

**MINUTES  
CITY OF ST. CHARLES  
HOUSING COMMISSION  
THURSDAY, NOVEMBER 11, 2021  
COUNCIL COMMITTEE ROOM**

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

**Members Absent:** Jillian Barker

**Others Present:** Ellen Johnson, Planner

---

**1. Call to Order**

Chair Eakins called the meeting to order at 7:00 p.m.

**2. Roll Call**

Ms. Johnson called roll with six members present. Mr. Goettel arrived at 7:05pm. Ms. Eakins announced that Ms. Gacic has resigned from the Commission.

**3. Approval of Agenda**

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

**4. Approval of minutes from the August 12, 2021 meeting of the Housing Commission.**

**A motion was made by Mr. Funke and seconded by Mr. Dries with a unanimous voice vote to approve the August 12, 2021 meeting minutes.**

**5. 2021 St. Charles Housing Affordability Analysis**

Ms. Johnson presented the report. She said the report has been prepared since 2009 to track St. Charles' affordable housing stock to inform housing policy and to track the City's standing in relation to the Affordable Housing Planning & Appeals Act.

Ms. Johnson said this report includes two separate calculations to determine the affordable housing share, different than in past years. The Method 1 calculation is what has been used since 2009 and is based on the formula outlined in the 2004 AHPAA Report from IHDA. That calculation ends up with an affordable home price of about \$235,000. Based on that affordable home price and factoring in rentals, a total of 21.3% of housing in St. Charles is affordable. This is down just slightly from 2020. Method 2 is more simplified and uses the affordable home price for a family of 4 calculated by IHDA in their annual housing affordability chart, which is about \$207,000. Based on that affordable home price and the rental data, a total of 11.3% of housing units are considered affordable.

Findings for owner-occupied affordability (Method 1) were very similar to last year. Rental affordability decreased from 14% in 2020 to 12.4% in 2021. New market-rate units were constructed

in the past year at Prairie Center. We also lost 135 rental units that were considered affordable last year due to higher rents; rental rates have gone up across the board. There are only 45 affordable rental units (within 2 communities) that are not within subsidized, income-restricted developments

Ms. Johnson noted there are number of potential market-rate rental units proposed on the east side. If those developments move forward, rental affordability will be further reduced.

Ms. Eakins said it is concerning that we are limiting who can live in St. Charles. The majority of the affordable rental stock we do have is senior housing.

Mr. Funke noted inflation and the rising cost of materials makes it hard for developers to build affordable units.

It was noted that this year's report used 2020 data for owner-occupied housing. Next year's report with 2021 data will likely show less affordability due to rising prices.

Ms. Johnson noted the median home sale price for 2020 (\$305,000) is the highest in the past 15 years. Next year will likely be higher given the current housing market.

Mr. Funke asked how the numbers will reflect increased wages. Ms. Johnson said Area Median Income would go up, which would increase the affordable purchase price / affordable rents.

Mr. Funke asked if the City has any land that count be donated for affordable housing. Ms. Johnson said City-owned property is limited. The police station site will be coming available soon. It was noted affordable housing would most likely be opposed in that location.

Ms. Johnson said the Affordability Analysis will be presented to Planning & Development Committee on December 13<sup>th</sup>. An update on City housing policy and programs will be provided at the meeting as well.

## **6. Home Rehab Program Promotion – Discuss Presentations**

Ms. Eakins noted the talking points provided by staff for the two programs and brochures to distribute. Ms. Eakins asked for a supply of brochures to be brought to every meeting for members to distribute.

Mr. Funke said Nathan Shackelford, 2-D media and film art instructor at St. Charles East, would be willing to help with video work to promote the Home Rehab Program. Mr. Shackelford said he can try to match students with the project. The group decided to invite him to the January meeting to discuss the idea further.

The group discussed asking previous recipients of the Home Rehab Program if they have before and after photos they are willing to share for the video, or if they are interested in telling their story and providing testimonials. People may be more willing to provide written statements. The director of Community Contacts which administers the program might be asked as well.

Ms. Eakins said she is looking forward to making presentations about the program to a number of groups once it is safe to do so. Mr. Glenn suggested staff create a PowerPoint presentation as well as the talking points to use for future presentations.

Mr. Glenn suggested reaching out to Dave Heun from the Daily Herald to highlight the program through his column, perhaps when the video is ready. Kane County Chronicle and Kane County Connects were also suggested.

Mr. Baker suggested a banner/link to the program on the utility bill webpage. Ms. Eakins suggested a supply of brochures at the utility billing counter as well.

## **7. Additional Business**

### **a. Project Updates**

Mr. Dries said the Moore Ave. house is coming along nicely.

Ms. Johnson said Kane County has not yet issued the 2021 Request for Proposals for the Affordable Housing Fund. It is expected in the next few weeks. She noted Anthony Place Phase II, a potential senior affordable project containing 75 units, has submitted for tax credits and are expected to apply for St. Charles Housing Trust Fund funding through the Affordable Housing Fund. This could be a good opportunity to put the Housing Trust Fund to use to create a number of affordable units.

## **8. Future Meeting Dates**

- a. Thursday, December 9, 2021 at 7:00pm Committee Room – To be cancelled
- b. Thursday, January 13, 2022 at 7:00pm Committee Room
- c. Thursday, February 10, 2022 at 7:00pm Committee Room

## **9. Public Comment- None**

## **10. Adjournment at 7:57pm**