

Lake County Illinois



Meeting Minutes - Final

Thursday, May 28, 2015

9:00 AM

Central Permit Facility - 500 W Westchester Rd, Libertyville IL 60048

HCDC Advisory and Recommendation Committee –
Affordable Housing

1. Roll Call

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

Guests: Jessica Hotaling of Housing Opportunity Development Corporation (HODC); Rich Bobby and Bev Saiz of Little City; Kathleen Van Cray of Lake County Residential Development Corporation (LCRDC); Sarah Pinger of Catholic Charities; Linda Berkowitz and Mark Ingram of Glenkirk; Larry Pusateri of Verigreen Development; Rob Anthony of Community Partners for Affordable Housing (CPAH); Deborah Rogers and Alan Schackney of Riverside Foundation; Lisa Pugliese of Affordable Housing Corporation (AHC); and Kitty Cole of Lake County United.

Staff: Jodi Gingiss, Jordan Bartle, Monika Bobo and Laura Walley

Present 3 - Commissioner Swartz, Commissioner Calabresa and Commissioner Armstrong

Excused 1 - Commissioner Mulligan

2. Approval of Minutes

2.1 [15-0592](#)

Approval of Minutes - February 18, 2015

Attachments: [Affordable Hsg 2-18-15 Minutes.pdf](#)

A motion was made by Commissioner Calabresa, seconded by Commissioner Swartz, to approve the February 18, 2015 minutes. The motion carried by the following vote:

Aye: 3 - Commissioner Swartz, Commissioner Calabresa and Commissioner Armstrong

Absent: 1 - Commissioner Mulligan

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 [15-0593](#)

PY2015 Affordable Housing Application Round Presentation, Deliberations and Allocations - Discussion and Recommendation

Ms. Jodi Gingiss spoke about PY2015 funding availability and the Consolidated Plan (CP) goals for housing; 1) Rehabilitation existing housing for affordable housing and special needs, 2) Develop new housing for affordability and special needs, 3) Assist people without a home, and 4) Subsidize housing for low- and moderate-income families. She then detailed the funding targets that had been set for each goal during the CP process. Ms. Gingiss informed the ARC members that the funding for the Emergency

Solutions Grant (ESG) program was greater than expected; therefore the monetary target for goal #3 would be fulfilled with ESG funds. She then called on each agency represented to give a brief explanation of their projects. The ARC members discussed the applicants' scores and the funds required to allow each recommended project to proceed to completion. Ms. Gingiss reminded the ARC that the HCDC had approved the retention of project funds, in the amount of \$2,000 per address, for payment of the federally-required environmental review and for construction inspections. The funding recommendations were as follows:

AHC	Homeowner Rehab	\$193,333
CPAH	Scattered Site Acq/Rehab	\$270,000
CPAH	CHDO Operating	\$20,000
LCRDC	CHDO Operating	\$20,000
LCRDC	Rental Rehab	\$100,000
LCRDC	Rental New Construction	\$250,000
HODC	Rental New Construction	\$270,000
Cath. Charities	Tenant-Based Rental Assistance	\$32,500
AHC	Homebuyer Down Payment Assist.	\$163,094
AHC	Homebuyer Counseling Program	\$35,000

The ARC recommended the following contingency plan, should any major project not proceed:

Glenkirk	Rental Rehab	\$75,000
Little City	Rental Rehab	\$127,500
CPAH	Scattered Site Acq/Rehab	\$67,000

A motion was made by Commissioner Armstrong, seconded by Commissioner Swartz, to forward the abovementioned funding recommendations and the contingency recommendations to the HCDC for approval. The motion carried by the following vote:

Aye: 3 - Commissioner Swartz, Commissioner Calabresa and Commissioner Armstrong

6. Staff Reports

There were no staff reports.

7. Adjournment

A motion was made by Commissioner Calabresa, seconded by Commissioner Swartz, to adjourn the meeting at 10:23 a.m. The motion carried by the following vote:

Aye: 3 - Commissioner Swartz, Commissioner Calabresa and Commissioner Armstrong