

Lake County Illinois



Meeting Minutes - Final

Friday, February 14, 2020

9:00 AM

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

HCDC Advisory and Recommendation Committee –
Affordable Housing

1. ROLL CALL

The meeting of the Housing & Community Development Commission's (HCDC) Affordable Housing Advisory & Recommendation Committee (ARC) was called to order at 9:08 a.m.

Guests: Sarah Beck and Nic Jackson of Bear Development; Rob Anthony and Mary Ellen Tamasy of Community Partners for Affordable Housing; Vicky Telb and Bruce Johnson of Nicasa Behavioral Health Services; Lisa Johnson and Jennifer Flatley of Independence Center; Stephanie Schlappi and Donna Drinka of Catholic Charities; Charles Chambers of Waukegan Housing Authority; Laurie Williams, Pamela Spadins, Carole Rosen and Ari Rosen of Community Collaborative Housing Initiative; Dulce Ortiz of Mano a Mano; Tameeca Russell of UMMA Center; Tim DeBruler of The DeBruler Co.; Laura Ramirez of A Safe Place; and Sonolito Bronson of the City of Zion

Staff: Jodi Gingiss, Brenda O'Connell, Dominic Strezo, Eric Tellez and Laura Walley

Present 5 - Commissioner Flanigan Bassi, Commissioner Meehan, Commissioner Clark, Commissioner Swartz and Commissioner Swartz

2. APPROVAL OF MINUTES

2.1 [20-0317](#)

Approval of the September 20, 2019 Minutes

Attachments: [9.20.19 Draft Minutes.pdf](#)

A motion was made by Commissioner Swartz, seconded by Commissioner Clark, to approve the September 20, 2019 minutes. The motion carried by the following vote:

Aye: 4 - Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan and Commissioner Clark

3. PUBLIC COMMENT (items not on the agenda)

There were no public comments.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

5.1 [20-0311](#)

PY2020 Affordable Housing Application Round Presentation, Deliberations and Allocations - Discussion and Recommendation

Presented by Jodi Gingiss, Community Development Administrator; Dominic Strezo, Environmental Project Coordinator; and Eric Tellez, Planner

The applicant agencies and developers gave brief presentations on their projects and

programs, after which the ARC members asked questions.

Funding Recommendations:

*Catholic Charities – Rapid Rehousing - \$150,000
Community Partners for Affordable Housing (CPAH)– Libertyville Rental - \$348,977
CPAH – Lake Forest Senior Cottages/Rental - \$750,000
CPAH – CHDO Operating - \$25,000
CPAH – Down Payment Assistance - \$100,000
CPAH – Owner-occupied Rehabilitation - \$273,542
The DeBruler Co. – Mundelein Senior Housing - \$25,000
Urban Muslim Minority Alliance – Acquisition, Rehab & Rental - \$58,750
Waukegan Housing Authority & Bear Construction – Armory Terrace - \$264,236*

Five-year Projects:

*A Safe Place – Transitional Housing - \$25,000
Community Collaborative Housing Initiative – Rental Development - \$50,000
Independence Center – Permanent Supportive Housing - \$50,000
Mano a Mano – Transitional Housing - \$25,000
Nicasa – Family Shelter/Short-term Rental - \$25,000
City of Zion – Kenosha Road & 21st Street - \$100,000*

A motion was made by Commissioner Swartz, seconded by Commissioner Clark, to forward the abovementioned funding recommendations, with possible adjustments to the Community Partners for Affordable Housing and The DeBruler Co. funding amounts, to the Housing & Community Development Commission for approval.

The motion carried by the following vote:

Aye: 4 - Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan and Commissioner Clark

6. STAFF REPORTS

There were no staff reports.

7. ADJOURNMENT

A motion was made by Commissioner Meehan, seconded by Commissioner Clark, to adjourn the meeting at 11:23 a.m. The motion carried by the following vote:

Aye: 4 - Commissioner Swartz, Commissioner Flanigan Bassi, Commissioner Meehan and Commissioner Clark