Northwest Home Equity Assurance Commission
Thursday, February 18, 2021

In Attendance:
Executive Director: Ivy Ellis
Commissioners: Kerry Murphy, Pablo Medina, Diane Reyes, Gordon Hawkes, Laura Sayen (Thomas Simmons joined at 6:45pm)
Public: Ernie Lukasik, James Rudyk and one public participant remained anonymous.

1. Call to order: 6:36pm
2. Executive Director Ivy Ellis discussed Virtual Meeting Procedure. Meeting is being recorded and minutes will be uploaded to the website and the recording to YouTube channel.
3. Public comments limited to 3minute per speaker. Opened the meeting up to public comment at this time.
    a. Ernie Lukasik
4. Pablo motion to approve agenda. Gordon second. All in favor. None opposed.
5. Diane motion to approve 12/10/20 meeting minutes. Pablo seconds. All in favor. None opposed.
6. Executive Director's Report:
    a. Scrubbing data for mailings now.
    b. Received information on all taxpayers in the district and scrubbing data to do another mass mailing to people who live in the jurisdiction of the program.
    c. Marketing materials being updated, including trifolds and have been distributed at Alderperson meetings.
    d. Sent over 2,000 Holiday postcards and received several calls after.
    e. Two more additional mailings this year. One to the local community and one to members.
    f. Newsletters are coming out quarterly.
    g. Quarterly Alderperson meetings scheduled. Commissioner Medina asked if Alderperson Reboyras has had a meeting scheduled. Working on it. Ivy will send us an email with a link to the Zoom or give call-in information for each Commissioner's Alderperson.
    h. Strategic Planning Committee being formed. First meeting in April with all meetings via Zoom. Committee composed of community leaders and a person from the Alderperson's office. Planning for the next 5 years starting 2022. Will be meeting quarterly and doubling up in the second quarter to make up for first. Present to the Commissioners in the fourth quarter.
    i. 2020 Audit upcoming. Using the same firm as in 2019. Report will be available to the public by the December meeting.
    j. Outreach includes communication with nonprofits and local businesses.
    k. Home improvement program off to a slow start this year with the excessive snow. Have heard that participants are waiting until spring to apply. Ended 2020 with 11 applications.

l. May 2021 Board Training will be held virtually.

7. Financial Report:
    a. Ended 2020 with most line items in the green. Anticipate doubling real estate appraisal consultant costs in 2021 after slow utilization in 2020 due to Covid-19.
    b. Significant savings in real estate taxes.
    c. Renegotiating ADP contract.
    d. $62,000 under total operating budget.
    e. Revenue covered expenses.
    f. Q&A: Commissioner Reyes asked about total budget numbers. Interest impacted interest earnings. Commissioner Sayen asked about Claim Settlements line item. This is when someone claims on the home valuation program if their appraisal comes in light.
8. Public Comments
    a. Ernie Lukasik: 52,000 people delinquent in their taxes and 23,000 are seniors and are about $1,000 behind. Had asked if NWHEAP could give loans out. Have had discussions with Rep. Guzzardi to introduce legislation. Asking if Southwest Home Equity Assurance would engage in a loan program.
        i. Ivy spoke with Southwest and they were supportive. Not sure if they're interested. Ivy also spoke with the Bank and they are working on feasibility and logistics and what it would look like financially for NWHEAP.
    b. James Rudyk: Executive Director of Northwest Side Housing Center. Finding older adults in the community are struggling to pay property taxes. Working with IHDA to have them dedicate some of the COVID-19 Relief CARES funding to help those who have property tax backlogs. Have spoken with Rep. Will Guzzardi about writing into state law having these loans cover arrears for property taxes. These would be small loans. Rep. Will Guzzardi is chairing the state housing committee.
        i. Commissioner Murphy: Loans work now that you have to have a minimum credit score to qualify. How do we work around these community members perhaps not having that level of score. Would we be set up as the lending institution for this?
            1. Director Ellis: NWHEAP would have to pre-fund an account to cover defaults, providing a guarantee. Fund a loan loss reserve.
            2. Commissioner Murphy: Marquette Bank would make the money on the interest for these loans?
                a. Yes.
            3. James Rudyk: Credit scores are typically not the issue as they are on fixed incomes, it's collateralization. They cannot put their homes up as collateral.
            4. Commissioner Murphy: Once the law is passed would have to vote as a Board to proceed.
            5. Commissioner Hawkes: Are we assuming all seniors are getting homestead and senior citizen's discount on taxes? If over 65 and

have been in their homes for many years, they may not have applied for this.

6. Commissioner Murphy: Do we know the number of people?
    a. Ernie Lukasik: About 80 delinquencies in Belmont Cragin. Currently working on checking every ward in NWHEAP.
7. Commissioner Sayen: Where would funds come from?
    a. Commissioner Murphy: Would come from our existing funds in the Bank.
    b. James Rudyk: Initial thought was NWHEAP would just underwrite the interest on the loans. Could this be something local financial institutions could do, especially given CRA needs. Perhaps go to local CDFI's or foundations for additional funds.
8. Commissioner Sayen asked about the laws governing us now. We are limited by law to have the two programs; loan programs and value stabilization programs.
9. Commissioner Reyes: Timeline from defaulting on taxes and county taking a lien to foreclosure timeline is 2-3 years. Once you are behind you accrue fees.
10. Commissioner Hawkes: Any hard numbers for Seniors?
    a. James Rudyk: 80 in Belmont Cragin alone. Have a 1-pager with baseline data. Right now data is by ward so shows a % of the ward.

9. Old Business:
    a. Commissioner Murphy: Sign up form on the header of the website now.
    b. Link to YouTube channel on website.
    c. Nothing further from Director Ellis.
10. New Business:
    a. Bypassed based on earlier discussions.
11. Motion to adjourn: Commissioner Gordon motion, Commissioner Sayen second. All in favor, none opposed. Meeting adjourned at 7:20pm.