



The
Housing Authority
of ELGIN

The HAE Chronicle

A monthly newsletter publication of the Housing Authority of Elgin



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MAIN OFFICE

130 South State St.
Elgin, IL 60123

Office Hours:

Monday-Thu
8 am - 5 pm
Closed 1-12 pm
Fri
8:30 am - 12 pm

(847) 742- 3853

ACC MANAGEMENT GROUP OFFICE

120 S. State Street
Elgin, IL 60123

Office Hours:

Monday - Fri
8:30 am - 5:00 pm

(847) 923-6247
(After Hours)

RIVER'S EDGE OFFICE

2 Clifford Court Unit D,
Elgin, IL 60123

Office Hours:

Monday - Fri
8:30 am - 5:00 pm

(224) 760-7900

Highlight: Smiles for Christmas

The Housing Authority of Elgin's
7th Annual Smiles for Christmas Bicycle Give-a-way!
Providing 75 new bikes and gifts for HAE children!

- Evening of celebration for the family
- Elves stations for Christmas cards, crafts, refreshments
- Xfinity and Joliet Job corps Information tables
- Visit from Santa

The Centre of Elgin | 100 Symphony Way | Heritage Ballroom North

December 11, 2018, 5:30-7:30 p.m.

From the HAE Team

This article comes at a time when we are all preparing for the Christmas Holiday season. The staff at the Authority have enjoyed working with the families we serve in the city of Elgin and Kane County areas.

This year, we closed and started construction on three senior development projects, located in West Dundee, South Elgin and Sugar Grove.

Our Housing Choice Vouchers team, under the supervision of Tequila Brown, is a “HUD High-Performer” for the third straight year.

In addition, we graduated another awesome Family Self Sufficiency class that included over fifteen graduates.

We capped the year off by being one of only seven recipients of a Veterans Affairs Supportive Housing (VASH) award. This \$115,000 award will allow up to fifteen homeless veterans to have supportive housing through the HAE HCV program.

On behalf of the staff and Board of Commissioners, we wish you a very Merry Christmas and look forward to serving you in 2019.

Happy December!



The Housing Authority of Elgin's 7th ANNUAL 'SMILES FOR CHRISTMAS' PROJECT

Join us in Providing 75 NEW Bicycles for Elgin area children!

HAE's Chief Executive Officer, Damon E. Duncan, its Board of Commissioners and staff recognize the Christmas holiday season as a time for family, celebrating and giving. For the 7th year, HAE would like to put a smile on the face of a child on Christmas Day. This is accomplished through the "Smiles for Christmas" bicycle campaign.

The 2018 Smiles for Christmas project has traditionally been supported through donations from various organizations throughout Elgin and "Friends of HAE". This year, we recognize our generous sponsors:

Construction Management Associates, BEAR Development, LiUNA582, the Burton Foundation, Giant Bikes, Bigger's Chevrolet, Xfinity Communities, the City of Elgin Police Department, Walmart and HAE's Board of Commissioners & Staff. This year, we hope to gain your support to help us reach our goal of 75 new bikes and 20 new coats for children and seniors.

If you are interested in sponsoring a bicycle, new coat or gift for a child or senior this Christmas 2018, please contact Yvonne Munoz, at 847-742-3853 or email ymunoz@haelgin.org by **December 3, 2018.**

ALL PERSONS WHO HAVE RECEIVED VOUCHERS FOR BICYCLES OR COATS MUST BE PRESENT TO PICK UP YOUR GIFTS DURING THE SMILES FOR CHRISTMAS PROGRAM ON TUESDAY, DECEMBER 11, 2018 AT:

The Centre of Elgin | 100 Symphony Way | Heritage Ballroom North | Time: 5:30-7:30 p.m.

*Recipients must complete a series of HAE sponsored Financial Education workshops to receive a voucher. Other limitations and exclusions may apply to prior recipients or no-shows.

Please contact the FSS Department at HAE to determine eligibility by calling 847-608-4405 or visiting our website at www.haelgin.org.

Guest Speakers:

- Damon Duncan, CEO
- Ana Lalley, Chief of Police, City of Elgin
- Joliet Illinois, Job Corps

16 - 24 year olds!!

Visit the **Job Corps** Table to find out how you can win a **FREE IPAD!**



16 - 24 year olds!

Are you interested in having a chance to win a **FREE IPAD** at our

Smiles For Christmas Bicycle Giveaway?



Visit the
Job Corps
table



Job Corps is offering an opportunity to sign up for a tour of the Joliet Job Corps facility. You will get to learn all about the Job Corps programs and meet students and staff.

Job Corps is the nation's largest FREE education and job training program for teens and young adults!

Simply sign up for the Job Corps tour and your name will be entered into a raffle at Smiles for Christmas. At the end of the event we will announce will win the iPad!



The
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Family Self-Sufficiency Program

5 Steps Towards Successful Time Management

1. Relax and Remain Composed

Unless you hold some magical power, everything cannot be finished at once. The first step towards effectively managing time is to take a step back and think clearly. Rushing into any situation without poise can make even the easiest task feel impossible.

2. Construct a Plan and Follow It

A man without a plan is as good as lost. Jumping headfirst into a bevy of tasks in any profession is one of the quickest ways to become overwhelmed. Clearly constructing a plan of attack before tackling assignments is crucial towards managing time.

3. Delegate Assignments

You can't do everything yourself and one of the most important ways to stay on point is to delegate assignments that can be done by others. This step is an important piece of the puzzle towards organization as it allows multiple tasks to be finished at once.

