

Village of Park Forest Home Repair Initiatives, Partnerships & Lessons Learned

Housing + Community Development Committee
Metropolitan Mayors Caucus



May 16, 2024

Agenda

- IHDA - HRAP
- IHDA - SCP
- South Suburban
Land Bank
- Questions

IHDA – Home Repair & Accessibility Program

Application

- Submitted the application in September 2022
- Village was awarded \$400,000 by IHDA in December 2022
- *Lessons Learned – START EARLY!*
- Best way to be ready for programs like this is to have attempted grants like this previously
- Application focused on roof repairs and roof replacements

Thursday, September 8, 2022 01:36 PM



Application Information and Forms

Please review the Application Guide below for program information and application guidelines. All forms listed below need to be completed and submitted with the application. Please contact HRAPinfo@ihda.org with any questions.

- [Application Guide](#)
- [Application PSP 2022](#)
- [HRAP Workplan](#)
- [Service Area Data Profile](#)
- [Org and Team Exp Workbook](#)
- [Application Webinar Recording](#)
- [Application Webinar Presentation](#)

The application is due Thursday, September 8th, 2022, by 3 pm CST.

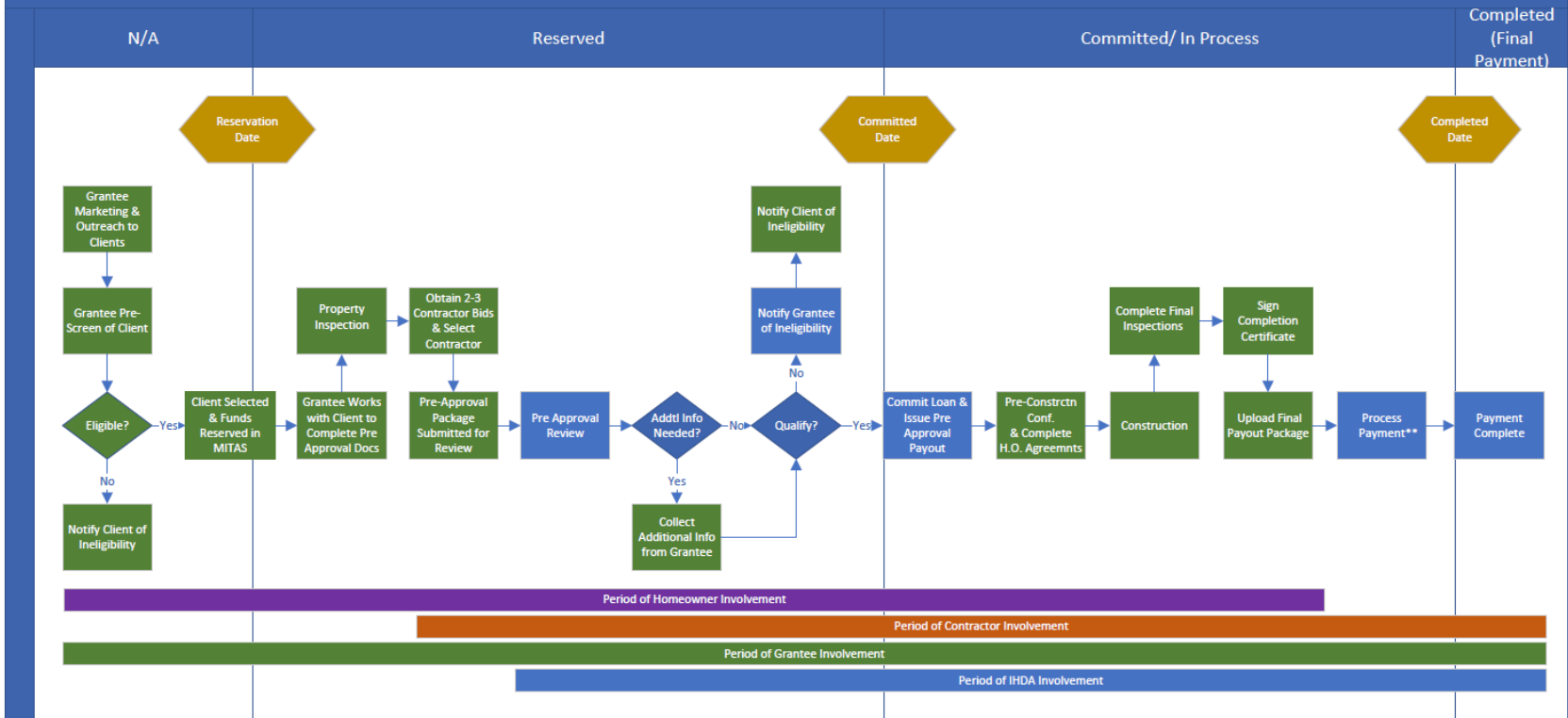
****Note:** To save your progress in the online application, scroll to the bottom of the "Standard Requirements and Certifications" tab. Then, click "Save and Finish Later." Follow the instructions. You can create a Jotform account or skip that step and just enter your email in order to return to the form later.

