1. CALL TO ORDER

11:45 AM meeting was called to order by Chairman Patrick Grill at 12:04 PM.

11:45 OR IMMEDIATELY FOLLOWING COMMUNITY DEVELOPMENT COMMISSION

2. ROLL CALL

PRESENT: Anderson, Bastian, Berley, Chaplin, Chassee, Elliott, Grill, Krucek, Ungerleider, Wiley
ABSENT: Broder, Grasso, Tornatore

Staff Present: Mary Keating, Community Services Director; Jennifer Chan, Community Development Administrator; Christine Pedersen, Senior Accountant/Community Services Manager; Christopher Ragona, Community Development Manager; Barb Temborius, Community Development Specialist; Therese Witkus, Community Development Specialist; Christopher Donovan, Community Development Specialist; Dorin Fera, Community Development Specialist; Ben Leitschuh, Community Development Specialist, Paula Krasnow, Sr Staff Assistant and Andrew Fackler, Community Development Intern.

State’s Attorney - Paul Bruckner.

Others Present: Jennifer Truppa - Mercy Housing; Shubra Govind - Village of Hanover Park.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

A. Home Advisory Group - Regular Meeting - Feb 6, 2018 11:30 AM

Wiley made the motion, seconded by Chaplin, to approve the February 6, 2018 Minutes as amended, with the following change: Under Roll Call, change Bastian's status from "Remote" to "Present".

On a voice vote, the February 2018 Minutes, as amended, were approved.
RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Janice Anderson, Kevin Wiley
SECONDER: Elizabeth Chaplin, District 2
AYES: Anderson, Bastian, Berley, Chaplin, Chassee, Elliott, Grill, Krucek, Ungerleider, Wiley
ABSENT: Broder, Grasso, Tornatore

5. ACTION ITEMS

A. Action Item -- Recommendation for Approval of the Transfer and Reclassification of Eight Liens From Franciscan Ministries to Mercy Housing, for $175,693 in Rental Rehabilitation Program (RRP) for Eight Properties and Sixty-five Units.

Keating stated that the Rental Rehab Program that Franciscan Ministries received from 1988 to 1990 predates any of the current staff members. This program is no longer in existence.

Chan let the committee know that Jennifer Truppa, with Mercy Housing formerly from Franciscan Ministries, was in attendance and could answer any questions.

Mercy Housing requested transference of the liens. Staff felt it would be more appropriate to treat these liens as CDBG funds are currently handled. The liens will be transferred as forgivable mortgages with a 10-year term, not deferred. The amount of funding on a per unit basis is $2,700 per unit. Mercy will be investing funds of its own for rehab work.

There were no questions.

On a voice vote, the motion passed.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, District 2
AYES: Anderson, Bastian, Berley, Chaplin, Chassee, Elliott, Grill, Krucek, Ungerleider, Wiley
ABSENT: Broder, Grasso, Tornatore

B. Action Item -- Recommendation for Approval of a Second Modification to a Housing Development Fund (HDF) Agreement for Project CD01-28D – Wood Glen Senior Apartments (West Chicago Senior Apartments) to Reduce the Monitoring Requirements of the Project.

Chan informed the Committee that the County’s current affordability restrictions exceeds CDBG requirements. Reducing the monitoring requirements, reduces the County’s risk.
Illinois Housing Development Authority (IHDA) will still be monitoring the project for an additional 15 years.

Keating stated reducing the monitoring requirement as stipulated in the Agreement, not only reduces the department’s work load but reduces the possibility of a HUD finding. When HUD comes to monitor, it reviews the County’s compliance with each Agreement. Even if the Agreement is more stringent than HUD’s regulations, if HUD feels the County is out of compliance with the agreement, a finding is possible. With IHDA monitoring, and its longer affordability period, it does not make sense to have this duplicative work.

There were no questions.

On a voice vote, the motion passed.

| RESULT: | APPROVED [UNANIMOUS] |
| MOVER:  | Elizabeth Chaplin, District 2 |
| SECONDER: | Janice Anderson, District 5 |
| AYES:   | Anderson, Bastian, Berley, Chaplin, Chassee, Elliott, Grill, Krucek, Ungerleider, Wiley |
| ABSENT: | Broder, Grasso, Tornatore |

C. Action Item -- Recommendation for Approval of a 5th Modification to a Neighborhood Stabilization Program (NSP) Agreement for Project NSP08-02a – Habitat for Humanity Acquisition, Rehabilitation, and Resale, to Increase the Maximum Allowable Median Family Income From 50% to 80%.

Chan noted that Dave Neary, with DuPage Habitat for Humanity, was in the audience and available for any questions.

Funds used for this project are Neighborhood Stabilization funds. Approving this request will still keep the County compliant with the income restrictions. The family still falls within the required parameters of the program.

On a voice vote, the motion passed.

| RESULT: | APPROVED [UNANIMOUS] |
| MOVER:  | Elizabeth Chaplin, Daniel Ungerleider |
| SECONDER: | Mike Krucek, Woodridge Alderman |
| AYES:   | Anderson, Bastian, Berley, Chaplin, Chassee, Elliott, Grill, Krucek, Ungerleider, Wiley |
| ABSENT: | Broder, Grasso, Tornatore |

6. OTHER BUSINESS
No other business.

7. **ADJOURNMENT**  
Chasse made the motion, seconded by Wiley, to adjourn the meeting at 12:04pm.

On a voice vote, the motion passed.

8. **NEXT MEETING DATE - MAY 1, 2018**