

RENTAL HOUSING DEVELOPMENT PROGRAM



2009 Program Guidelines



**Kane County/City of Elgin Consortium
Kane County Development and
Resource Management Department
719 Batavia Avenue
Geneva, Illinois 60134**

KANE COUNTY/CITY OF ELGIN HOME CONSORTIUM
Rental Housing Development Program
Program Guidelines

The Rental Housing Development Program is administered with federal funds received by the Kane County/City of Elgin HOME Consortium (Consortium) through the HOME Investment Partnership Act subject to Title 24 Code of Federal Regulations Part 92. The Program is administered by the Kane County Development Department on behalf of the Consortium.

I. PURPOSE

The purpose of the Rental Housing Development Program (RHDP) is to increase or maintain the Consortium's supply of affordable rental housing and housing for persons with special needs. The Program provides gap financing with flexible terms to non-profit and for-profit developers for the acquisition, rehabilitation or new construction of rental housing projects that would otherwise be financially infeasible. Projects must create units affordable to low-and moderate-income households or units that meet the needs of low-income special populations such as homeless, elderly or disabled. Through the Program, developers are provided increased financial capacity to meet necessary project development costs. Developers receiving assistance are required to assist a specified number of units in projects for income-eligible households according to revised federal income and rent limits.

II. ELIGIBLE/INELIGIBLE PROJECTS

Eligible projects may include both new construction and the rehabilitation of existing properties. For rehabilitation projects, funds may be used to make essential repairs or improvements to meet local code or, if there is no local code, federal housing quality standards (HQS), come into compliance with federal requirements of Section 504 or the Americans with Disabilities Act, abatement of lead-based paint, abatement of asbestos, essential energy-related repairs or improvements, and repair or replacement of major housing systems in danger of failure. Projects assisted must be operated and maintained on a long-term basis in accordance with these program guidelines and contractual requirements relative to applicable federal and local regulations.

1. Eligible Projects: HUD regulations permit HOME rental housing development funds to be used for the following types of properties:
 - a. One or more buildings on a single site that are under common ownership, management, and financing.
 - b. Scattered-site properties, as long as the sites are under common ownership, management, and financing, and receive HOME assistance as part of a single project.
 - c. Transitional as well as permanent housing, including group homes and Single Room Occupancy (SROs).

2. Ineligible Projects:

- a. HOME funds may not be used for operations or modernization of public housing projects financed under the Housing Act of 1937.
- b. Properties previously financed with HOME funds during the affordability period cannot receive additional HOME assistance unless assistance is provided during the first year after project completion.
- c. Projects assisted under 24 CFR Part 248 (prepayment of low-income housing mortgages) may not receive HOME funds unless assistance is provided to priority purchasers of such housing.

HUD regulations do not specify the number of units per project or unit size and style. Please note that HUD requires sponsors of projects containing twelve (12) or more HOME-assisted units to conform to all provisions of the Davis-Bacon Act. (See Section XVII.)

III. ELIGIBLE/INELIGIBLE COSTS

1. Eligible Costs: HOME rental housing development funds may be used to pay the following eligible costs:

- a. Development Hard Costs: These include acquisition of property, site improvements, construction, rehabilitation, conversion and demolition.
- b. Development Soft Costs: These include financing costs, such as building permits, legal and developer fees, property appraisals, credit and title costs, etc. Also included are engineering, architectural, or related professional services, project related audit costs, relocation costs, affirmative marketing, and fair housing information. HUD requirements specifically state that project soft costs must be “reasonable and necessary.”

2. Ineligible Costs: HOME rental housing development funds may not be used for the following:

- a. Initial operating reserves for moderate rehabilitation projects;
- b. Impact fees;
- c. Providing non-federal matching contributions required under any other federal program;
- d. Providing assistance to a project previously assisted with HOME funds during the established period of affordability; or
- e. Project-based rental assistance.

IV. MAXIMUM HOME INVESTMENT

The HOME maximum per-unit subsidy is established by HUD and is based on the Section 221(d)(3) program limits for the Chicago metropolitan area. (See Appendix A

for the Maximum Per-Unit Subsidy.) The actual subsidy provided under the Rental Housing Development Program, however, will depend on the following factors:

1. The proportion of the total project cost that is HOME eligible; some project costs may not be eligible expenses under the HOME program.
2. How many of the units in the project are HOME-assisted; projects may have a mix of HOME-assisted and non-HOME-assisted units.
3. The financial needs of the project; HOME projects may not receive more subsidy than is required to make them financially feasible. The Consortium will determine what is reasonable and required.

V. MATCHING FUNDS

1. Match Recommendation: Applicants are encouraged to include eligible forms of “matching” funds in their project financing. Matching funds are considered a permanent contribution to affordable housing and will be used to satisfy HUD requirements regarding the Consortium’s non-federal investment in or contribution to HOME-eligible housing.
2. Eligible Forms of Match: While there are many eligible forms of match under the HOME Program, HUD regulations exclude certain sources and, in some cases, stipulate how match is calculated. For detailed information regarding matching funds, please see HUD Notice CPD-97-03. Generally, however, applicants may consider the following to be eligible forms of match:
 - a. Cash or cash equivalents from non-federal sources. Please note, however, that owner equity as well as cash contributions from owners or developers (or prospective owners or developers) are not eligible sources of match.
 - b. Value of waived taxes, fees or charges associated with HOME projects.
 - c. Value of donated or land or real property.
 - d. Cost of infrastructure improvements associated with HOME projects.
 - e. A percentage of the proceeds of multi-family housing bonds issued by the state, state instrumentality or local government.
 - f. Value of donated materials, equipment, labor and professional services.
 - g. Sweat equity.
 - h. Direct costs of supportive services to residents of HOME projects.

VI. DETERMINING THE HOME-ASSISTED UNITS

The HOME program distinguishes between the units in a project that have been assisted with HOME funds and those that have not. This distinction between HOME-assisted and unassisted units allows HOME funds to be spent on mixed-income projects while still targeting HOME dollars to income-eligible households only.