4. Most Important Things First

After constructing a plan and assigning certain tasks it is now time to tackle the most pressing issues. No matter how many items remain on your plate it is imperative to handle the most important ones first. Finalizing the biggest tasks first shines a light on the end of the tunnel allowing you to coolly and calmly continue tie up the other loose ends.

5. Plan Again

When you are able to scratch everything off of the list for the day the easiest thing to do is pack up and head home. But instead, take a look at what lies ahead for the next day and start managing your tasks ahead of time. Being prepared and ready to go the following day will help you avoid the uneasiness and stress of finding yourself strapped for time.

(By Gabe Wahhab on magazine.joomla.org)



The ACC Corner

ACC Property Management manages
Central Park Tower Apartments and HAE's
Family Courts/ Townhomes.

Contact:

Brian Nebel

Community Manager

847-608-4413 or

centralpark@accmanagementgroup.com

Current Events in Affordable Housing

Opportunity Zones

by Martell Armstrong, Technical Advisor

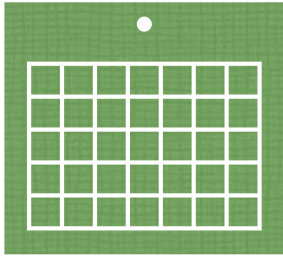
It has been nearly one year since the 115th Congress passed the Tax Cuts and Jobs Act that largely overhauled the U.S. tax code and brought about many changes to the real estate market. One such change was the advent of the Opportunity Act, which implemented the Opportunity Zone program. The Opportunity Zone program provides a vehicle for the revitalization of economically distressed communities through the usage of tax incentivized private investments. The program offers capital gains tax incentives to individual investors.

Opportunity Zones have been implemented in all 50 States and all U.S. territories. They are defined by census tracts that comprise no more than 80% of the greater statewide median family income or overall metropolitan median family income within metropolitan areas. Opportunity Zones are a promising method of deterring limited public tax dollars as a form of investment. However, limitations on the return on investment in many distressed areas that qualify as opportunity zones, such as limited affordability of market rent rates that can be paid by renters, could steer investments to neighborhoods already predisposed to gentrification.

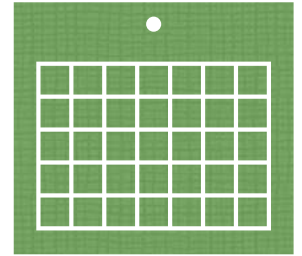


All individuals that were chosen through the Section 8 lottery have been notified at the e-mail they provided. If you didn't receive an e-mail from The Housing Authority of Elgin by November 12, 2018, you were not chosen and will need to re-apply when the waitlist re-opens.

**Thank you,
HAE**



Mark Your Calendars



Upcoming Events



Smiles for Christmas Bicycle Giveaway

December 11th 2018

5:30-7:30 pm

The Centre of Elgin



Holiday Office Closures:

Christmas Holiday

December 21st - January 1st

Happy Holidays!!

Project Development Updates

The Housing Authority's non-profit, Fox River Affordable Housing Corp. currently has three projects under construction. Here is a brief update on each:

Marison Mills - A \$21M, 70-unit project is located in South Elgin. Marison Mills is an elderly development, designated for seniors 62 and above. Construction commenced on October 1, 2018. At the time of this newsletter, the footings and foundation have been poured.

Chelsea Commons -

A \$12M, 40-unit project located in Sugar Grove. Chelsea commenced construction in October and is in the process of grading and pouring footings.



Spring Hill Senior - A \$20M, elderly project located in West Dundee. This 61-unit project is designated for seniors. The vertical construction has been completed and skill trades are currently installing plumbing, electrical and mechanical systems. Siding will be going on the building during the next two months and the parking lot paving will be completed by December. The Spring Hill project will be open for occupancy by March 2019.

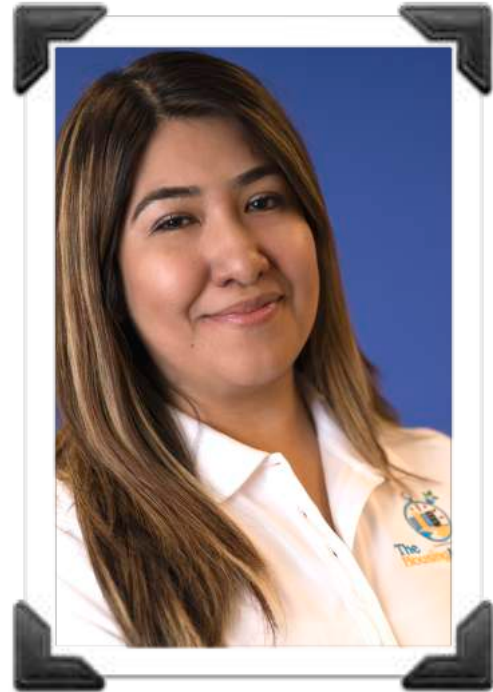
New To The Team

we are excited to welcome you on board!



Jose Cardenas
Section 8 Specialist

"Born in Peru, South America, I came to the United States in 2000. I love soccer, food (a lot of it!), video games or just spending time with my fiancée and family members. I am currently going to school to pursue a career in social work and faith-based ministries. Prior to HAE, I was a Leasing Supervisor in an apartment complex in the northwest suburbs. I love the aspect of client satisfaction combined with a passion for my opportunity to build relationships with great co-workers."



Carmen Hernandez
Section 8 Specialist

"My name is Carmen Hernandez, I am from Mexico. I have worked with The Chicago Housing Authority for the past 5 years and now I've recently joined The Housing Authority of Elgin team. I am really excited and thankful for this opportunity. I will work closely with each family in order to assist them in every way possible."

HAE Staff



Connection

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"For it is in giving that we receive."

-Francis of Assisi