Grantee/ Organization Information

1. Unit of Local Government/Non- Village of Park Forest

IHDA – Home Repair & Accessibility Program

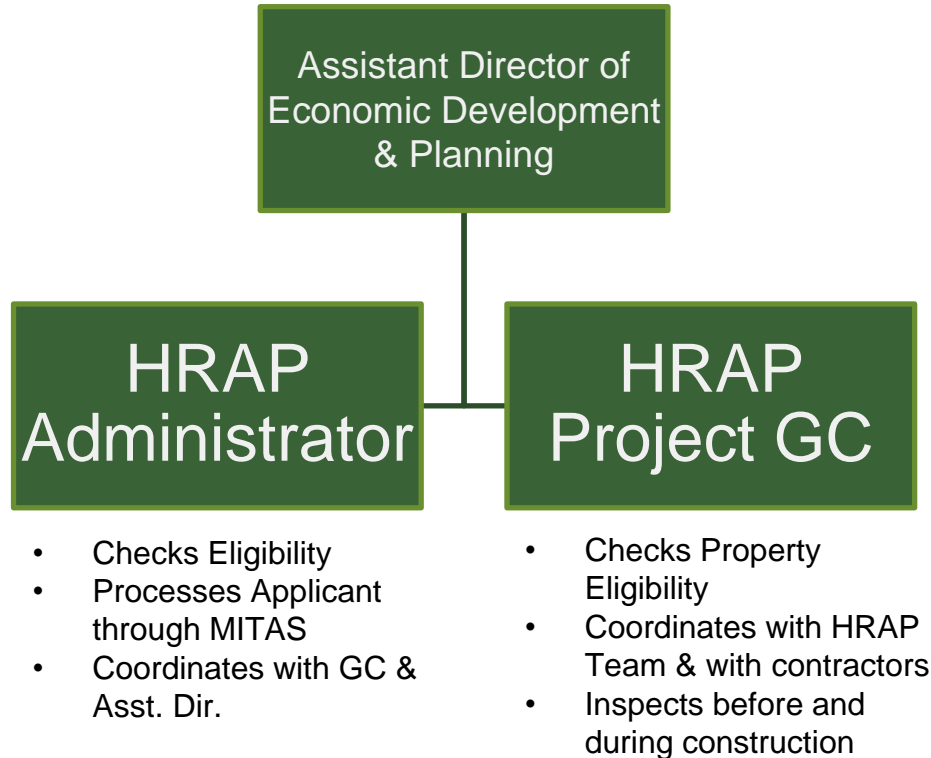
MITAS Statuses



**Before a payment is processed, additional information may be requested from the grantee if payout documentation is incomplete or incorrect. This will create a delay in payment.

IHDA – Home Repair & Accessibility Program

Administration



IHDA – Home Repair & Accessibility Program

Benefits & Outcomes

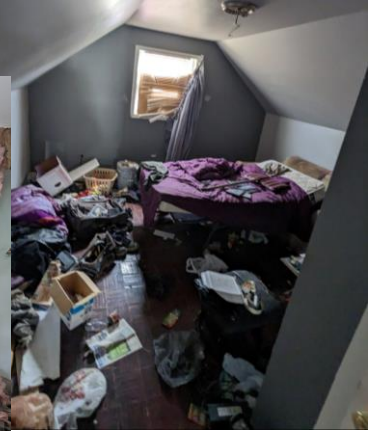
- Focus on roof repairs and roof replacements
- As of today completed eight total projects; one full rehabilitation project and seven roof repair or full roof replacements
- Signed our ninth project last Tuesday morning for a full roof replacement for \$15,000 in hard costs
- Anecdotally, all of the applicants would not have been able to get these repairs or roof replacements complete but for the HRAP



IHDA – Strong Communities Program Round 2

Phase I

- Eight eligible properties in one of the Villages hardest hit neighborhoods from the recession
- Awarded \$712,000 in September 2023
- Currently in the middle of environmental inspections, remediation, roofing replacements, and getting quotes on concrete work
- SCP Round 2 supports our South Suburban Trades Initiative



IHDA – Strong Communities Program Round 2

South Suburban Trades Initiative

- The SSTI program, a joint project with the Village, South Suburban College, and Prairie State College, is funded by the Illinois Housing Development Authority when available.
- Program has rehabilitated five Village-owned houses
- All rehabilitated homes except 244 Gentry have been sold, and all expenses related to rehabilitation, project management, acquisition and sale, property maintenance, and legal fees have been reimbursed to the Capital Projects Fund.
- Net profits from home sales are added to a balance used to cover rehab expenses if proceeds and grants fall short, ensuring the SSTI program has a net zero impact on the Capital Projects Fund.
- The latest SSTI home, 76 Winslow, was sold in August 2023.



Before



After

South Suburban Land Bank & Development Authority

- Mission: To reduce vacancy, stabilize the tax base, and enhance economic activities in the Southland Region through the acquisition and redevelopment of distressed properties in partnership with local governments.
- ***How they work*** - Acquire, Absolve, and Activate
- In 2023 alone, the Land Bank secured an estimated \$452,816 in property tax revenue for our member communities by taking vacant properties and returning them to productive use.
- Park Forest will have about 60 properties go through the SSBLDA process by the end of 2024



• SOUTH SUBURBAN •
LAND BANK



Thank you.

Questions?