1. The HOME rent and occupancy rules apply only to HOME-assisted units.
2. The number of HOME-assisted units in a given project must be specified at project commitment.
3. The number of HOME-assisted units is based on the proportional share of total development cost of the project to HOME Funds. *(Example: in a thirty-unit (30) project with total development cost of \$1,000,000, being assisted with \$200,000 of HOME funds; there would be a minimum of six (6) HOME-assisted units. \$200,000 represents twenty (20) % of \$1,000,000. 30 units multiplied by 20% = minimum 6 HOME-assisted units.)*
4. Fixed and Floating Units: For properties with both assisted and non-assisted units, the assisted units must be designated as either “fixed” or “floating” at the time of project commitment.
 - a. A “fixed” unit is when HOME-assisted units are designated within the project and never change.
 - b. A “floating” unit is when HOME-assisted units are designated as HOME-assisted but can change over time as long as the total number of HOME-assisted units within the project remains constant. If the floating designation is used, however, the HOME-assisted units must be comparable to the non-HOME-assisted units in terms of size, features, and number of bedrooms.

VII. ALLOCATING COSTS TO THE HOME-ASSISTED UNITS

Before determining the allowable HOME subsidy amount, the Consortium must establish the total HOME-eligible costs for the project. For mixed projects with HOME-assisted and non-HOME assisted units the costs must be allocated across units. If both the assisted and non-assisted units are comparable in size, features and number of bedrooms, the HOME-eligible cost can be pro rated across units. If the units are not comparable, actual costs must be determined and allocated unit by unit. The Consortium must follow HOME rules regarding a subsidy layering analysis prior to project commitment.

VIII. PROPERTY STANDARDS

1. Minimum Property Standards: At a minimum, rental housing projects funded under the HOME Program must meet local code or, if there is no local code, Section 8 Housing Quality Standards (HQS). Projects involving building rehabilitation must comply with the consortium’s rehabilitation standards. All rental housing projects must also comply with local ordinances, zoning standards, and all applicable federal, state, and regional standards.
2. Energy Conservation Standards: Rental housing projects funded under the HOME Program must comply with the International Energy Conservation Code (IECC 2003) and the IECC 2004 Supplement, which sets the standard for energy conservation in both rehabilitation and new construction.

IX. ACCESSIBILITY

1. General: Owners/managers of multifamily projects that have accessible units should ensure that information regarding the availability of accessible units reaches individuals with disabilities. This can be accomplished by displaying the appropriate poster at the leasing office and providing information about the property and number of units available to organizations serving those who may need accessible living arrangements. In addition, owners/managers of multifamily projects that have accessible units should take non-discriminatory steps to maximize the utilization of accessible units by qualified individuals with disabilities and whose disability requires the accessibility features of a particular unit. This can be done by maintaining a waiting list for accessible units and offering vacant accessible units to applicants in the following order:
 - a. First, to a current occupant of another unit in the same property, or other comparable property within the owner's/manager's control, which has a disability requiring the accessibility features of the vacant unit and who occupies a unit that does not have those features.
 - b. Second, to a qualified applicant on the waiting list who has a disability requiring the accessibility features of the vacant unit.
 - c. Third, to a qualified applicant who does not have disabilities. When offering an accessible unit to a qualified applicant who does not have a disability requiring the accessibility features of the unit, the owner/manager may require the applicant to agree to move to a non-accessible unit when one becomes available. Language to that effect can be incorporated into the lease agreement.
2. HOME Program-Specific Requirements: The HOME program requires compliance with three (3) regulations governing the accessibility of federally assisted projects:
 - a. American with Disabilities Act (ADA) (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225).
 - 1). Provides comprehensive civil rights to individuals with disabilities in areas of employment, public accommodations, state and local government services and telecommunications.
 - 2). Discrimination includes the failure to design and construct facilities (built for first occupancy after January 26, 1993) that are accessible to and usable by persons with disabilities.
 - 3). ADA requires the removal of architectural and communication barriers that are structural in nature in existing facilities. Removal must be readily achievable, easily accomplishable and able to be carried out without much difficulty or expense.

- b. Fair Housing Act: Multifamily rental units must meet the design and construction requirements specified at 24 CFR 100.205, which implement the regulations of the Fair Housing Act (42 U.S.C. 3601-19).
- c. Section 504 of the Rehabilitation Act of 1973: Section 504 prohibits discrimination in federally assisted programs on the basis of handicap. This section of the Rehabilitation Act imposes requirements to ensure that “qualified individuals with handicaps” have access to programs and activities that receive federal funds. The definition of who must comply includes any entity that receives federal funding. (See Appendix B for a summary of Section 504 requirements.)

X. AFFORDABILITY PERIOD

HOME-assisted rental units carry rent and occupancy restrictions for varying lengths of time. Depending on the amount of RHDP funds invested per unit, and whether the project involves rehabilitation or new construction, an “affordability period” will be established as follows:

Activity	HOME Investment Per Unit	Affordability Period
Rehabilitation	<15,000	5 Years
Rehabilitation	\$15,000-\$40,000	10 Years
Rehabilitation	>\$40,000	15 Years
New Construction	Any amount	20 Years

Affordability restrictions remain in force, regardless of transfer of ownership, for the entire affordability period. At the Consortium’s discretion, they may be terminated only upon foreclosure or transfer in lieu of foreclosure.

XI. RENT AND OCCUPANCY REQUIREMENTS

In order to occupy a HOME-assisted rental unit, tenants must have incomes at or below certain percentages of the area median household income, adjusted for household size. Furthermore, their rent cannot exceed certain limits. Income and rent limits are determined annually by HUD. (See Appendix A for current limits.) Rent and occupancy requirements vary between initial and subsequent occupants as follows:

- 1. Initial-Occupancy Requirements: When HOME funds are used for rental housing, 90% of the occupants of HOME-assisted rental units must have incomes that are 60% or less of the area median income at the time of initial occupancy. All tenants may be charged no more than the High HOME Rent.
- 2. Long-Term Occupancy Requirements: After initial-occupancy requirements have been met, long-term occupancy requirements become effective for the duration of the affordability period, ranging from 5 to 20 years. All tenants may be charged no more than the High HOME Rent.

3. **Five-Unit Project Rule:** If the project contains five (5) or more HOME-assisted units, 20% of the tenants must have annual incomes at or below 50% of median income and pay no more than the low HOME rent, and 80% of the tenants must have annual incomes at or below 80% of median income and may pay no more than the high HOME rent.

