

Date: October 21, 2010

Joel Williams
Community Development Administrator



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Memorandum

To: Community Development Commission

From: Jonathan Burch, P.P. AICP Senior Planner

CC: Lisa Tapper, Executive Director, Affordable Housing Corporation of Lake County (AHC)

Re: Request for Project Changes

- AHC First Time Homebuyer Program- Lake County- H1061 and H0961
- AHC First Time Homebuyer Program- Waukegan- H1062 and H0963
- AHC First Time Homebuyer Program- North Chicago- H0962 and H0862

AHC received funding in 2008, 2009 and 2010 for first time homebuyer programs in Lake County, North Chicago and Waukegan. The following table breaks down the current balances for AHC's first time homebuyer programs funded by Lake County.

Current AHC First Time Homebuyer Balances					
Lake County		Waukegan		North Chicago	
H1061	H0961	H1062	H0963	H0962	H0862
\$150,000	\$131,000	\$99,573	\$16,759	\$54,000	\$54,581
Total: \$505,913					

AHC is requesting changes to all the above programs in response to the mortgage meltdown and foreclosure crisis. The attached memo from AHC outlines the proposed changes and the reasoning behind the request.

Review Comments

The structures of the revised programs would conform to the HOME regulations. While the removal of funding from AHC's lending consortium represents a reduction in the matching contribution of all of programs, continued funding from IHDA ensures that AHC can continue to help the Lake County meet its 25% match requirement.

Additionally, the revised programs would continue to address the 2010-2014 Consolidated Plan goal of assisting 400 low and moderate-income households in purchasing their own Lake County home while also meeting the changing needs of Lake County residents due to the current economic situation.

Staff Recommendation

Staff recommends that the Community Development Commission approve the proposed changes and authorize Staff to prepare revised contracts with AHC for the Lake County, North Chicago and Waukegan programs.