



McHenry County CoC Housing and Services Committee Minutes

MINUTES OF THE

Housing and Services Committee

July 27, 2022

The regularly scheduled meeting of the Housing and Services Committee was called to order by Kim Ulbrich at 10:06 am on July 27, 2022, via GoToMeeting.

Present:

- Kim Ulbrich - MCHA
- Gina Zink - Pioneer PADS
- Megan Bennett - MCHA
- Alicia Bushman- Pioneer PADS
- Patty Moeller- Pioneer PADS

1) Minutes: Gina Zink moved to approve the minutes of April 27th, 2022. Megan Bennett seconded the motion and the motion passed unanimously.

2) Public Comment: Gina introduced Alicia Bushman who was recently hired as the Aftercare case manager for Pioneer PADS.

3) Old Business:

3.1 Hotel Program Update:

Gina Zink reported no new updates at this time. Gina did discuss concern with some of the grant funding for the hotel program expiring in September of 2022 and she would like to see the grants extended through April 30th, 2023, to ensure funding through the winter months and due to the possibility of another COVID surge.

3.2 MC-EURAP Update:

Kim Ulbrich gave an update on MC-EURAP One and MC-EURAP Two.

MC-EURAP One (assisting clients at 80% AMI) ends on September 30th, 2022. There are still funds available in this program. Any new cases with MC-EURAP One will pay the back rent owed and three months forward and done. Recertification is not available for this program. All dormant files have been reviewed and assessed by the MC-EURAP staff.

MC-EURAP Two (assisting clients at 50% AMI) The funds available for this program are minimal. This program is processing recertifications only. It has been noted that COVID reasons are becoming less and less. To qualify for recertification applicants must have a COVID related reason within the last 90 days. Some applicants are struggling to recertify and provide the required documentation needed to complete the recertification process. All completed applications in MC-EURAP Two have been paid on.

Kim discussed the importance of case management with programs like MC-EURAP. Gina asked for some take aways of the MC-EURAP program. Kim noted that some of the takes aways are: The need for long term case management, appropriate housing placements ex. Monthly cost, size etc. implementing certain counseling services for budgeting, match savings accounts similar to individual development accounts (IDAs) that assist in teaching financial literacy while saving to reach a specific financial goal. The need for Single room occupancy units was also discussed again. Gina is hopeful that there can be a small pilot program that could fill some of the gaps identified like long-term case management, budget counseling etc.

3.3 PADS and Homeless update:

Gina Zink reported that PADS has been seeing an increase in clients particularly large family units. Gina reported that there about 40 clients currently at PADS. Difficulty finding rental units is a big challenge.

3.4 Open Waiting lists:

Kim Ulbrich reported that McHenry County Housing Authority will be closing most of the housing waiting lists effective 7-31-22. Kim encouraged the group to make sure that their clients are on all the waiting lists they qualify for before 7-31-22. A few waiting lists will stay open like Public Housing and a few senior waiting lists.

There were no further waiting list updates from other agencies at this time.

Megan discussed the New beds for the formerly homeless and Security Deposit/ first month rent programs to ensure that Alicia the new after care case manager is aware of these programs so she can assist her clients with the application process for new beds/security deposit when moving into their own place after leaving homelessness.

4) New Business:

4.1 & 4.2 Rental Vacancy Rate & Landlord Incentives/Awards:

Kim stated that Kathrine Violet mentioned the idea of landlord rewards to honor and acknowledge landlords who choose to rent to low-income families ex. Section 8. Gina suggested inviting the landlords to the Neighbors in Need event in October. Collecting statements from landlords explaining why they have chosen to rent to low-income families and the benefits that come along with it would be a helpful tool to bring awareness to the community of the need of rental units for our clients.

Gina talked about landlord incentives like double deposits and/or landlord mitigation programs where there is a fund available through one of the agencies that would be available to the landlord in the event there was damage done to the unit that exceeded the security deposit amount. These incentives could encourage more landlords to rent to low-income clients because their risk would be reduced with the incentives. There are other Counties who have similar programs in place and Gina has been looking into this. Gina also suggested a special meeting to discuss the landlord incentives/mitigation.

5) Member comments/announcements:

N/A

Meeting Adjourned at 11:15am