The chart below summarizes the above-described requirements:

Summary of Initial and Long-Term Occupancy Requirements				
% of AMI (Area Median Income)	Initial Occupancy (1 to 4 Units)	Initial Occupancy (5 or More Units)	Long-Term Occupancy (1 to 4 Units)	Long-Term Occupancy (5 or More Units)
At or Below 50% AMI	————	20% (Must pay Low HOME Rents)	————	20% (Must pay Low HOME Rents)
At or Below 60% AMI	90% (Must pay High HOME Rents)	70% (Must pay High HOME Rents)	————	————
At or Below 80% AMI	10% (Must pay High HOME Rents)	10% (Must pay High HOME Rents)	100% (Must pay High HOME Rents)	80% (Must pay High HOME Rents)
Above 80% AMI	Ineligible for initial occupancy	Ineligible for initial occupancy	Must pay 30% of adjusted monthly income	Must pay 30% of adjusted monthly income

The Consortium will enforce rent and occupancy requirements with a recorded Covenant and Deed Restriction. HOME-assisted units retain their HOME designation for the entire period of affordability. However, units that are designated as Low HOME rent units and High HOME rent units can, but are not required to, “float” within the HOME-assisted units to maintain compliance with long-term occupancy requirements.

The owner should make every effort to keep the project in compliance during the affordability period by leasing the next available unit to an individual at the income level needed for compliance. Each year during the period of affordability the owner must re-examine each tenant’s annual income to make sure the tenant household remains income eligible for the project. Tenants who no longer qualify as low-income families must pay as rent 30 percent of the family’s *adjusted* gross monthly income, as re-certified annually.

XII. DETERMINING TENANT INCOME ELIGIBILITY

HOME Program rules allow the Consortium to choose one of three definitions of annual gross income to determine income eligibility. The Kane County/City of Elgin Consortium follows the annual income definitions found at 24 CFR Part 5. The following is a summary of 24 CFR Part 5 requirements:

1. General Requirements

- a. Anticipating Income: The HOME regulations at 24 CFR 92.203(d) (1) requires that, for the purpose of determining a tenant's eligibility for HOME assistance, their household's income must be projected into the future. To do so, a "snapshot" of the household's current circumstances must be used to project future income. In general, it should be assumed that today's circumstances will continue for the next 12 months, unless there is verifiable evidence to the contrary.
- b. Verifying Income: The HOME regulations at 24 CFR 92.203(a) require that determining income eligibility of HOME tenants by examining source documentation, such as pay stubs, award letters, bank, and interest statements as evidence of annual income. The Consortium will provide rental project developers with further guidance on acceptable forms of income verification.

2. 24 CFR Part 5 Requirements

- a. 24 CFR Part 5: Is used by a variety of Federal programs including Section 8, public housing, and the Low-Income Housing Tax Credit Program. Annual income is used to determine program eligibility and, in some programs, the level of assistance the household will receive. This definition was previously referred to as the Section 8 definition.
- b. Definition: The Part 5 definition of annual income is the gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period. Key points to understanding the requirements for calculating annual income are:
 - 1). Gross Amount: For those types of income counted, gross amounts (before any deductions have been taken) are used;
 - 2). Income of all adult housing members: The Part 5 definition of annual income contains income "inclusions" – types of income to be counted and "exclusions" – types of income that are not considered (for example, income of minors); and
 - 3). Anticipated to be received: The Part 5 annual income is used to determine eligibility and the amount of Federal assistance a family can receive. An owner/manager must, therefore, use a household's expected ability to pay, rather than past earning, when estimating housing rent levels.

More detailed guidance on determining income and sample forms can be found in *"Technical Guide for Determining Income and Allowances for the HOME Program"* (Publication HUD-1780-CPD, January 2005). This document can be obtained from Community Connections at 1-800-998-9999 or at www.comcon.org.

XIII. RENT CEILINGS

Rents are strictly controlled during the Affordability Period. Annual rent limits are determined by the U. S. Department of Housing and Urban Development (HUD). The owner is responsible for obtaining rent schedules on an annual basis. Utilities paid by tenants must be subtracted from the scheduled rents to determine the maximum allowable rents tenants may pay. (See Appendix A for current rent limits and utility allowances.)

HOME Rents are not necessarily representative of market conditions. Rather, these rents represent the following:

1. LOW HOME RENT: Tenants may not pay, in rent, more than 30% of the annual adjusted income for households at 50% of the MFI for the Consortium area.
2. HIGH HOME RENT: The lesser of (a) Section 8 Fair Market Rents or (b) 30% of the adjusted income for households at 65% of the MFI for the Consortium area.
3. If the project has less than 5 rental units, all of the units may rent at the High HOME rent.
4. The High and Low HOME rents are maximum rents that can be charged.

XIV. TENANT PROTECTIONS

1. Tenant Relocation and Displacement: All projects assisted are subject to the Uniform Relocation Assistance/Real Property Acquisition Policies Act of 1970, as amended (URA). Regulations governing URA are codified at Title 49, Code of Federal Regulations, Part 24. Relocation requirements apply to all occupants of a project for which assistance is sought, even if less than 100% of the units are assisted. As such, tenants that are the legal residents of the project, at the time of requesting assistance from the Consortium, must be provided certain protections including the following:
 - a. Written notices of the right to remain in the property or the need to relocate;
 - b. Payment of the costs associated with temporary relocation;
 - c. Payments for those tenants which are required to move permanently.
 - d. Payments which tenants may be entitled include costs associated with moving, utility transfers and rent differentials for 42 months.

Owners must ensure that all residential tenants in place prior to the submission of a request to the Consortium is provided with the opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling unit in the property upon completion. If the rehabilitation is such that it will require the tenant to be temporarily relocated, the associated costs are included in the cost of development. Refer to the Consortium's Anti-Displacement and Relocation Assistance Policy.

The Consortium will contact all legal residents of the property as quickly as possible after the date the owner has requested assistance for the project to ensure that all tenants are aware of their legal rights. Failure to follow these requirements will result in relocation liabilities for the project owner or denial of the request. A tenant is considered to be displaced if they move permanently from the property as a direct result of the rehabilitation with the funds.

