
| <u>[Signature]</u> | <u>X</u> | — |
| <u>Ann Flavin</u> | <u>X</u> | — |
| <u>[Signature]</u> | <u>X</u> | — |
| <u>Donald W. Bauer</u> Community & Economic Development Committee | <u>X</u> | — |

| | Aye | Nay |
|--|----------|-----|
| <u>[Signature]</u> Chairman | <u>X</u> | — |
| <u>[Signature]</u> Vice-Chairman | <u>X</u> | — |
| <u>Ann Flavin</u> | <u>X</u> | — |
| <u>Carol Delahess</u> | <u>X</u> | — |
| <u>Robert Sabouryan</u> | <u>A</u> | — |
| <u>[Signature]</u> | <u>X</u> | — |
| <u>Anna O'Kelly</u> Financial & Administrative Committee | <u>X</u> | — |

RESOLUTION

WHEREAS, the County appropriated \$500,000 during Fiscal Year 2004 to increase affordable housing opportunities to residents of Lake County; and

WHEREAS, the Community & Economic Development Committee adopted The Lake County Affordable Housing Program Criteria for use of these funds so the County could entertain funding requests from municipalities, non-profit, and for-profit agencies and firms for affordable housing projects or programs in Lake County; and

WHEREAS, the County's Community Development Division was authorized on February 4, 2004 to use \$16,650 for its administration of the County-funded Lake County Affordable Housing Program; and

WHEREAS, the Community and Economic Development Committee has reviewed the submitted funding requests and recommends the approval of \$483,350 in Lake County Affordable Housing Program funds at this time.

NOW, THEREFORE, BE IT RESOLVED, by this County Board of Lake County, Illinois that the authority to review and approve the program contracts is hereby delegated to the Community and Economic Development Committee and the Financial and Administrative Committee; and

BE IT FURTHER RESOLVED that the County Board Chairman is hereby authorized to execute such program contracts with the following agencies, in the amounts shown, for affordable housing activities:

- Affordable Housing Corporation of Lake County (\$113,900): AHC will to provide up to \$5,000 for down payment, closing cost assistance and interest reduction for twenty (20) scattered-site county-wide first-time homebuyers with incomes between 80% to 100% of the HUD Area Median Income, not inclusive of a charge of \$695 per house for project delivery costs. Homebuyers are required to complete a certified HUD homebuyer-counseling program before the funds are disbursed at closing.
- Habitat for Humanity of Lake County (\$80,000): Habitat for Humanity will develop Lyons Acres and provide for the construction or complete the construction of 9 single-family residential housing units at 12th Street and Washington Park in Waukegan that will be sold to low and moderate-income households at or below 50 – 80% of HUD Area Median Income. Funds will be used for infrastructure related improvements in the public right-of-way as required by the City of Waukegan for subdivision improvements.
- Highland Park Illinois Community Land Trust (\$45,000): HPICLT will utilize Affordable Housing Program funds to acquire and rehabilitate 3 scattered-site single-family residential housing units (2 single family homes and 1 condominium) for homeownership

in Highland Park. The HPICLT will then resell the homes to income-qualified families at prices affordable to households at or below 100% of HUD Area Median Income. These properties will be maintained as affordable housing in perpetuity, through the HPICLT.

- **Perlmark Realty Corporation (\$134,450):** Perlmark Realty Corporation will develop, construct, own, and manage a 119 unit three story new rental residential community (Liberty Arms Senior Village) for independent senior citizens aged 65 years and older to be located at the east side of Larkdale Row south of Route 176 in Wauconda. Eighty-nine of these units will be rented at affordable rates at or below 50 – 60% of HUD Area Median Income.
- **PSL Holdings, LLC (\$110,000):** Pending approval by the Lake County Board for a Conditional Use Permit (for an assisted living facility) and a Variance (to exceed the allowable floor area), Lake County reserves an award to PSL Holdings to construct a 91 unit new rental Supportive Living Facility (Victory Centre of Hunt Club Road) for assisted living senior citizens aged 65 years and older to be located at 33650 North Hunt Club Road in Libertyville (Unincorporated Lake County). All 91 units will be rented at affordable rates at or below 60% of HUD Area Median Income.

DATED, at Waukegan, Lake County, Illinois on this 11th day of May, A.D. 2004.