



Corporation for Affordable Homes of McHenry County

"Expanding housing opportunities for people everywhere in McHenry County"

People throughout McHenry County are finding it hard to afford housing. Low- to middle-income people and families are especially impacted by this issue.

When people are housed better, they live better. That drives the work that CAHMCO does in McHenry County.

CAHMCO was incorporated in 1995 to take on the important work of advocating for and developing affordable housing in McHenry County.


The organization's mission is to expand affordable housing in the County — working with private non-profits, for-profit developers, local businesses, and local, township and County government to ensure more families have access to quality affordable housing.

Programs. . . .past and present

Affordable Housing Study

CAHMCO, in partnership with the County, the Continuum of Care and the Mental Health Board, coordinated a comprehensive study of affordable housing needs in the County. The study, released in September 2008, quantifies the significant gap between incomes and housing available throughout McHenry County.

Neighborhood Stabilization Program



CAHMCO is the recipient of nearly \$5 million in Neighborhood Stabilization Program funds to buy, renovate and occupy vacant and foreclosed properties in McHenry County. Through funding allocated to it from McHenry County and the Illinois Housing Development Authority, CAHMCO is developing housing both for sale and rent to qualified families. A portion of the housing units redeveloped in this program will especially be targeted to families earning less than 50% of the area median income based on family size. NSP funds were established through the Housing and Economic Recovery Act of 2008.

First-time Homebuyer Program



Since 1998 CAHMCO has administered a first-time homebuyer program using funds from the Illinois Housing Development Authority and the Community Development Block Grant funds available from McHenry County.

This program provides down payment and closing cost assistance to individuals and families earning up to 80% of the area median income. To date, CAHMCO has assisted over 375 homebuyers through this program.

Employer Assisted Housing

CAHMCO works with a coalition of not-for-profits in the Chicago metro area, as well as the Metropolitan Planning Council (MPC) on an Employer Assisted Housing program. Employers give down payment assistance to employees, which can be matched by State funds. Two area employers — Seaquist Perfect and Medela, Inc. — participate in this program and others are evaluating its potential to assist their employees. This project has received a set-aside of Illinois Affordable Housing Tax Credits, which will give employers a tax credit equal to 50% of the amount given to employees.

CAHMCO Programs. . .continued



The Renaissance Apartments

CAHMCO acquired and rehabbed two buildings in downtown Woodstock. This redevelopment provides eight units of rental housing to individuals and families earning below 50% of the area's median income. CAHMCO received low interest financing from IHDA and a grant from the County. A land use restriction on the property ensures its affordability for 30 years.

Special Needs Housing

CAHMCO is especially committed to expanding affordable housing opportunities to people and families in our community with special needs — accessibility, development disabilities, mental illness, traumatic brain injuries and substance abuse. CAHMCO partners with service providers to create new units of affordable housing and manage those units effectively to best serve these targeted populations.

Continuum of Care/ Provider's Communication Network

CAHMCO is the fiscal agent for the Continuum of Care Committee, which is a network of agencies that assist homeless individuals and families by providing emergency, transitional and permanent housing, as well as necessary supportive services. Intake, assessment and outreach services are provided through the Provider's Communication Network, an on-line program developed specifically to provide accessible empirical data on the homeless population, as well as the inventory of housing units and services available.

CAHMCO Rebuilding Project

CAHMCO worked with volunteers to build a home for a widow and her children. CAHMCO received \$50,000 from the County HOME funds to support this initiative. Local contractors and suppliers donated money and labor to assist in building this home. The project received a set-aside of Illinois Affordable Housing Tax Credits to be allocated to donors.

Harvard Homeownership Program

CAHMCO partnered with a local representative of a modular home company to develop 3 modular homes for sale to families with incomes as low as \$25,000 a year.

Technical Assistance

CAHMCO will work with other agencies or developers to provide affordable housing units. In the past, it worked with Transitional Living Services to obtain financing for a 14-unit transitional housing development for formerly homeless veterans. CAHMCO also worked with the City of Crystal Lake to secure financing and administer a rehab program for a local low-income neighborhood which assisted homeowners to hook up to a newly installed sewer system.



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To get involved in CAHMCO's programs, please contact:

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CAHMCO is a tax-exempt, 501(c)(3) Illinois non-profit corporation.

All contributions to CAHMCO are tax-deductible.

Volunteer opportunities are available!