1. CALL TO ORDER

11:30 AM meeting was called to order by Chairman Patrick Grill at 11:45 AM.

11:30 AM OR IMMEDIATELY FOLLOWING DEVELOPMENT COMMITTEE

2. ROLL CALL

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

Staff Present: Mary Keating, Community Services Director; Jennifer Chan, Community Development Administrator; Christine Pedersen, Senior Accountant/Community Services Manager; Julie Hamlin, Sr. Community Development Specialist; Barb Temborius, Community Development Specialist; Therese Witkus, Community Development Specialist; Christopher Donovan, Community Development Specialist; Tom Schwertman, Community Development Specialist; Anna Sitton, Community Development Specialist, and Andrew Fackler, Community Development Intern.

State’s Attorney - Patrick Collins.

Others Present: Mary Loch - Community Housing Advocacy and Development; Phil Moeller - Carefree Development LLC (Liberty Village); Raeann Olsen-Jackson - Almost Home Kids, and Dave Cotton - Almost Home Kids.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

A. Home Advisory Group - Regular Meeting - Apr 3, 2018 11:45 AM

Wiley made the motion, seconded by Anderson, to approve the Minutes of April 3, 2018.

On a voice vote, the motion passed.
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Bastian, Berley, Chaplin, Elliott, Grill, Tornatore, Ungerleider, Wiley
ABSENT: Broder, Chassee, Grasso, Krucek

5. ACTION ITEMS

A. Action Item -- Recommendation to approve a request from Liberty Village to restructure the HOME program loan for Project Number HM96-01, Yorkhurst Park in Elmhurst, Illinois.

Chan stated that Liberty Village sought to refinance its existing 40-year Illinois Housing Development Authority (IHDA) Risk-Share loan with a Citi Community Capital (CITI) loan and continue its annual payments to the County of approximately $58,000 and push the final balloon payment of approximately $789,000.00 out to 2040. The County’s HOME affordability period ends December 14, 2019. The project itself has an extended use agreement with an extended affordability compliance period from the original IHDA low-income tax credit until approximately 2030. Liberty Village will reinvest the proceeds of the refinance for substantial building improvements, including a new roof, and increasing its reserves for long-term maintenance of the building. There is a debt coverage ratio of 1.46 at year one and continues positive over the next 20 years, consistent with County Policy.

Staff recommended approval of the loan with the following conditions: Subordination of the DuPage County HOME loan to a new CITI first mortgage of up to $6,000,000.00; Amend the County’s loan terms to extend the maturity date from August 1, 2025 to August 1, 2040 with a balloon payment of approximately $789,000, and adoption of a revised amortization schedule showing 24 yearly County payments of approximately $58,000.

Phil Moeller with Liberty Village was in attendance to answer any questions.

Wiley noted that there was a typographical error in the blurb and that “Yorkhurst”, should have read “Yorkhurst”.

There were no other questions or comments.

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, Elliott, Grill, Tornatore, Ungerleider, Wiley  
ABSENT: Broder, Chassee, Grasso, Krucek  

B. Action Item -- Recommendation for Approval of a Conditional Commitment for Project HM16-03 – Community Housing Advocacy Development (CHAD) – Scattered site rehabilitation of three residential properties for funding in the amount of $320,899.  

The project presented to the Committee will fulfill the County’s required Community Housing Development Organization (CHDO) requirement. A brief definition of a CHDO is a private nonprofit, community-based organization that has the capacity to develop affordable housing. Certain parameters have to be met in order to meet the eligibility criteria; legal status, organizational structure, capacity and experience. HUD requires that 15% of the annual HOME allocation must be set aside for a CHDO.  

CHAD’s CHDO project is to rehabilitate three scattered site properties, containing of four buildings with a total of 18 units. Seventeen of the 18 units will be HOME-assisted units. The total project cost is estimated to be $347,234 and approximately $321,000 in HOME funds have been requested.  

There is a low risk factor according to market characteristics, developer capacity and financing. There is an initial debt credit ratio of 1.43 and initial cash flow of $42,140 and by the tenth year, the debt coverage ratio is projected to be at 1.34 and annual cash flow balance of $32,665. The total development cost per unit is $19,291.  

To protect the County’s interest, there will be a 10-year forgivable mortgage placed on the properties. CHAD is not required to make payments. However, if any of the properties are sold or a change in use occurs within the 10-year period, CHAD is required to pay back the entire amount of funds given.  

Mary Loch was available to answer questions.  

Grill asked if there were any comments or questions. Elliott took this time to praise CHAD noting they have 400 units throughout the County and thank them for the great work they do and his willingness to give this request a favorable vote.  

There were no other questions or comments.  

On a voice vote, the motion passed.
RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Bastian, Berley, Chaplin, Elliott, Grill, Tornatore, Ungerleider, Wiley
ABSENT: Broder, Chassee, Grasso, Krucek

6. OTHER BUSINESS

Keating informed the Committee that the next meeting will be held on July 10, 2018. The County Board has moved all the committees that would have originally been held on July 3rd to the 10th.

7. ADJOURNMENT

Wiley made the motion, seconded by Tornatore, to adjourn the meeting at 11:53am.

On a voice vote, the motion passed.

8. NEXT MEETING DATE - JULY 10, 2018