2. Tenant Lease Protection: Property owners must include allowable provisions in tenant leases. Property owners must offer a lease term of at least 1 year, unless tenant and owner mutually agree to a lesser term. An owner may not terminate the tenancy or refuse to renew the lease of a tenant of rental housing assisted except for serious or repeated violation of the terms of the lease; for violation of applicable federal, state or local laws, and violations of tenant lease agreement. Any termination or refusal to renew must be preceded by not less than 30 days written notice from the owner specifying the grounds for action. The owner must maintain the total development in compliance with Section 8 requirements, unless the family is otherwise qualified to occupy the unit, is prohibited. Certain lease terms are prohibited including the following:
 - a. Agreement to be sued. Agreement by the tenant to be sued, admit guilt or to a judgment in favor of the owner in a lawsuit brought in connection with the lease.
 - b. Treatment of Property. Agreements by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant. This prohibition does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved from the unit. The owner may dispose of this personal property in accordance with State law.
 - c. Excusing the owner from responsibility. Agreement by the tenant not to hold the owner or the owner's agents legally responsible for actions or failure to act, whether intentional or negligent.
 - b. Waiver of notice. Agreement by the tenant that the owner may institute a lawsuit without notice to the tenant.
 - f. Waiver of legal proceedings. Agreement by the tenant that the owner may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense or before a court decision on the rights of the parties.
 - g. Waiver of jury trial. Agreement by the tenant to waive any right to a jury trial.
 - h. Waiver of right to appeal court decision. Agreement by the tenant to waive the tenant's right to appeal or to otherwise challenge in court a decision in connection with the lease.
 - i. Tenant chargeable with cost of legal actions regardless of outcome. Agreement by the tenant to pay attorney's fees or other legal costs even if

the tenant wins the court proceeding by the owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.

3. Tenant Selection: Property owners must have written tenant selection procedures and policies that:
 - a. Are consistent with the purpose of providing housing for very low and low income families;
 - b. Are reasonable given HOME eligibility and acceptance requirements;
 - c. Give consideration to housing needs of families and recipients of Section 8 housing assistance;
 - d. Select tenants from a written waiting list in chronological order; and
 - e. Give prompt written notification of rejection and the grounds for such.

XV. UNDERWRITING

Projects considered eligible for assistance must meet the following underwriting criteria:

1. It must be demonstrated that the project is not “economically feasible” without Program assistance.
2. Assistance provided will be secured by a mortgage and a covenant running with the land or a deed restriction.
3. Program assistance may be subordinated to private or other financing if determined necessary for project implementation.
4. Assistance generally will be non-recourse with recovery rights limited to the encumbered collateral and any income there from.
5. Evidence of financial ability to implement project must be provided.
6. Upon the completion of a project, a minimum of 65% of net operating income (NOI) must be available for debt service (DS); and/or the operation of the project must result in a minimum debt coverage ratio (DCR) of 1.15 on an annual basis calculated as follows: $NOI/DS=DCR$.

XVI. SUBSIDY LAYERING

HUD establishes limits on the amount of HOME funds that may be invested in affordable housing on a per-unit basis. (See Section IV of these guidelines and Appendix A.) Before committing HOME funds to a project that combines the use of other local, state, or federal assistance, the Consortium will evaluate the project in accordance with guidelines that it has adopted, to ensure that no more funds than permitted by HUD are invested into a project. The subsidy layering evaluation must be submitted with each project request for funding.

1. Types of Subsidy Layering Evaluation to Ensure Compliance:

- a. Those produced by HUD when the other source of funding is provided by HUD, and HUD conducts a subsidy layering review;
- b. Those produced by state tax credit agencies when the Low-Income Housing Tax Credit is used, and the state agency conducts an evaluation to determine whether there are excess tax subsidies. The HOME funds must be reflected in the state's review;
- c. Those produced by the Consortium in accordance with the guidelines detailed in HUD Notice CPD-98-01. These guidelines include review of the following documents from the applicant:
 - 1). Sources and Uses of Funds: This is a required attachment to the application. The Sources and Uses must be accompanied with support documentation. The sources and uses of funds should reflect the project development budget and should list:
 - a). All proposed sources (both private and public) of funds and the dollar amounts for each respective source; and
 - b). All uses of funds (including acquisition costs, rehabilitation/or construction costs, financing costs and professional fees) associated with the project.
 - 2). Certification of Government Assistance: Each applicant must provide the Consortium with a formal certification as to whether or not additional governmental assistance will be provided to the project, and if so, what kind of assistance.
 - 3). Project Development Budget: The Consortium will review the project development budget to determine whether the development costs are necessary and reasonable. The budget should include all costs associated with the development of the project, regardless of the funding sources. "Reasonableness" of development costs should be based on all of the following factors:
 - a). Costs of comparable projects in the same geographical area;
 - b). The qualifications of the cost estimators for the various budget line-items; and
 - c). Comparable costs published by recognized industry cost-index services.
 - 4). During an evaluation of the project's feasibility, the Consortium will determine the reasonableness of the rate-of-return on equity investment by looking at the applicant's proforma. The proforma must include rent levels, market vacancies and operating expenses. It should also specify the consequences of tax benefits, if any, and any other assumptions used in calculating the project

cash flow. The consortium must evaluate the proforma to ensure it represents, at a minimum, the term of the HOME affordability requirements, or longer if other funding sources require longer affordability terms.

- d. The Consortium may also use the subsidy guidelines to determine the appropriate level of HOME funds to be used in a project that has no other government assistance.

