



c/o IFF  
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**Meeting Minutes  
Working Group  
West Cook County Housing Collaborative**

**November 4, 2013  
3:30 p.m. – 5:00 pm.  
Village of Forest Park  
517 Des Plaines Avenue, Forest Park, IL**

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**I. Call to Order**

The meeting was called to order by Chair David Meyers at 3:40 p.m.

**II. Attendees**

- Members Present: Chair – David Meyers (Maywood); Co-Chair Tammie Grossman (Oak Park); Tim Gillian (Forest Park); Tonita LeShore (Bellwood)
- Member(s) Absent: Alicia Ruiz (Berwyn)
- Others Present: John Gerut, Michelle Hoereth and Kristine Giornalista (IFF); Marisa Novara (Metropolitan Planning Council); Rob Breymaier (OPRHC); Tony Manno (RTA); Janet Smith and Anna Bachman (UIC-Voorhees).

**III. Non-Agenda Public Comment**

There was no non-agenda public comment.

**IV. Agenda**

MOTION to accept by Tammie Grossman and seconded by Tim Gillian. MOTION passed unanimously.

**V. Minutes of July 23, 2013 and September 25, 2013**

MOTION to accept as drafted made by Tammie Grossman and seconded by Tim Gillian. MOTION passed unanimously.

**VI. DCEO Update**

- Thirty homes will be acquired, rehabbed and resold in Round 1, more than the 27 projected. IFF is beginning the implementation of Round 2 with the developers using revolved funds from Round 1.
- CDM, DCEO's consultant for the 2008 IKE Disaster funding, recently raised a concern regarding the program revenue losing its federal identity after Round 1. IFF is working with DCEO and CDM to resolve the different interpretation of HUD regulations. IFF will send the regulations to the Working Group.

**VII. HUD Grant Update**

- HUD's annual convening for Sustainable Communities grantees is on December 4-6 in D.C. John Gerut (IFF) will be attending. Tim Gillian will check his availability to attend.
- Status of comprehensive plans
  - Maywood has completed community outreach and will be hosting a business workshop on November 20. Maywood is also setting up interview with key leaders.
  - Forest Park held a joint meeting of the Village Council and Plan Commission last week. The first community-wide meeting will be held November 20. A second community meeting is planning for January 2014. Forest Park is meeting with the planning consultant to discuss the community survey on November 5.



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- Oak Park has finalized the goals and objectives of its plan. The plan will be finalized in spring 2014.
- Bellwood's zoning board is considering their draft comprehensive plan. It will go before the Board of Trustees on November 19.
- The Metroquest survey is currently in process in Maywood.
- In-kind support letters for third quarter 2013 are due to Tammie Grossman for HUD reporting.
- TOD Loan Fund
  - The project initiation loan to Heartland Housing is in the closing process.
  - Responses to Oak Park's RFP for development at South Boulevard and Harlem Avenue were due October 16. The RFP criteria included a preference for affordable housing and the selected developer may be eligible for a TOD loan. Oak Park is in the process of evaluating the proposals.

#### **VIII. Other Updates**

- IFF is waiting for the Attorney General to contact them regarding the \$3 Million Mortgage Settlement grant agreement.
- IFF is continuing analysis on a strategy for distressed 2-4 flats. IFF has confirmed that the Attorney General money can be used for small multifamily provided the overall unit goal does not change.
- Regional Transportation Authority (RTA) recently selected Bellwood and Forest Park to participate in their technical assistance program. RTA, along with the Urban Land Institute-Chicago, will coordinate a half-day developer panel on a strategic site in each community. The RTA board will approve the contracts in November and the panels will take place in spring 2014.

#### **IX. Homeownership Program Name and Tag Line**

- IFF presented possible six names and tag lines for the WCCHC homeownership program that were generated by the consultant, American Marketing Services. MOTION to select "Live West: West Cook County Homeownership Program" was made by Tammie Grossman and seconded by Tim Gillian. MOTION passed unanimously.
- At the next meeting, the group will select a logo to be incorporated into the WCCHC website and homeownership brochure.
- Rob Breymaier recommended securing the rights to web addresses that could be used for an independent website for the homeownership initiative.

#### **X. TOD Fund Strategy**

- IFF reported receiving relatively low interest in the TOD fund since the early September eAlert announced the fund was open. IFF sought feedback on additional strategies to pursue to effectively deploy the TOD fund.
- The working group was amenable to using the funds for rehab of existing multifamily buildings. It was noted that these funds will trigger federal relocation rights on occupied buildings.
- The working group was open to IFF using the funds to acquire and prepare private property for development by another party.
- Tim Gillian said the nine-acre "Altenheim" property northwest of the CTA blue line depot might be an opportunity for a senior facility supported with the loan fund. Forest Park owns three buildings and the Altenheim senior facility owns two.
- David Meyers reported that the Old Soldiers Home on First Avenue in Maywood could be an opportunity for the loan fund.



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- IFF will begin due diligence on how to use the TOD fund for establishing site control and rehabbing existing buildings.

**XI. Strategic Planning Process**

- IFF presented the steps for the upcoming strategic planning process. This planning is supported by a Cook County CDBG grant and a Grand Victoria Foundation grant.
- A meeting to discuss the mission of WCCHC will be held in lieu of the January Working Group meeting.
- IFF proposed hiring a graduate student as a neutral party to interview the working group and steering committee members. Tim Gillian and David Meyers recommended that IFF conduct the interviews with the Mayors and Village Presidents.

**XII. Adjournment**

The meeting was adjourned at 5:15 p.m. The next Working Group meeting will be held jointly with the Steering Committee in December. IFF will coordinate the time and location of the meeting.

Minutes submitted by Kristine Giornalista, IFF.