

# HOUSING & COMMUNITY DEVELOPMENT COMMISSION – AFFORDABLE HOUSING ARC

Wednesday, February 18, 2015  
9:00 a.m.  
Libertyville Township Office Building  
359 Merrill Court, Libertyville, IL  
Conference Room

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## 1.0 Roll Call

The meeting was called to order at 9:09 a.m.

X Judy Armstrong  
X Carol Calabresa

X Ginny Mulligan  
X Janet Swartz

Guests: Betsy Lassar of the Lake County Housing Action Coalition; Lisa Pugliese of the Affordable Housing Corporation of Lake County; and Rob Anthony of Community Partners for Affordable Housing

Staff: Brittany Sloan, Jodi Gingiss, Jordan Bartle and Laura Walley

## 2.0 Approval of Minutes

2.1 Approval of May 7, 2014 minutes

**Motion:** To approve the May 7, 2014 minutes

**Motion Made By:** Janet Swartz

**Motion 2nd By:** Ginny Mulligan

**Motion approved**

## 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 of PY2015 Application Materials

Ms. Jodi Gingiss went over the changes to the PY2015 Affordable Housing application, as recommended during the February 11, 2015 Housing & Community Development Commission (HCDC) meeting. The changes included the clarification of Funding Goal 1) Rehabilitate Existing Housing: Affordable & Special Needs, streamlining the project/program narrative and several changes to the scoring criteria, as indicated within the agenda packet. A discussion on various aspects of application scoring ensued. The ARC members also discussed different types of housing, such as senior housing and supportive housing for people with mental illness. A question was raised about the lack of a cap on the proposed five-point bonus per unit of new affordable rental housing that a project could receive, as audience members expressed concern that

small projects would not be able to successfully compete for funding. Ms. Gingiss responded that this was proposed due to the County's great need for affordable rental housing. The ARC discussed various ways to adjust criteria points, multipliers and bonuses to allow for fairness across the different types of rental housing, as well as for the location of the proposed units. There was consensus to the suggestion that the per-unit bonus be limited to the number of actual HOME units that a project would provide. The ARC requested that statements be added to the application materials to state that points might not be the sole means used for determining funding recommendations and those funds designated for a certain goal might be shifted to different goals, based on the quality of the applications for each goal.

In response to a question, Ms. Gingiss informed the ARC that two non-profit developers had approached Lake County, as they were interested in working in the area. They are Heartland Housing, which has supportive housing buildings in Chicago and Milwaukee, and Minneapolis-based Common Ground, which is looking to develop multi-family affordable housing. A discussion occurred on supportive and assistive-living housing.

Ms. Gingiss informed the ARC that HUD's HOME Rule allows jurisdictions to charge a monitoring fee to affordable rental project developers, as jurisdictions' budgetary constraints make it difficult to maintain the staff needed to conduct annual building inspections. She requested approval to charge this fee, which would then be mentioned within the application. The developers would need to show their projects' long-term ability to sustain the annual fee. The ARC expressed approval of the request.

**Motion:** To approve the abovementioned changes to the PY2015 Affordable Housing Application Materials, which will then be forwarded to the HCDC for approval.

**Motion Made By:** Carol Calabresa

**Motion 2nd By:** Janet Swartz

**Motion approved**

## **6.0 Staff Reports**

There were no staff reports.

## **7.0 Adjournment**

**Motion:** To adjourn the meeting at 10:47 a.m.

**Motion Made By:** Ginny Mulligan

**Motion 2nd By:** Judy Armstrong

**Motion approved**