XVII. OTHER CONSORTIUM AND FEDERAL REQUIREMENTS

1. Labor Standards: Projects comprised of 12 units or more receiving HOME assistance must comply with federal labor standards in accordance with the Davis-Bacon Act, applicable provisions of the Contract Work Hours and Safety Standards Act, and other applicable federal laws and regulations pertaining to labor standards. Federal Labor Standards require that all persons working on the site be paid hourly rates not less than minimum rates specified in the Wage Determination issued by HUD for each particular project. Owners will be required to submit to the Consortium documentation to ensure that general contractors and all subcontractors adhered to required payroll, certifications and reports to verify wage compliance.
2. Lead-Based Paint: Projects involving rehabilitation and receiving federal assistance constitute HUD-associated housing for the purposes of the Lead-Based Paint Poisoning Prevention Act and are, therefore, subject to federal regulations 24 CFR Part 35. This regulation has been in effect since September 15, 2000. The regulation consolidates all lead-based paint requirements for all HUD-assisted housing.
3. Selection of a Construction Contractor: The owner must provide to the Consortium construction specifications and costs estimates for the work proposed. To ensure completeness, cost efficiency and market competitiveness, the Consortium will review the project specifications and associated costs, which will be mutually agreed to by both parties. The owner will select a construction contractor that will be required to complete the project in accordance with the approved specifications and costs. The Consortium will conduct on-site inspections throughout the rehabilitation/construction of the project to assure the project is completed as required.
4. Debarment and Suspension: Owners and contractors are prohibited from employing, awarding contracts, or funding any contractors or subcontractors that have been debarred, suspended, proposed for debarment, or placed on an ineligibility status by HUD. In addition, any owners who are debarred, suspended, proposed for debarment, or placed on an ineligibility status by HUD will be prohibited from participating in the Program.
5. Environmental Review: The Consortium is responsible for ensuring that the environmental review process is satisfied before HOME funds can be committed to a specific project. These requirements are detailed in 24 CFR, Part 85. The

following are the four steps in the Environmental Review Process for RHDP projects:

- a. Completing an environmental review of the proposed activity;
- b. Publishing public notices (as applicable);
- c. Submitting a HUD-form 7015.15 "Request for Release of Funds and Certification" (RROF) to the Consortium for submission to HUD; and
- d. Receipt of a HUD-form 7-15.16 "Authority to Use Grant Funds" or equivalent letter from HUD.

Instructions and formats for reviews are found in HUD-CPD 782(1) entitled "Environmental Review Guide for Community Development Block Grant Programs," and on the HOME page. CPD Notice 01-11 also provides an explanation of HOME environmental review requirements. These documents can be obtained from the Consortium or on HUD's website, www.hud.gov.

6. Equal Opportunity: No person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with Program funds. All entities applying for funds through the Program will provide certification of compliance with all federal requirements under the Equal Opportunity legislation. In addition, funds must be made available in accordance with the following:
 - a. The requirements of the Fair Housing Act (42 U.S.C. 3601-20) and implementing regulations at 24 CFR part 100: Executive Order 11063, as amended, (Equal Opportunity in Housing) and implementing regulations at 24 CFR part 107; and Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) (non-discrimination in Federally Assisted programs) and implementing regulations issued at 24 CFR Part 1;
 - b. The prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and implementing regulations at 24 CFR Part 146.
 - c. The prohibitions against discrimination against handicapped individuals under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8;
 - d. The requirements of Executive Order 11246 (Equal Employment Opportunity) and the implementing regulations at 41 CFR Chapter 60;
 - e. The requirements of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) that:
 - 1). To the greatest extent feasible, opportunities for training and employment arising in connection with the planning and carrying out of any project assisted with Program funds be given to low-

income persons residing within the general area in which the project is located; and

- 2). To the greatest extent feasible, contracts for work to be performed in connection with any such project be awarded to businesses, including but not limited to, individuals or firms doing business in the field of planning, consulting, design, architecture, building construction, rehabilitation, maintenance, or repair, which are located in or owned in substantial part by persons residing in the same metropolitan area of the project.
- f. The requirements of Executive Orders 11625 and 12432 (concerning Minority Business Enterprise), and 12138 (concerning Women's Business Enterprise). Consistent with HUD's responsibilities under these Orders, each applicant must make efforts to encourage the use of minority and women's business enterprises (M/WBE) in connection with Program funded activities. The Consortium maintains an M/WBE directory of firms available for bidding on projects and each applicant must comply with the county's M/WBE Outreach Program, which is further described in Appendix C.
7. Fair Housing in Marketing: Project developers/owners must comply with the Consortium's affirmative marketing procedures and requirements for multi-family projects with 5 or more HOME-assisted housing units. The Consortium will evaluate projects involving single-family projects with 5 or more HOME-assisted units to determine whether affirmative marketing efforts are appropriate. Such efforts include procedures to be used by owners to inform and solicit applications from persons in the housing market area not likely to apply for housing without special outreach. (See Appendix D for the Consortium's Affirmative Marketing Procedures.)
8. Conflicts of Interest: The following conflict of interest provisions apply:
 - a. For units of general local government, 24 CFR Part 85.36;
 - b. For non-profit organizations, OMB Circular A-110;
 - c. For all others, 24 CFR Part 92.356.
9. Flood Insurance: Program funds may not be used in connection with the rehabilitation of a property or the construction of new property located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards unless flood insurance is obtained and maintained throughout the term of the loan. The application for assistance must specify if the project is in a floodplain.
10. Site and Neighborhood Standards: Housing provided through the HOME program must promote greater choice of housing opportunities. Specific rules are as follows:

- a. HOME-provided housing must be suitable from the standpoint of facilitating and furthering full compliance with the Title VI of the Civil Rights Act - 1964, the Fair Housing Act and Executive Order 11063.
- b. The Final Rule requires only new construction rental projects to meet site and neighborhood standards from 24 CFR 983.6(b), which places limiting conditions on building in areas of "minority concentration" and that are "racially mixed."
- c. The Consortium will maintain records that document the results of the site and neighborhood standards review.

XVIII. PROGRAM ADMINISTRATION

The Kane County Development Department is responsible for the administration of the Rental Housing Development Program, under the oversight of the Kane County/City of Elgin HOME Commission.

1. Project Review and Evaluation Criteria: Program assistance is made available through a Request for Proposals (RFP) process. The RFP will identify the amount of funds available as well as application procedures and deadlines. Projects will be evaluated on a competitive basis according to the following criteria established by the HOME Commission. Projects determined to be the most responsive to the RFP will be selected and approved for assistance.
 - a. Housing Endorsement Criteria: Consideration will be given to projects that address the Northeast Illinois Housing Endorsement Criteria, which are incorporated into these selection criteria by reference. (See Appendix E.)
 - b. Location of the Project: Priority will be given to projects that address the Consortium's need for affordable and special-needs housing in areas of where such housing is lacking and near employment centers. (See Appendix F for an inventory of affordable housing units within the Consortium area.) Consideration will also be given to projects that are located in areas with low concentrations of lower-income and/or minority households.
 - c. Affordability: The extent to which the project exceeds the minimum affordability requirements. (See Section X.)
 - d. Services Provided: In the case of special-needs housing projects, consideration will be given as to whether or not the applicant will provide appropriate services at a level that are expected for the type of tenant that will reside in the unit(s).
 - e. Displacement: Consideration will be given to projects that minimize the displacement of current tenants. For projects where displacement is unavoidable, factors that will be considered include the cost of relocation, the hardship of relocation on current tenants, and the difficulty of the relocation process when compared to the anticipated benefits of the project.

