

**MINUTES
CITY OF ST. CHARLES
HOUSING COMMISSION
THURSDAY, AUGUST 12, 2021
DENS A & B**

Members Present: Jillian Barker, Louis Dries, Liz Eakins, Jeff Funke, Karrsten Goettel, Barb Gacic, John Glenn, Paul Lencioni

Members Absent: Sean Baker

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 seven members present. Mr. Lencioni arrived at 7:08 p.m.

3. Introduction of New Members

The new Commission members introduced themselves: Jeff Funke, Plan Commission liaison; Jillian Barker, School Board representative; Paul Lencioni, City Council liaison. Existing members introduced themselves, as well.

4. Approval of Agenda

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

5. Election of Officers

a. Chair

Mr. Glenn nominated Ms. Eakins as Chair, seconded by Mr. Dries, and approved by unanimous voice vote.

b. Vice Chair

Mr. Goettel nominated Mr. Glenn as Vice Chair, seconded by Ms. Gacic, and approved by unanimous voice vote.

6. Approval of minutes from the April 8, 2021 meeting of the Housing Commission.

Ms. Gacic noted a revision on page 2, under b. Anthony Place Phase 2, final line of the first paragraph should read, "Spring 2023", not "Spring 202".

A motion was made by Mr. Dries and seconded by Ms. Gacic with a unanimous voice vote to approve the April 8, 2021 meeting minutes as amended.

7. Housing Trust Fund Account Report

Ms. Johnson shared a report of the Housing Trust Fund account activity from April-June 2021. The second reimbursement out of two was paid out for the rehab of 704 Adams Ave. A total of \$49,000 was paid out for the project; the Commission had approved \$50,000. The City received a \$29,000 loan repayment upon sale of the property. Earmarked funds include set-asides for the Home Rehab Program, First Time Homebuyer Program, and \$52,000 for the new construction house at 106 Moore Ave.

8. Home Rehab Program Promotion – Discuss Presentations

Ms. Eakins said the Home Rehab Program is under-utilized. We previously discussed sending Commissioners out into the community to promote the program. There should be a need in the community for it, especially for seniors staying in their homes. Ms. Johnson has prepared talking points. She said it is fairly difficult to qualify for the program; the homeowner must be income-qualified and there is maximum home value limitation.

Mr. Funke suggested asking high school students to get involved and create videos to promote the program. The process could be filmed and completed projects could be highlighted. Ms. Barker offered to look into student groups.

Commissioners discussed ideas for outreach, including: groups that deliver meals to seniors; employers that have lower wage workers; churches; Police and Fire first responders; Police Dept. social worker; code enforcement officer; contractors applying for building permits.

Ms. Eakins suggested also promoting the First-Time Homebuyer Program when presenting about the Home Rehab Program. Ms. Johnson said she will prepare talking points for that program as well.

Ms. Eakins said by the next meeting, Commissioners should be prepared with a list of 3-4 specific groups to whom they are willing to present.

Mr. Glenn suggested holding another joint meeting between the Housing Commission and City Council, given the recent changes on the Council, to get them engaged about the Housing Commission's work. Ms. Eakins suggested sometime towards the end of the year, anticipating the annual fee in-lieu discussion that is typically held in the early part of the year. Ms. Johnson said she would talk to the Community Development director about timing. Another option might be a presentation to the Planning & Development Committee.

9. Additional Business

a. Project Updates

Ms. Johnson provided a final progress report on 704 Adams Ave. from Kane County. The total investment for the project was \$308,000. It sold in March for \$212,000. 106 Moore Ave. is currently under construction on the lot the City donated.

10. Future Meeting Dates

- a. Thursday, September 9, 2021 at 7:00pm Committee Room – To be cancelled

- b. Thursday, October 14, 2021 at 7:00pm Committee Room – To be rescheduled to October 21
- c. Thursday, November 11, 2021 at 7:00pm Committee Room

11. Public Comment- None

12. Adjournment at 8:15pm.