

Program Overview

Four agencies are working together with Kane County landlords to offer Illinois Housing Development Authority rental housing support grant funds to extremely low and severely low income households in Kane County. The grant will cover the three-year period from 2008 to 2011.

This program will provide a guaranteed payment of a portion of rent for a year. If the tenant continues to meet income guidelines, abides by the lease and lease rider, and resides in the same unit, the tenant can continue to qualify for the program until the grant ends.

Payment amounts are redetermined annually based on household income at the time of lease renewal.

Households Eligible to Participate

Households must meet the following criteria to be eligible:

- Fall into the extremely low or severely low income levels:
 - Household of 1—\$15,840 income limit
 - Household of 2—\$18,090 income limit
 - Household of 3—\$20,370 income limit
 - Household of 4—\$22,620 income limit
 - Household of 5—\$24,420 income limit
 - Household of 6—\$26,250 income limit
- Have stable income to pay a portion of rent and monthly utilities.
- Complete the agency income certification and landlord application process satisfactorily.
- Abide by rules listed in the lease and lease rider.

How the Program Works

- Various landlords in Northern Central and Southern Kane County have set aside a limited number of 1,2, and 3 bedroom units for this program. Nine units will be available in Northern Kane, four in Central Kane, and nine in Southern Kane. Some units are handicapped accessible.
- Interested households living in Kane County can obtain an application packet from an agency in the area of the County where they reside.
- Completed applications will be accepted starting on a date specified in the application materials. Completed applications will be logged in on a “first come-first served basis” until the wait list is closed.
- Applicants will need to provide documentation of household size, income and assets, and the prior year’s tax return.
- Completed applications will be reviewed to verify income, and other program qualifications, to identify whether any preferences exist and to confirm bedroom size need prior to placement on the wait list.
- Available units are provided to eligible tenants on a first come, first served basis, subject to certain priority and preference categories.
- Eligible tenants must complete the landlord’s separate application process and be approved by the landlord prior to admission to the program. The landlord may conduct criminal and credit checks.
- Because of the program’s size, only a limited number of applications will be available at each agency location.

However, should agencies anticipate that not enough qualifying applications have been returned, additional applications will be available until the wait list has been closed.

- Security deposits, other fees, or tenant paid utilities are not eligible for the support program.

Other Ways these 4 Agencies Help the Community

Because of the need for more affordable housing, these four agencies have stepped up to apply for a grant which enables Kane County to participate in the statewide Illinois Housing Development Authority Rental Support Program.

These agencies all provide essential, confidential services to people in Kane County. Our goal is to help those in need, referring people in need to many social service agencies in the area. We can refer people to resources for emergency shelter, employment, food pantries, low income housing, available federal and state benefits, medical care for those without benefits, and counseling and other resources for those with mental health or substance abuse concerns.

Whom to Contact for more information

For more information please contact the housing specialist at an agency that serves the area in which you currently reside. See map that indicates how the County is divided between North, Central and South for purposes of this grant.

Service Areas

Northern Kane County

Served by:

- The Ecker Center for Mental Health
1845 Grandstand Place, Elgin, IL 60123
Contact: Rick Vander Forest or Victoria Gesinger, (847) 695-0484
- The Association for Individual Development (AID)
1135 Bowes Rd., Elgin, IL 60123
Contact: Earl Evangelista, (847) 931-6283

Northern Kane County is defined as South Elgin and most areas north, east and west to the county lines.

Central Kane County

Served by:

- Lazarus House
214 Walnut St., St. Charles, IL 60174
Contact: Liz Eakins or Amberly May
(630) 587-5872

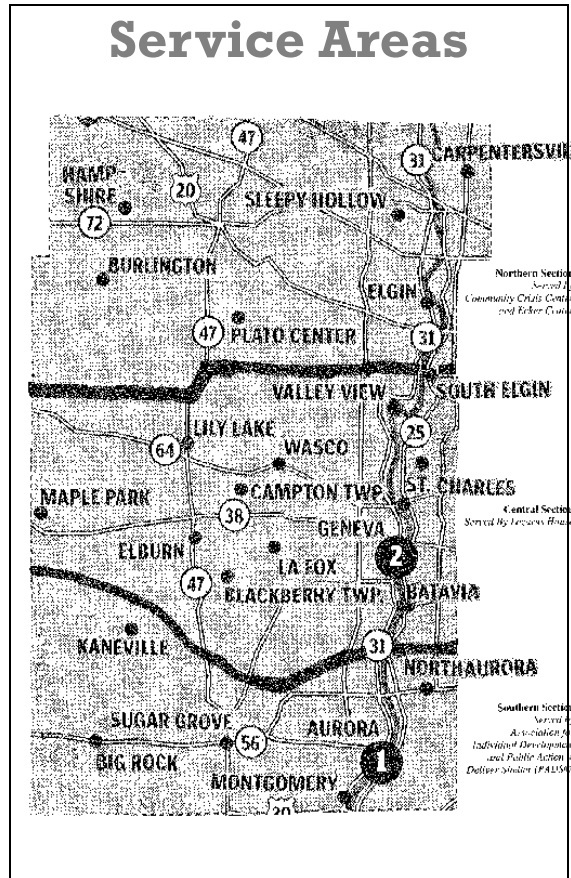
Central Kane County is defined as St. Charles, Geneva, and Batavia, and areas west and east to the county line.

Southern Kane County

Served by:

- The Association for Individual Development (AID)
1230 N. Highland Ave, Aurora, IL 60506
Contact: Earl Evangelista, (630) 966-4449
- Public Action to Deliver Shelter, Inc. (PADS)
659 South River St., Aurora, IL 60506
Contact: Willie Jackson, (630) 897-2165

Southern Kane County is defined as North Aurora and areas south, east and west to the county lines.



Rental Housing Support Program for Kane County, Illinois-- Prospective Tenant Overview

Made possible with funding from:



And the efforts of:

- The Association for Individual Development (AID)
- The Ecker Center for Mental Health
- Lazarus House
- Public Action to Deliver Shelter, Inc. (PADS)

