

**MINUTES  
CITY OF ST. CHARLES  
HOUSING COMMISSION  
THURSDAY, JUNE 11, 2020  
VIRTUAL WEBEX MEETING**

**Members Present:** Sean Baker, Jennifer Becker, Louis Dries, Liz Eakins, Barb Gacic, John Glenn, Karrsten Goettel, Ed McNally, Rita Payleitner

**Members Absent:** None

**Others Present:** Ellen Johnson, Planner

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**1. Call to Order**

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

**2. Roll Call**

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

Chair Eakins welcomed new Commissioner Barb Gacic and noted she previously served on the Community 708 Mental Health Board.

**3. Approval of Agenda**

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

**4. Approval of minutes from the January 8, 2020 meeting of the Housing Commission.**

**A motion was made by Mr. Goettel and seconded by Ms. Payleitner with a unanimous voice vote to approve the January 8, 2020 meeting minutes.**

**5. Affordable Rehab/Resale Project Updates (Kane County)**

**a. 1432 Dean St. (funding approved 2018)**

Scott Berger, Josh Beck, and Karen Zilly, staff from the Kane County Office of Community Reinvestment, were present.

Mr. Berger reminded the Commission that the City of St. Charles is a co-funder along with Kane County and City of Elgin in the Kane County Affordable Housing Fund.

Ms. Zilly provided an overview of the project at 1432 Dean St., which was recently completed and is now on the market for sale. Funding came from Kane-Elgin HOME funds and the St. Charles Housing Trust Fund. This home was initially identified as a noncompliant house by St.

Charles Code Enforcement. The home has 1 bedroom, 1 bathroom and is approx. 1,000 sf with a 2.5 car detached garage. The developer was local nonprofit Housing Continuum, Inc. The project took about 10 months to complete. Ms. Zilly shared before and after photos. The interior and exterior were completely renovated. The project was listed on the MLS earlier this week for \$219,000.

Mr. Berger said this home is available to a household at or below 80% AMI. Mr. Beck said to determine the list price, they balance the market value with affordability. A 2-bedroom house equates to a 3-person household. A 3-person household at 80% AMI has an income of \$64,200. They can afford a house up to about \$220,000 depending on other factors. They went with an asking price of \$219,000; there is some room to negotiate down.

Mr. Berger said proceeds from the sale will be divided proportionally among the project funders.

Ms. Eakins asked who makes sure an interested buyer falls within the income guidelines. Mr. Berger said the County checks that a buyer is income-qualified and also that they have completed a homebuyer course.

#### **b. 704 Adams Ave. (funding approved 2019)**

Ms. Zilly introduced this project which is in the beginning stages. This was a foreclosure near downtown. The developer is Spillane and Sons. The home has 2 bedrooms and 1 bathroom with an attached garage. Ms. Zilly showed photos of the interior and exterior of the home and a proposed floorplan. The home will be completely rehabbed. St. Charles allocated \$50,000 to the project with \$250,000 from the Kane County CDBG program. Anticipated completion is November. The estimated cost of rehab is about \$140,000.

Mr. Berger said the County has issued a call for projects for the 2020 Affordable Housing Fund. The call for projects offers \$3 million in financing from Kane County, City of Elgin and City of St. Charles. St. Charles has also contributed a vacant, buildable lot.

Ms. Johnson said the City acquired a lot on the corner of Riverside and Moore Avenues. As part of the City's 7<sup>th</sup> Avenue Creek Project, the old house on the property which was in the floodplain was demolished; the entire western half of the lot is in the floodplain. The City is in the process of subdividing the lot into two lots. The eastern lot will be buildable and the initial plan was to sell it to a developer. Staff provided the option to the City Council to donate the lot to the Affordable Housing Fund instead, to be made available as a buildable lot for an affordable single-family home. Council gave unanimous support. The lot has been included in the County's call for projects.

#### **6. 2020 Inclusionary Housing Fee In-lieu – Update**

Ms. Johnson said the City Council sets the IHO fee in-lieu on an annual basis. Developers of new residential housing are required to pay the fee if they choose not to provide affordable units. At the January meeting, the Housing Commission made a recommendation to keep the fee at \$39,600 per required affordable unit, which was the same fee as 2019. City Council accepted this recommendation and kept the fee as-is.

## **7. Promotion of Home Rehab & Accessibility Loan Program**

Ms. Eakins said at the last meeting we discussed coming up with ideas for organizations to which members of the Commission could present information in an effort to develop interest in the Home Rehab & Accessibility Loan Program.

Ms. Payleitner suggested revisiting this item due to COVID-19. The item will be tabled until the next meeting.

## **8. Additional Business**

Ms. Eakins asked for an update on Anthony Place. Ms. Johnson said final inspections were being conducted this week. They had been targeting an April opening, but that has been pushed back to June.

## **9. Future Meeting Dates**

- a. Thursday, July 9, 2020 at 7:00pm Committee Room – To be cancelled
- b. Thursday, August 13, 2020 at 7:00pm Committee Room
- c. Thursday, September 10, 2020 at 7:00pm Committee Room

Ms. Eakins suggested holding the next meeting after the Kane-Elgin Home Commission reviews the projects submitted under the 2020 Kane County Affordable Housing Fund call for projects and makes its recommendations to be reviewed by the Housing Commission. This may be in August or September.

## **10. Public Comment- None**

## **11. Adjournment at 7:58pm**