- f. Loans vs. Grants: Priority will be given to applications requesting loans, rather than grants.
 - g. Per-Unit Cost: Consideration will be given to the per-unit cost of the project, although extra costs associated with high land costs, meeting neighborhood design standards, exceeding energy efficiency requirements, and meeting the needs of tenants with special needs will be taken into account.
 - h. Capacity: Consideration will be given to the experience and success of the development team, including the past performance of the applicant in completing similar projects.
 - i. Project Readiness: Priority will be given to projects that are ready to proceed or face the fewest obstacles that could prevent their timely completion. Factors that will be considered include site control, appropriate zoning, environmental issues, and – in the case of special-needs housing projects – commitments from service providers.
 - j. Commitment of Other Resources: Consideration will be given to the amount of private and other public funds the project will leverage, as well as the level of matching funds the project will generate for the Consortium. (See Section V.)
 - k. Long-Term Feasibility: Consideration will be given to the stability of the project's operating budget and the extent to which the project remains feasible under various underwriting scenarios and circumstances during the period of affordability.
2. Waiver of Program Guideline Provisions: The Consortium may waive compliance with any provision of these Program Guidelines if to do so does not violate any federal, state, county, or municipal laws or regulations, and is in the best interest of the Consortium.
3. Non-Discrimination: The Consortium is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access to communications will be provided upon request. Please call 630-208-5351, or fax your request to 630-232-3411.

APPENDIX A

Income Limits (Effective 3/2009)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% AMI	\$26,400	\$30,150	\$33,950	\$37,700	\$40,700	\$43,750	\$46,750	\$49,750
60% AMI	\$31,680	\$36,180	\$40,740	\$45,240	\$48,840	\$52,500	\$56,100	\$59,700
80% AMI	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600

Rent Limits (Effective 3/2009)

	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Low HOME Rent	\$660	\$706	\$848	\$980	\$1,093	\$1,206	\$1,319
High HOME Rent	\$781	\$893	\$1,004	\$1,226	\$1,364	\$1,486	\$1,609
Fair Market Rent	\$781	\$893	\$1,004	\$1,226	\$1,385	\$1,593	\$1,801

Monthly Utility Allowances (Effective 9/2008)

	0 BR	1 BR	2 BR	3 BR	4 BR
ELECTRIC					
Heating					
Apartment	\$35	\$41	\$68	\$76	\$89
Townhouse/Duplex	\$37	\$44	\$73	\$82	\$96
House	\$44	\$51	\$86	\$96	\$113
Cooking					
Apartment/Townhouse/Duplex/House	\$4	\$5	\$6	\$6	\$7
Water Heating					
Apartment/Townhouse/Duplex/House	\$22	\$27	\$33	\$44	\$55
Other					
Apartment/Townhouse/Duplex/House	\$16	\$20	\$24	\$29	\$35
NATURAL GAS					
Heating					
Apartment	\$50	\$63	\$107	\$123	\$141
Townhouse/Duplex	\$53	\$67	\$115	\$133	\$152
House	\$63	\$79	\$135	\$156	\$178
Cooking					
Apartment/Townhouse/Duplex/House	\$3	\$4	\$4	\$4	\$5
Water Heating					
Apartment/Townhouse/Duplex/House	\$16	\$21	\$25	\$34	\$43
WATER	\$11	\$15	\$18	\$22	\$26
SEWER	\$5	\$11	\$14	\$19	\$24
TRASH COLLECTION	\$6	\$6	\$6	\$6	\$7
TENANT OWNS RANGE	\$5	\$5	\$5	\$5	\$5
TENANT OWNS REFRIGERATOR	\$9	\$10	\$13	\$13	\$13

Maximum Per-Unit Subsidy – 221(d)(3) Limits (Effective 2/2009)

	0 BR	1 BR	2 BR	3 BR	4+ BR
Elevator Limits	\$142,727	\$163,612	\$198,952	\$257,378	\$282,532

APPENDIX B

Section 504 Requirements
Removal of Physical Barriers
<ul style="list-style-type: none"> • For new construction of multi-family projects, 5 percent of the units in the project (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent of the units (but not less than one unit) must be accessible to individuals with sensory impairments. • The Section 504 definition of substantial rehabilitation multi-family projects includes construction in a project with 15 or more units for which the rehabilitation costs will be 75 percent or more of the replacement cost. In such developments, 5 percent of the units in the project (but not less than one unit) must be accessible to individuals with mobility impairments, and an additional 2 percent (but not less than one unit) must be accessible to individuals with sensory impairments. • When rehabilitation less extensive than substantial rehabilitation is undertaken, alterations must, to the maximum extent feasible, make the unit accessible to and usable by individuals with handicaps, until 5 percent of the units are accessible to people with mobility impairments. Alterations to common spaces must, to the maximum extent feasible, make the project accessible. • Accessible units must be, to the maximum extent feasible, distributed throughout projects and sites and must be available in a sufficient range of sizes and amenities so as to not limit choice. • Owners and managers of projects with accessible units must adopt suitable means to assure that information regarding the availability of accessible units reaches eligible individuals with handicaps. They also must take reasonable non-discriminatory steps to maximize use of such units by eligible individuals. • When an accessible unit becomes vacant, before offering the unit to a non-handicapped individual, the owner/manager should offer the unit: first, to a current occupant of the project requiring the accessibility feature; and second, to an eligible qualified applicant on the waiting list requiring the accessibility features. • The usual standards for ensuring compliance with Section 504 are the Uniform Federal Accessibility Standards (UFAS), although deviations are permitted in specific circumstances.
Provide Program Accessibility
<ul style="list-style-type: none"> • Individuals with handicaps must be able to find out about, apply for and participate in Federally-assisted programs or activities. • Special communication systems may be needed for outreach and ongoing communication (e.g., Telecommunications Devices for the Deaf (TDD), materials on tape or in Braille, accessible locations for activities and meetings). • Policies and procedures must be non-discriminatory (e.g., housing providers may not ask people with handicaps questions not asked of all applicants, screen individuals with handicaps differently or assess an individual's ability to live independently).
Make Employment Accessible
<ul style="list-style-type: none"> • Employers must not discriminate. • Employers must remove physical and administrative barriers to employment. • Employers must make reasonable accommodations for individuals with known handicaps (e.g., job restructuring, providing readers or sign interpreters, making facilities accessible).
Administrative Requirements
<ul style="list-style-type: none"> • If recipients or subrecipients have 15 or more employees, they must: <ul style="list-style-type: none"> ◆ designate a Section 504 Coordinator, and ◆ notify program participants and employees of non-discrimination policies. • All recipients and subrecipients must conduct self-evaluations of compliance with Section 504.

