

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item number: IIC3**

Title:

Motion to approve a Resolution Amending the Intergovernmental Agreement between the City of St. Charles and Kane County regarding St. Charles Housing Trust Fund Administration and Management Services by Amendment Attachment B “Budget for Housing Trust Fund Activities” to Allocate Additional Funds to the Affordable Housing Development Program for Anthony Place II.

Presenter:

Russell Colby, Community Development Director

Meeting: City Council

Date: January 17, 2023

Proposed Cost: \$865,411.54

Budgeted Amount: From Housing Trust Fund balance of \$1,972,925

Not Budgeted: **Executive Summary** *(if not budgeted please explain):*

On January 9, 2023, the Planning & Development Committee unanimously recommended approval of increasing the City’s Housing Trust Fund allocation to the Kane County Affordable Housing Fund, in order to provide additional funding assistance for the Anthony Place II senior affordable project.

The attached Resolution would amend the City’s 2018 Intergovernmental Agreement with Kane County regarding St. Charles Housing Trust Fund Administration and Management Services.

The Amended Budget attached to the Resolution would increase the allocation to the Affordable Housing Development Program to a “Not to exceed” amount of \$1,100,000 for Anthony Place II (plus 2.5% administrative fee). The net increase in contribution to the Program from the City’s Housing Trust fund is \$865,411.54.

Per the IGA, the City can approve amendments to the budget without requiring approval by Kane County, provided that written notification is provided to the County.

Attachments *(please list):*

Resolution

Recommendation/Suggested Action *(briefly explain):*

Vote on the Resolution

City of St. Charles, Illinois
Resolution No. 2023-

**A Resolution Amending the Intergovernmental Agreement between the
City of St. Charles and Kane County regarding St. Charles Housing
Trust Fund Administration and Management Services by Amending
Attachment B “Budget for Housing Trust Fund Activities” to Allocate
Additional Funds to the Affordable Housing Development Program for
Anthony Place II**

**Presented & Passed by the
City Council on _____**

WHEREAS, the City previously passed Resolution No. 2018-84 “A Resolution Authorizing the Mayor and City Clerk of the City of St. Charles to Execute an Intergovernmental Agreement by and between the City of St. Charles and Kane County regarding St. Charles Housing Trust Fund Administration and Management Services”, which established a partnership between the City and Kane County for services related to County administration and management of the Home Rehab and Accessibility Loan Program, the First-Time Homebuyer Loan Program, and the City’s contributions into the Kane County Affordable Housing Fund; and

WHEREAS, said Resolution No. 2018-84 allocated \$416,000.00 from the St. Charles Housing Trust Fund to the Kane County Affordable Housing Fund to be utilized to finance projects under the Kane County Affordable Housing Fund located within the St. Charles corporate limits; and

WHEREAS, said Intergovernmental Agreement between the City of St. Charles and Kane County dated June 18, 2018 (the “IGA”), included Attachment B, “Budget for Housing Trust Fund Activities”, which listed budgeted amounts from the St. Charles Housing Trust Fund for the Home Rehab and Accessibility Loan Program (plus 5% program delivery fee), First-Time Homebuyer Assistance Program (plus 5% program delivery fee), and Affordable Housing Development Program (plus 2.5% closing fees); and

WHEREAS, to date, a total of three (3) projects approved through the Kane County Affordable Housing Fund have been financed in part by the St. Charles Housing Trust Fund, as approved by the St. Charles Housing Commission, totaling \$153,911.89, for a remaining balance of \$262,088.11 from the initial City allocation of \$416,000.00; and

WHEREAS, Section 9 of the IGA grants the City sole discretion in amending the budget amounts specified in Attachment B with written notification to the County; and

WHEREAS, the City desires to contribute additional resources from the St. Charles Housing Trust Fund into the Kane County Affordable Housing Fund to be made available for Anthony Place II, a 60-unit senior affordable housing project located in St. Charles, in an amount not to exceed \$1,100,000.00, plus 2.5% closing fee paid to Kane County.

NOW THEREFORE, be it resolved by the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

1. That the City hereby amends Attachment B “Budget for Housing Trust Fund Activities” of the IGA by replacing said Attachment B with the “Amended Budget for Housing Trust Fund Activities” attached hereto and incorporated herein as Exhibit “A”.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of January 2023.

PASSED by the City Council of the City of St. Charles, Illinois, this 17th day of January 2023.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 17th day of January 2023.

Lora A. Vitek, Mayor

ATEST:

City Clerk/Recording Secretary

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

EXHIBIT "A"

AMENDED BUDGET FOR HOUSING TRUST FUND ACTIVITIES

Home Rehab and Accessibility Loan Program	
Expense	Amount
1. Rehabilitation/Accessibility Improvements	\$30,000.00
2. Program Delivery Fees (5% of above expenses)	\$1,500.00
Total	\$31,500.00

First-Time Homebuyer Assistance Program	
Expense	Amount
1. Homebuyer Assistance	\$40,000.00
2. Program Delivery Fees (5% of above expenses)	\$2,000.00
Total	\$42,000.00

Affordable Housing Development Program	
Amount Remaining from Initial Allocation	Amount
1. Housing Development Financing	\$255,696.06
2. Closing Fees (2.5% of expenses)	\$6,392.05
Total Remaining from Initial Allocation	\$262,088.11
Additional Expenses to Fund	Amount
1. Housing Development Financing – Anthony Place II	\$844,303.94
2. Closing Fees (2.5% of above expenses) – Anthony Place II	\$21,107.95
Total Funds for Anthony Place II Financing (Not to exceed)	\$1,100,000.00
Total Funds for Anthony Place II Including Closing Fees (Not to exceed)	\$1,127,500.00