

**MINUTES  
CITY OF ST. CHARLES  
HOUSING COMMISSION  
THURSDAY, SEPTEMBER 14, 2023  
DENS A & B**

**Members Present:** Sean Baker, Louis Dries, Liz Eakins, Jeff Funke, Karrsten Goettel

**Members Absent:** John Glenn, David Pietryla, Milupa King

**Others Present:** Ellen Johnson, Planner  
Jayme Muenz

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**1. Call to Order**

Chair Funke called the meeting to order at 7:03pm.

**2. Roll Call**

Ms. Johnson called roll with five members present.

**3. Approval of Agenda**

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

**4. Approval of minutes from the June 29, 2023 meeting of the Housing Commission**

**A motion was made by Mr. Dries and seconded by Mr. Baker with a unanimous voice vote to approve the June 29, 2023 meeting minutes.**

**5. Home Rehab Program Update**

Ms. Johnson said at the last meeting, we talked about the program and the issues surrounding the capacity of Community Contacts for taking on more projects each year. We are awaiting data that Kane County staff plans to collect from Community Contacts, such as the number of people on their waiting list, general interest from St. Charles residents, pipeline projects in St. Charles, etc.

**6. Review of Affordable Housing Fund Development Proposal for 2023:**

**a. Habitat for Humanity New Construction Home**

Ms. Johnson said Kane County issued this year's Affordable Housing Fund Request for Proposals this summer; proposals were due at the end of July. Kane County received four proposals, which were reviewed by the Kane-Elgin HOME Commission. One of the projects is in St. Charles. The project is by Habitat for Humanity of Northern Fox Valley. Habitat is proposing to construct one new single-family home on a City-owned lot at the corner of 15<sup>th</sup> and Dean Streets. The lot was discussed at the last meeting. The request is two-fold: the first is donation of the City-owned lot, which will be a City Council decision. The second is a monetary request: \$115,000 from the Housing Trust Fund.

Kane County will also provide \$115,000. The Kane-Elgin HOME Commission recommended approval at their meeting on August 31<sup>st</sup>. The Housing Commission will need to approve the funding and make a recommendation to City Council regarding donation of the lot. Habitat has not yet prepared a site plan or renderings of the house. Staff will work with Habitat on the design.

Mr. Funke felt the construction cost is reasonable. The group discussed that Habitat gets donations and volunteer labor for their homes.

Mr. Dries asked what the City uses the lot for. Ms. Johnson said the City does not have any long-term infrastructure needs for the lot. The City mows it. It seems to have been a remnant parcel from when 15<sup>th</sup> St. was connected to Dean St. It is next door to another Habitat house. Mr. Dries said we might as well put the land to use.

**A motion was made by Mr. Goettel and seconded by Mr. Baker to recommend City Council approve transfer of the City-owned Dean St. lot to Habitat for Humanity of Northern Fox Valley.**

**Roll call vote:**

**Ayes: Baker, Funke, Goettel, Dries, Eakins**

**Nays: None**

**Absent: Glenn, King, Pietryla**

**Motion passed: 5-0**

**A motion was made by Mr. Goettel and seconded by Mr. Dries to approve a Housing Trust Fund allocation of \$115,000 to Habitat for Humanity of Northern Fox Valley.**

**Roll call vote:**

**Ayes: Baker, Funke, Goettel, Dries, Eakins**

**Nays: None**

**Absent: Glenn, King, Pietryla**

**Motion passed: 5-0**

The group discussed inviting Barb Beckman, Habitat Director, to the next meeting to discuss the project, if the lot transfer is approved by City Council.

## **7. Project Updates**

Ms. Johnson said she is still trying to get information regarding why IHDA did not award tax credits for Anthony Place Phase II, and whether the developer plans to pursue the project further.

Ms. Eakins said at the last Kane-Elgin HOME Commission meeting, it was reported that the City of Batavia had bought a couple of run-down homes. County funds were used to rehab the homes as affordable units. Could that be a way that we could use the Housing Trust Fund, to purchase properties that need to be rehabbed, and side-stepping the purchase price limits we have placed upon us for these programs? Ms. Johnson said that would be an eligible use of funds. Ms. Eakins said County funds could then be used towards the renovations. We'd include the house in the County's Call for Proposals. It would be a way to avoid the purchase price limits. Ms. Eakins said HUD sets the affordable purchase price limits based on the metro area, which includes St. Charles. St. Charles has much higher property values than other parts of the area. That limits the number of houses that can be included in the Home Rehab Program. DuPage County was able to exempt themselves from

the Chicago metro area. Ms. Eakins said it is something that should be looked into. Bob Palmer from Housing Action Illinois would be a person to contact about it. Ms. Johnson said she would try to look into it.

**8. Additional Business- None**

**9. Future Meeting Dates**

- a. Thursday, October 12, 2023 at 7:00 Dens A & B
- b. Thursday, November 9, 2023 at 7:00pm Dens A & B
- c. Thursday, December 14, 2023 at 7:00pm Dens A & B

**10. Public Comment- None**

**11. Adjournment at 7:28**