

DRAFT MINUTES

Housing & Community Development Commission – Affordable Housing ARC

Friday, May 31, 2019

9:00 a.m.

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

1.0 Roll Call

The meeting of the Housing & Community Development Commission's (HCDC) Affordable Housing Advisory & Recommendation Committee (ARC) was called to order at 9:02 a.m.

 E Anne Flanigan Bassi

 E Michael Meehan

 E Jennifer Clark

 X Janet Swartz

Commissioner Meehan and Stephanie Mercier, of the Corporation for Supportive Housing, were present via Webex.

Guests: Rob Anthony of Community Partners for Affordable Housing; and Dustin Calliari and Jonathan Birch of Chicago Metropolitan Agency for Planning

Staff: Jodi Gingiss, Eric Foote, Dominic Strezo, Irene Marsh-Elmer and Laura Walley

2.0 Approval of Minutes

2.1 Approval of February 1, 2019 minutes

Due to the lack of a quorum, the minutes were held for the next meeting.

3.0 Public Comment (items not on the agenda)

There were no public comments.

4.0 Old Business

There was no old business.

5.0 New Business

5.1 Discussion: Preparation for 2020 – 2024 Five Year Consolidated Plan for the U.S. Department of Housing & Urban Development (HUD)

Jodi Gingiss, Community Development Administrator, began the meeting with introductions of the consultants from the Chicago Metropolitan Agency for Planning (CMAP), Jonathan Birch and Dustin Calliari, and the consultant from the national non-profit Corporation for Supportive Housing (CSH), Stephanie Mercier. Both agencies have been providing technical assistance

and consultation to help Lake County with the update of the Analysis of Impediments to Fair Housing Choice (AI) and the research needed to help write the 2020 – 2024 Consolidated Plan (Plan). CMAP is especially interested in helping to devise strategies for Lake County's needs that mesh with their On To 2050 (On To 2050) regional plan.

Jodi stated that the goal for the meeting was to revisit the input that has been received from the community on the needs that should be addressed within Lake County's new Plan. Staff will endeavor to have a skeletal set of goals, backed up by data and informed by the work of others including On To 2050, to present during the June 12th Housing and Community Development Commission meeting. As the County had not yet attained its 2015 - 2019 Plan goal to increase the amount of permanent supportive housing, which is affordable housing with supportive services wrapped around each person's behavioral health needs, staff has invested a lot of effort to search for new approaches to meet this need. A possible model to increase permanent supportive housing is the Pay for Success model, which was then presented and discussed in detail, with the assistance of Stephanie Mercier of CSH. Additionally, two other pilot programs, which would possibly use performance-based contracting, were discussed. The PY2019 Annual Action Plan has \$237,000 in HOME funds reserved for tenant-based rental assistance to pilot permanent supportive housing, with a service provider yet to be determined. It was noted that, as those needing permanent supportive housing have behavioral health challenges, this assistance could prove to be very long-term, depending on each individual's needs. The County's HOME money is not intended to subsidize them throughout their lives, which leads to the need for the Pay for Success model. Jodi spoke about the first pilot program, operating in concert with the Sheriff's Office, using Video Gaming Revenue (VGR) funds for housing assistance and Nicasa providing supportive services. Although it has not yet been contracted, it is hoped that the funds will be used to provide rental assistance to five high utilizers of the County's jail/court system, in an effort to improve their outcomes. The second pilot is still very early in the planning stage but will use Lake County's successful scattered-site rental model with a service provider that has not yet been determined. The use of investors to fund the upfront costs of the Pay for Success program was deliberated in great detail, including the sources of investor funding and the possible methods that could be used to determine the success of the program and the payments to those investors based on the program's success. Performance-based contracting, which would tie a portion of the repayment for services provided to successful outcomes, was also discussed.

Jodi Gingiss spoke about the ten goals within the current Five-year Consolidated Plan and its strong three-goal focus on housing. She suggested that these three goals be combined into one broad goal of maximizing housing, thereby alleviating the need to amend the Plan due to changes required to accommodate new construction projects that encounter

difficulties. It was proposed that funding remain at a high percentage for housing projects, due to the continued need for affordable housing. She asked the CMAP representatives to speak about inclusive growth as it pertains to Lake County, affordable housing and inclusionary zoning. Jonathan Birch described the three broad principles of CMAP's On To 2050 plan; prioritized investment, resilience and inclusive growth. He also explained the term "place making" and how to properly apply this idea to provide a vibrant, enduring area of value to the community. Discussions about mixed-use developments, municipal incentives, inclusionary zoning and land banks ensued.

6.0 Staff Reports

There were no staff reports.

7.0 Adjournment

The meeting was adjourned at 10:18 a.m.