

**MINUTES  
CITY OF ST. CHARLES  
HOUSING COMMISSION  
THURSDAY, JANUARY 13, 2022  
DENS A & B / VIRTUAL ZOOM MEETING**

**Members Present:** Sean Baker, Louis Dries, Liz Eakins, Jeff Funke, Karrsten Goettel, John Glenn

**Members Absent:** Jillian Barker, Paul Lencioni

**Others Present:** Ellen Johnson, Planner

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**1. Call to Order**

Chair Eakins called the meeting to order at 7:30 p.m. (Delayed start due to technical difficulties.)

**2. Roll Call**

Ms. Johnson called roll with six members present.

**3. Approval of Agenda**

**A motion was made by Mr. Funke and seconded by Mr. Glenn with a unanimous voice vote to approve the Agenda.**

**4. Approval of minutes from the November 11, 2021 meeting of the Housing Commission.**

**A motion was made by Mr. Funke and seconded by Mr. Glenn with a unanimous voice vote to approve the November 11, 2021 meeting minutes.**

**5. Home Rehab Program Promotion – Video Discussion**

Mr. Funke reported that he discussed creation of a promotional video for the Home Rehab Program with Nathan Shackelford, teacher at St. Charles East High School. Mr. Shackelford was invited to attend the meeting but was not present. This item will be rescheduled.

Ms. Eakins said she reached out to Dave Heun at the Daily Herald asking if he would feature the City's programs in his column.

Mr. Glenn suggested the City submit an article about the programs and the Commission's efforts to various newspapers.

Ms. Johnson said next month the online utility bills will include an ad about the Home Rehab Program.

## **6. Planning & Development Committee Housing Update Recap**

Ms. Johnson provided a recap of the December 13, 2021 meeting of the Planning & Development Committee. Staff gave a presentation to bring the City Council members up to speed on the City's housing policies and the work of the Housing Commission, and to present the 2021 Affordability Analysis. She said Council members seemed engaged. There was no questioning of the City's policies or any changes discussed. There were a few community members present who expressed the importance of affordable housing. They spoke of problems with homelessness, housing for very low income and lack of supportive housing.

Mr. Glenn thinks the Council understood that the City is doing this because we want to be ahead of the curve and we are trailblazing. Even though we are not getting affordable units in developments, at least we are trying.

## **7. 2022 Inclusionary Housing Fee In-Lieu**

Ms. Johnson said it is time to set the IHO fee in-lieu for 2022. This is the fee charged to developers of residential projects that do not incorporate affordable units. City Council has the ability to set the fee annually. The fee will be discussed at the P&D Committee meeting on 2/14. The Housing Commission typically provides a recommendation to P&D Committee. She noted last year, for the first time Council set a three-tiered fee structure based on housing type, instead of a single fee for all types of housing. The current fee is lowest for single-family, then townhomes, and highest for multi-family. The rationale behind this was that it is simpler and less costly to incorporate affordable units in multi-family developments, and the density bonus offered can be utilized for multi-family. The fee for multi-family was kept the same as the flat fee for previous years: \$39,665.75 per required affordable unit; \$27,766.03 for townhomes; \$15,866.30 for single-family. She noted all of the development projects currently in the pipeline are townhome or multi-family and are thus subject to the higher fees.

Mr. Dries suggested keeping the fee as-is, since there was no negative reaction in the marketplace. If it is working, why make another change? Commissioners agreed.

**A motion was made by Mr. Dries and seconded by Mr. Goettel with a unanimous voice vote to recommend keeping the fee as-is.**

## **8. Housing Trust Fund Account Report**

Ms. Johnson provided a summary of account activity from the second half of 2021. Beginning balance was about \$710,000. There was one developer contribution: \$3,100, for two new houses in the 50-unit Munhall Glen single-family subdivision. The IHO fee is being paid on a per-unit basis for that development; it is typically paid as a lump sum. Ending balance was about \$713,800 including interest.

## **9. Additional Business**

### **a. Kane County Affordable Housing Fund Update**

Ms. Johnson gave an update on Anthony Place Phase 2, which was expected to request a significant contribution from the St. Charles Housing Trust Fund through the Kane County Affordable Housing Fund. GC Housing Development applied for low-income housing tax credits from IHDA, and were recently told that their application was not approved and is on hold until next year. IHDA reported

there is another affordable senior development in the area that is reportedly not fully leased. The Affordable Housing Fund application for Anthony Place Phase 2 is now on hold with the County. The City will not be reviewing or approving funding for that project this year.

Ms. Johnson said if there are any other projects proposed that request St. Charles funds, the Housing Commission will review those projects at the February meeting. Kane County staff is unsure whether they will recommend a purchase/rehab project in St. Charles this year given the housing market and lack of low-priced supply.

#### **b. Project Updates**

Ms. Johnson said the Moore Ave. house is nearing completion. An issue with the gas line has delayed the project, but the house is expected to hit the market this Spring. The City allocated \$52,000 to the project which will be paid out upon project completion. We will get a portion of that back once the house is sold.

Ms. Eakins said Emma's Landing in Geneva is moving forward, which is an affordable townhome development on the west side. The project is being constructed on land donated by the City of Geneva.

Mr. Glenn noted St. Charles doesn't have much vacant land to build on. Ms. Eakins said it will take a creative developer.

#### **c. Additional Discussion**

Ms. Eakins asked, what can we do to encourage development of affordable housing in St. Charles? With prices and rents the way they are, isn't there something a developer with vision would be able to do? Mr. Glenn said it would have to be an affordable housing developer, a mission-focused developer.

Ms. Eakins suggested inviting a developer to a Housing Commission meeting to discuss, from a developer's perspective, what it takes to build affordable housing in a community- what kind of projects they look for, what kind of site they look for, what other things they consider, etc.

Mr. Glenn suggested inviting the developer of Anthony Place, GC Housing Development. Ms. Johnson said she would reach out to GC and invite them to a meeting.

#### **10. Future Meeting Dates**

- a. Thursday, February 10, 2022 at 7:00pm Committee Room
- b. Thursday, March 10, 2022 at 7:00pm Committee Room
- c. Thursday, April 14, 2022 at 7:00pm Committee Room

#### **11. Public Comment- None**

#### **12. Adjournment at 9:00pm**