

Senior Resources Commission  
Dickinson Hall  
**Minutes of Regular Meeting of May 10, 2018**

1. **Call to Order:** Chair Steven Potsic opened the meeting at 1:03pm

2. **Roll Call:**

**Commission Members**

Steven Potsic-Chair **P**

Mary Jo Davis **P**

Carol Champ **P**

Gale Strenger Wayne **P**

Mark Dillon **A**

Sally Kelly **P**

Tom Sullivan **P**

**City Council Liaison**

Prue Beidler **A**

**Staff**

Sally Swarthout, Director of Parks, Recreation, and Forestry **P** (left meeting at 2:31pm)

Jill Becker, Senior Resources Manager **P**

Janet Fryer, Senior Advocate **P**

Tricia Schwall, Program Manager **A**

Tara Purtell, Administrative Assistant **P**

Note: **P**=Present **A**=Absent

**Guests**

Cathy Czerniak, Director of Community Development, City of Lake Forest (left meeting at 2:31pm)

Kim Ulbrich, Executive Director CPAH (left meeting at 2:31pm)

3. **Approval of Minutes** of the Regular Meeting of March 8, 2018

***Motion***

*Davis moved approval of the minutes of the Regular Meeting of March 8, 2018.*

*Kelly seconded.*

*Vote: Commission approved.*

**4. Opportunities for citizens to address the Senior Resources Commission on non-agenda items: None**

**5. SRC Appointments: Steve Potsic**

Potsic stated that Dillon and Kelly have been reappointed to the SRC.

He introduced two new members: Gale Strenger Wayne and Carol Champ who were appointed at the May 7, 2018 City Council meeting. Strenger Wayne and Champ are LF residents.

**6. Affordable/Available Housing:**

*a. Comparison of Affordable Housing in Lake Forest*

Potsic gave a recap about unmet needs of seniors and the role of the SRC in regards to any unmet needs.

The role of the SRC is to discuss the following:

1. Unmet needs of seniors-SRC makes recommendations to help
2. Strong advocate-SRC makes recommendations for funding

Potsic reminded the board that previously approximately 20 organizations were surveyed to discover what the unmet needs of seniors are in the community. Potsic stated that the need to help low income seniors remain in their community with local transportation assistance and advocacy was identified. Local volunteer agency, Faith in Action was selected to supplement the work of the Senior Advocate and DH Transportation service with the main goal being to maintain independence.

Next step: Explore the need for Senior Affordable Housing. The following was discussed:

1. Low income/affordable housing
2. More affordable housing in the community for seniors who want to stay in the community but cannot continue to afford market prices

One more benefit of affordable housing for local seniors is to avoid nursing homes and assisted living facilities. Potsic stated that annually 50% of Illinois Medicaid dollars is spent on seniors residing in nursing homes.

Potsic asked the Commission:

Is there a need?

What is the magnitude of that need?

What is the recommendation we wish to make?

*b. Community Partners in Affordable Housing: Guest Kim Ulbrich, Executive Director  
CPAH*

Ulbrich gave an overview of CPAH:

- Created in 2003 by leaders in Highland Park
- 501c3 (nonprofit)
- Offers permanent affordable housing to very low to moderate income based families
- Currently works with the municipalities of: Lake Forest, Evanston, Highland Park and Highwood
- Currently manages 7 single family homes in LF
- 5 senior cottages in LF donated in 2013 that are 1300 sq.ft. - 2 bedroom 2 bath \$804/monthly rent
- Most common for CPAH to purchase property then rehab them
- CPAH property must be sold to another qualified individual (to remain affordable)
- 13 resales in last 2 years
- CPAH offers homeowner support seminars in topics of home maintenance and finance
- CPAH partners with local banks to offer homeowner's savings match programs
- CPAH primary goal is to promote stability
- Funding for CPAH is through HUD of Lake County, CDBG, municipal funds, and by raising their own funds
- Criteria for CPAH to purchase a property is based on price, health/safety items and amount of rehab needed
- Senior Housing can have priorities based on residency
- CPAH speaks at local community groups, libraries, has a website and by word of mouth
- CPAH waitlist is updated each year
- The waitlist for the senior cottages was close to 40 people aged 62+, 10 responses were received recently from that waitlist of 40 expressing interest in remaining on the waitlist.
- No negative complaints have been reported regarding CPAH

*c. Senior Housing Overview: Guest Cathy Czerniak, Director of Community  
Development, City of Lake Forest*

Czerniak spoke about Senior Affordable Housing on the Grove Cultural Campus and the steps that would need to occur in the process.

Process will include: (Flow Chart Attached)

Partners/Resources (materials, services)

Resources to create Site Plan

Property Type: Rental/Ownership

Management: CPAH?  
Review Process: Housing Trust Fund Board  
Special Use Permitting  
Inspections

Czerniak commented that the initial first step is to ascertain interest in additional more affordable senior housing in LF. She believes that it is worth exploring and it is a project that could generate excitement. The SRC would need to take leadership on this initial first step and come to a consensus of interest. After that Czerniak will be able to add the SRC to the LF Housing Trust Fund Board agenda. She stated that the original CLF Master Plan did show a potential for senior housing on the Grove Cultural Campus.

Potsic asked members of the SRC two questions:  
Do you believe there is a need?  
Do you support the exploration of this project?

### **Motion**

*The Senior Resources Commission sees a reasonable need for Affordable Senior Housing for Lake Forest/Lake Bluff residents in accordance with the City of Lake Forest priorities and the Commission desires to further explore the development of an affordable senior housing project including the possibility at the Grove Campus location.*

*Sullivan moved. Kelly seconded. Commission unanimous in favor.*

The Commission further discussed the location and Manager Becker stated that she could envisage senior cottages on the Grove Campus location assuming that the process as outlined is doable.

### **7. Manager's Report**

Please see the attached for full Manager's Report.

Becker gave a highlight of the Manager's Report with membership numbers totaling 482 members currently renewed for FY19. Becker also reported that DH carpet replacement will take place in July of 2018. The overall cost is approximately \$15,000.

Potsic congratulated Becker for getting the carpet issue resolved.

### **8. Comments by Commission members**

Davis asked Becker about the status of the Senior Bus and Becker reported that all repairs have been completed and that the Fleet Manager had stated that Senior Bus

could last 5 years, was in good condition, and the cost of routine maintenance and repairs were not excessive at this point.

9. **Next Meeting:** Thursday, July 12, 2018 at 1:00pm

10. **Motion to adjourn: 3:00pm Davis moved to adjourn. Champ seconded. Commission approved.**

Submitted by: Tara J. Purtell