HOMES FOR A CHANGING REGION | STEGER PANEL

Agenda
Tuesday, August 29, 2017 | 6:30 to 8:30 p.m.
Steger Village Hall
3320 Lewis St.
Steger, IL

6:30 p.m. | DINNER

6:45 p.m. | WELCOME & INTRODUCTIONS
Mayor Kenneth A. Peterson Jr., Village of Steger

6:55 p.m. | PROJECT BACKGROUND
Jonathan Burch, Principal, Local Planning, Chicago Metropolitan Agency for Planning

7:05 p.m. | PANEL DISCUSSION
Property management training and rental regulation programs
Taft West, Vice President of Technical Assistance and Sustainability,
Chicago Community Loan Fund

Implementing effective rental inspection in a non-home rule community
Alice Templin, Neighborhood Services Director, Village of Round Lake Park
Mayor Linda Lucassen, Village of Round Lake Park

Effective strategies to accelerate rehab and minimize blight and vacancy
Nicki Pecori Fioretti, Director of Community Affairs, Illinois Housing Development Authority
Brendan Kiley, Community Outreach Manager, Illinois Housing Development Authority

SSLDMA as a program partner
Russell Rydin, Executive Director, South Suburban Land Bank and Development Authority

Revitalizing a downtown area and the potential for new downtown residential development
James Ratner, Senior Project Manager, IFF

8:00 p.m. | DISCUSSION & QUESTIONS

8:20 p.m. | CLOSING REMARKS & NEXT STEPS

8:30 p.m. | ADJOURN
Housing on Steger’s west side is primarily made up of older, lower value single family homes and the one large multi-family complex in the village.

On the east side and farther from the Village’s downtown are neighborhoods dominated by higher value, large square footage and newer construction homes.

Located on the border of Cook and Will Counties and near to the Indiana border, Steger experiences uneven and hesitant interest from developers and potential residents.
The market has not yet recovered from the housing crisis:

- Homes selling in the $50-90K range.
- Many owners are underwater with 1-2 strategic defaults per month.

Some homeowners cannot afford to make necessary home repairs.

The Village suspects some single family homes have been converted to multi-family:

- Record keeping was inconsistent in the past.
- The number of conversions is not certain and some owners are able to produce documentation that their conversion was permitted.
Steger is experiencing an increase in single family rental properties:
- Corporate and smaller scale local landlords are not keeping units up to code.
- As a non-home rule community, it is more difficult to regulate nuisance rental properties.

5. [rental market]

A number of vacant residential & commercial properties require rehab or demolition:
- Previously applied for IHDA program with SSLBDA and was denied.
- The downtown has a number of areas that could benefit from additional investment.

6. [vacancy & rehab]
The downtown area is a priority for village reinvestment:

- Ongoing pedestrian improvements.
- Future of Kmart and possibilities for redevelopment after its potential closure.
- Exploring strategies to incorporate housing into downtown development.