APPENDIX C

MINORITY/WOMEN BUSINESS ENTERPRISE OUTREACH PROGRAM

Kane County has established this outreach program in order to maximize the participation of Minority-owned and Women-owned Business Enterprises (M/WBE) in projects funded under its CDBG Program, HOME Program, and other programs funded by the U.S. Department of Housing and Urban Development (HUD).

An M/WBE is a business that is at least 51% owned and operated by one or more minority person(s) or women. "Minority" means Asian/Pacific Americans, Black Americans, Hispanic Americans, or Native Americans.

The county has compiled a directory, in consultation with the United States Small Business Administration, the Illinois Capital Development Board, the Illinois Department of Transportation, and the Federation of Women Contractors, of eligible M/WBEs located in Kane County. The directory is categorized by occupation or specialty (i.e. building contractors, heavy-highway contractors, landscape contractors, and professional services). All qualified M/WBEs located in Kane County are encouraged to apply for inclusion in the directory, which will be reviewed and updated annually. The directory will be distributed to all CDBG and HOME Program subrecipients as well as any other interested parties.

All CDBG and HOME Program subrecipients will be required to identify the M/WBEs utilized in the completion of their projects and to document their efforts in obtaining bids, price quotes, or proposals from M/WBEs for their particular project. The county will tabulate the utilization of M/WBEs by all subrecipients in order to prepare and submit reports required by HUD.

Requests for proposals issued by, and contracts awarded by, Kane County or its subrecipients will, however, be subject to all applicable federal, state and local procurement standards. The county's procurement procedures require the award of contracts to organizations with the most cost effective and responsive bid or quote, therefore, M/WBEs and all other bidders will have equal access to available contracts and business.

When practicable, the county will participate in local business conferences in order to encourage the increased utilization of M/WBEs. Also, the county will take every opportunity to express its interest in the use of M/WBEs for the completion of its own projects and to enlist further support and participation in the program.

Questions regarding the M/WBE Outreach Program may be directed to the Kane County Development Department, Building and Community Services Division, 719 Batavia Avenue, Geneva IL 60134. For further information, please call 630-232-3480.

APPENDIX D

AFFIRMATIVE MARKETING PROCEDURES

The Kane County/City of Elgin HOME Consortium and its program participants will follow a policy of nondiscrimination and equal opportunity in compliance with 24 CFR 92.350(b). Program participants will be informed of Fair Housing laws and these affirmative marketing procedures, which apply to projects containing five or more HOME-assisted units.

When a vacancy occurs, program participants shall notify the consortium (or HOME subrecipient) as well as the appropriate public housing authority. They may also issue press releases and public notices to area media, community organizations, churches, employment centers, fair housing groups, and housing counseling agencies to encourage responses from persons in the housing market area who are not likely to apply for the housing. Such press releases and public notices shall contain the Equal Housing Opportunity logo or slogan.

The consortium (or HOME subrecipient) will notify potential tenants on their housing waiting list. The appropriate public housing authority will notify certificate or voucher holders currently seeking housing. During the required annual inspection of the housing unit, the consortium (or HOME subrecipient) will verify whether or not the current occupants are income-qualified households. The consortium will permit working files to remain at the public housing authority's facilities with ready and open access to the consortium and HUD monitors.

In the event new tenants are placed in the unit without notification to the consortium (or HOME subrecipient) and the appropriate public housing authority, the program participant will be invited to discuss the issue. A determination will be made as to whether such action was done willfully. Upon determining the program participant willfully failed to comply with affirmative marketing requirements, the consortium (or HOME subrecipient) will require the program participant to seek guidance from an appropriate equal opportunity agency (i.e., HOPE Fair Housing Center, Leadership Council for Open Metropolitan Communities). If there is a second occurrence of willful noncompliance, the program participant will be debarred from future participation in HOME Program, as well as other programs funded by Kane County. Additionally, the consortium may foreclose their lien on the project.

Upon determining the program participant did not willfully fail to notify the consortium (or HOME subrecipient) and the appropriate public housing authority, a written notice of noncompliance will be sent to the program participant, who will be counseled on the proper program procedures in order to ensure future compliance. In the event of a second incidence of noncompliance, the consortium will make the appropriate sanctions.

Program participants will be responsible for documenting their compliance with these affirmative marketing procedures. They shall maintain files containing copies of all correspondence, press releases, public notices, lists of organizations receiving such releases and/or notices, and any other relevant documents. An assessment of the program participant's affirmative marketing efforts will be conducted either independently by the consortium or in conjunction with the appropriate HOME subrecipient.

Questions regarding these Affirmative Marketing Procedures may be directed to the Kane County Development Department, Building and Community Services Division, 719 Batavia Avenue, Geneva IL 60134. For further information, please call 630-232-3480.

APPENDIX E



Northeastern Illinois HOUSING ENDORSEMENT CRITERIA

A variety of recent housing studies document that the median home price in most job growth corridors places homeownership out of reach for many working families. Furthermore, during the 1990s, the six-county Chicago region grew by 11 percent in population and 16 percent in jobs, but lost more than 28,000 apartments. Private sector interest in housing investment is becoming stronger. For our region to remain competitive, we must expand the supply of housing options to meet growing demands. By securing broad-based support for these Housing Endorsement Criteria, municipal leaders, neighbors, employers and community-based organizations can more effectively attract, identify and promote proposals for quality developments.

