

**MINUTES
CITY OF ST. CHARLES
HOUSING COMMISSION
THURSDAY, APRIL 8, 2021
COUNCIL COMMITTEE ROOM / VIRTUAL ZOOM MEETING**

Members Present: Sean Baker, Louis Dries, Liz Eakins, Barb Gacic, John Glenn, Rita Payleitner

Members Absent: Karrsten Goettel, Ed McNally, Jennifer Becker

Others Present: Ellen Johnson, Planner

1. Call to Order

Chair Eakins called the meeting to order at 7:00 p.m.

2. Roll Call

Ms. Johnson called roll with six members present. There was a quorum.

3. Approval of Agenda

A motion was made by Ms. Gacic and seconded by Ms. Payleitner with a unanimous voice vote to approve the Agenda.

4. Approval of minutes from the December 10, 2020 meeting of the Housing Commission.

A motion was made by Mr. Baker and seconded by Ms. Payleitner with a unanimous voice vote to approve the December 10, 2020 meeting minutes.

5. Housing Trust Fund Account Report

Ms. Johnson shared a report of the Housing Trust Fund account activity from 12/1/2020 – 3/31/2021. The beginning balance was \$749,000. There was one developer contribution refund of \$16,000 for the Crystal Lofts project which did not move forward. \$32,000 was paid out to Kane County for the rehab of 704 Adams Ave. \$1,800 in legal fees were paid for the Moore Ave. lot transfer. Ending balance is \$698,000.

6. Home Rehab Program Promotion

Chair Eakins said she noticed a list of senior resources on the City's website and asked for the Home Rehab Program to be listed as well. A permanent link to the Home Rehab Program webpage will also be added to the monthly Den email.

Ms. Johnson said an ad was run in the Park District Winter Guide

Ms. Eakins said the Code Enforcement Officer should be well-versed in the program and should have brochures to provide to people he encounters.

Commissioners discussed presenting to community groups about the program in the fall. At the next meeting, the group will assemble a list of groups and identify who will present to each. Members should bring group ideas.

7. Additional Business

a. Project Updates

Ms. Johnson said 704 Adams. Ave. sold in March for \$212,000.

Ms. Johnson said the Moore Ave. lot was transferred from the City to Spillane & Sons in January. The next step is for Spillane to file for building permit to construct the new house. They are finalizing the plans and budget with Kane County.

The next Call for Projects for the Kane County Affordable Housing Fund is expected in July at the earliest.

b. Anthony Place Phase 2

Ms. Johnson said plans for the project were approved by City Council in January. The developer has pushed their timeline back by one year. They are relying on low-income housing tax credits. For the current round of applications, IHDA is placing preference on family housing. If IHDA prioritizes senior housing again next year, the developer will apply at that time. If awarded tax credits, they would start construction Spring 2023 with a target to finish and be fully leased by Spring 2024.

Commissioners discussed the general viewpoint of realtor organizations regarding affordable housing mandates.

Commissioners discussed the need for a variety of types of affordable housing and the importance to the community.

Commissioners discussed ideas such as rehabbing homes to rent as affordable units, assisting with renovating apartment buildings, and converting the old Lamp Factory building to affordable units. The fact that affordability requirements are attached to County/City funding mean these ideas would likely require a developer who focuses on affordable housing.

8. Future Meeting Dates

- a. Thursday, May 13, 2021 at 7:00pm Committee Room – To be cancelled
- b. Thursday, June 10, 2021 at 7:00pm Committee Room – Likely to be cancelled
- c. Thursday, July 8, 2021 at 7:00pm Committee Room

9. Public Comment- None

10. Adjournment at 7:52pm.