To promote housing and mixed-use developments that meet community needs while also addressing broader regional sensible growth goals, new housing should meet most of the principles and criteria below:

GENERAL PRINCIPLES

Promote Economic Development and Sustainability

Housing, when appropriately located, encourages the expansion of existing and the location of new businesses and industries within the region. The mismatch between where the jobs are and where workers can afford to live has significant costs. Increasingly, employers recognize that local housing for all levels of their workforces promotes stability and productivity for the workers as well as the individual company.

Encourage an Array of Quality Housing Options throughout the Region

Developments with units at price points accessible to a wide range of income levels are needed to provide the local workforce and residents with a housing supply that is critically needed and currently lacking. By the year 2020, northeastern Illinois is expected to increase 25 percent in population, or 1.5 million people, and the housing market must be expanded at all price points to accommodate this dramatic growth.

Support Innovative Community Development and Design

Quality residential and mixed-use developments maintain, enhance, or create livable streets, neighborhoods, and public spaces oriented to the pedestrian. A variety of housing types provides a healthy mix of residents from different age groups, racial and cultural backgrounds, income levels, and household types. New developments foster a sense of community, while promoting people's choice of housing, privacy, and convenient access to nearby amenities.

Provide for Mixed Uses Within a Neighborhood

In order to enhance community livability and decrease auto dependency, a mix of land uses within a neighborhood combine residential with retail, restaurants, schools, and other amenities in close proximity. The location of schools, entertainment districts, parks, businesses, institutions, and recreational facilities will be consciously integrated with new and existing residential developments to encourage ease of pedestrian access.

Minimize Cost of Municipal Services

Clustering housing near existing infrastructure minimizes the per capita costs of municipal services by allowing for more efficiency and economies of scale.

Promote the Use of Public Transit

Housing, together with commercial space and public amenities, should be planned for, and built first, within walking distance of existing or planned transit service in order to strengthen transit ridership and decrease traffic congestion.

Support Sensible Growth

There are ample opportunities within existing service areas of our older cities and suburbs to provide for a portion of projected housing needs over the next 20 years. Infill development and redevelopment within existing municipal areas and conservation developments are of tremendous value. Adhering to development policies that encourage compact, mixed-use development will promote an array of housing types and expand individual choice. This will advance other regional and community needs, such as the protection of open space and the growth of the local tax base.

SPECIFIC CRITERIA

Location

Infill development and redevelopment within existing cities and towns, as well as new conservation developments, will receive preference. In order to maximize compatibility with public transit and minimize auto use, housing within one mile of major transit service, a job hub or town center, provides a future market for transit. The project may be within two miles of a rail transit station if provisions are made to provide ongoing shuttle service to the future residents. Major transit service is defined as a bus or rail stop with peak period wait times of no more than 30 minutes. Major transit service also includes funded, but not yet built, fixed rail stations.

Land-Use

New developments that aim to cluster housing in an efficient manner, in context with the surrounding community, to preserve natural resources and open space will be given priority attention. Higher densities and mixed uses are particularly appropriate near Metra and CTA stations to reduce the growth of traffic congestion on local and regional roads.

Attainability

Mixed-income housing developments, which include units accessible to moderate-income working families and to households with lower incomes, along with market rate units in the same complex, will be given preference. Developments that help balance affordability levels within communities, while assuring consistent quality and design, will receive strong support.

Design

New developments that stress quality design and construction to help ensure its long-term contribution to the improvement of the neighborhood will be given preference. The proposed buildings will fit their setting, complementing and enhancing the existing neighborhood, and promoting a sense of community, pedestrian friendly design and the other principles of good village design. Proposals will address transit use and access and, where appropriate, the potential for mixed use.

Management

The management and maintenance of developments are as critical as the initial design and construction to meeting the goals of enhancing communities. Therefore, the capacity of the development team to successfully address long-term needs, as evidenced by its track record in selling, leasing and managing development properties, and its history with neighborhood and/or tenant relations, will also be considered.



The Housing Endorsement Criteria is a joint initiative of the Metropolitan Planning Council and the Metropolitan Mayors Caucus Housing Task Force lead by Mayor Zenovia Evans of Riverdale and Mayor Rita Mullins of Palatine. For more information, contact Robin Snyderman, housing director, Metropolitan Planning Council, at 312-863-6007 or rsnyderman@metroplanning.org; or Beth Dever, housing director, Metropolitan Mayors Caucus, at 312-201-4507 or Beth.Dever@mayorscaucus.org.

APPENDIX F

INVENTORY OF AFFORDABLE HOUSING UNITS (in Kane County - City of Elgin HOME Consortium Area)

Locality	Number of Affordable Owner Units*	Number of Affordable Rental Units**	Total Number of Affordable Units	Total Number of Units	% of Units that are Affordable	Total Pop.
Barrington Hills	33	0	33	1370	2.40%	3915
Bartlett	1257	493	1750	12324	14.20%	36706
Batavia	652	1049	1707	8658	19.60%	23866
Burlington	32	35	67	164	40.90%	452
Carpentersville	4243	1146	5389	8790	61.30%	30586
East Dundee	107	89	196	1214	16.10%	2955
Elburn	116	137	253	1051	24.10%	2756
Elgin	8089	6897	14986	32134	46.60%	94487
Geneva	351	420	771	6877	11.20%	19515
Gilberts	26	5	31	394	7.90%	1279
Hoffman Estates	2696	1142	3838	17324	22.20%	49495
Lily Lake	32	7	39	259	15.10%	825
Maple Park	101	45	146	282	51.80%	765
Montgomery	665	357	1022	2153	47.50%	5471
North Aurora	704	534	1238	4194	29.50%	10585
Pingree Grove	29	2	31	45	68.90%	124
Sleepy Hollow	21	54	75	1220	6.10%	3553
South Elgin	1136	311	1447	5428	26.70%	16100
St. Charles	466	1276	1742	10717	16.30%	27896
Sugar Grove	63	59	122	1299	9.40%	3909
Virgil	6	13	19	81	23.50%	266
Wayne	3	11	14	703	2.00%	2137
West Dundee	117	447	564	2116	26.70%	5428
Balance of Kane	2840	1142	3982	21152	18.80%	65428

* Affordable Sales Price = \$124,000 (with 8.05% annual interest rate, 30-year term, and 10% downpayment)

** Affordable Monthly Rent = \$775