

**MINUTES
CITY OF ST. CHARLES**

**JOINT MEETING OF
THE PLANNING & DEVELOPMENT COMMITTEE &
ST. CHARLES HOUSING COMMISSION
MONDAY OCTOBER 14, 2013 - 6:00 P.M.**

Planning & Development

Members Present: Chairman Stellato, Aldr. Silkaitis, Payleitner, Bancroft, Martin, Krieger, Lewis

Planning & Development

Members Absent: Aldr. Lemke, Turner, Bessner

Housing Commission

Members Present: Member Amundson , Payleitner, Henningson, Hansen, Hall, Pierog

Housing Commission

Members Absent: Chair Holler Larson, Eakins, Goettel

Others Present:

Mayor Rogina; Mark Koenen, City Administrator; Matthew O'Rourke, Planner; Russell Colby, Planning Division Manager; Chief Schelstreet, Fire Dept.

1. Call to Order

The meeting was convened by Chairman Stellato at 6:00 P.M.

2. Roll Call

Roll was called:

Planning & Development Committee

Members Present: Chairman Stellato, Aldr. Silkaitis, Payleitner, Bancroft, Martin, Krieger (6:13 PM), Lewis

Absent: Aldr. Lemke, Turner, Bessner

Housing Commission

Members Present: Member Payleitner, Henningson, Hansen, Hall, Amundson (6:02 PM), Pierog (6:10 PM)

Absent: Chair Holler Larson, Eakins, Goettel

3. Approval of Agenda-Approved.

4. Discussion Items

- A. Presentation by CMAP and Kane County Staff - “Homes for a Changing Region: Introduction and Draft Analysis”

Mr. O'Rourke said over a year ago the City Staff was contacted by Geneva's City Staff regarding filing a joint application for a local technical assistance grant, which is a for a Housing Study that is part of the “Homes for a Changing Region Project”. He said the grant was submitted, successfully received, and the city has been informed that would be working with both CMAP and Kane County staff. He said the study would be paid for through the grant to the benefit of the 4 communities; Batavia, Geneva, North Aurora and St. Charles, which is called a multi-jurisdictional sub-regional housing study. He said work began over the summer compiling a lot of data and tonight represents one of the first milestones with a public presentation, and there will be a few more presentations to follow until there is a finalized plan.

Drew Williams-Clark-CMAP-said this is a project that is a partnership of several organizations; CMAP, Kane County-Planning Staff, Metropolitan Planning Council and the Metropolitan Mayors Caucus, which all bring policy expertise to the project. He said he has been involved in the project since 2009, but has been around since 2005. He said in 2005 the Metropolitan Mayors Caucus and what was then known as Metropolis 2020, got together and hired a consulting firm to conduct a forecast of housing supply and demand out till the year 2030. He said at that time they forecasted an inadequate supply of workforce attainable housing and was a pretty vast undersupply which took into account some of the demographic shifts that have been forecasted in the region for some time now. He said they shopped that around to all the municipalities as to how to address it, and all had the same response, that's all well and good but the data represents a six-county region. He said since then they go community-by-community to provide the same forecast of supply and demand based on income groups to be sure everyone has the same data to inform their housing policies as they move forward over the next 30-years. He said tonight is the beginning of a conversation and then he would like a frank discussion about what the Committee/Commissions reactions are to the information. He said CMAP would be back at least twice before the end of the project to direct the city, listen to the reactions to that and then to finally create a nice policy planning document later.

Brett Hanlon-Kane County-said Homes for a changing region does these policy plans sub regionally and a lot of the issues can be best addressed by combining resources between the communities, and the issues are not constrained by municipal borders. He then showed a PowerPoint presentation providing a brief overview for the program and project:

- Originated in 2005
- Well over 25 Homes Policy plans completed
- Process is free of charge
- Funding is from HUD's Sustainable Communities Initiative, Chicago Community Trust, Illinois Housing Development Authority and the Harris Family Foundation.

Mr. Hanlon said it is a new innovative way to approach housing planning, all the analysis are done by the people currently living in St. Charles. He said it looks at the demand that is there, its market based so it look at the housing supply that is currently existing which looks at the number of units that can be built out to the year 2040 with the existing zoning in place.

Mr. Hanlon shared the 2013 Housing Trends:

- Populations are shifting to infill
- Future success relies on identifying prime locations for compact development
- Demand is changing in favor of renting.

Mr. Hanlon shared the four Demographic groups that will drive the new housing market:

- Older baby boomers (55-64 yrs/old)
- Younger baby boomers (46-54 yrs/old)
- Generation Y (late teens-early 30s)
- Immigrants and their children

Mr. Hanlon shared the Central Fox Valley Homes Process which works with individual municipalities to identify opportunities and future goals from July-September. He said they were able to refine growth projections with capacity analysis and key development opportunities as seen by local leaders. He said that in November there would be both a public workshop and an on-line style workshop for the residents which would involve;

- Present baseline data and future predictions to community
- Conduct visual preference survey
- Mapping exercise
- Use public input to start working on key area visualization.

Mr. Hanlon said following the workshop from the month of December to May of 2014 the process would be:

- Finalization of municipal recommendations
- Meeting with mayors to review sub-regional recommendations
- Finalization of sub-regional recommendations
- Review of draft plan by mayors and municipal officials
- Completion of the plan

Mr. Hanlon shared to components of the plan:

- Project summary
- Existing condition
- Current housing analysis

- Projecting future housing needs
- Capacity for growth
- Future housing conclusions
- Sustainability
- Urban design focus area (optional)
- Recommended strategies
- Conclusion

Mr. Hanlon noted that the policy plan is consistent with the goals in the Kane County's 2040 plan, which is the county's long range comprehensive plan that was adopted last May 2012. He said as the county board adopted this plan, it created the Kane County planning cooperative which is the central core of the 2040 plan's implementation strategies. He said the cooperative is an innovative way to do planning, integrating the health dept., division of transportation and the division of land use. He said the main goal for the cooperative is to help municipalities fill in the gaps and local planning resources by providing technical assistance. He said there are other communities going through the same process; Elgin, East Dundee, West Dundee and Carpentersville.

He said the 2040 plan identifies challenges brought about by growth and Kane County is expecting to see 270,000 more people, 94,000 more households and 144,000 more jobs. He said to meet the challenges safe, affordable and diverse housing, which is what the project will do, by providing infill development with transit options. He said it will maximize mobility and connectivity and enable the preservation of green space, which will allow the replenishment of aquifers and maintain great water supply, and all this comes together to create a healthy population.

Ellen Johnson-Kane County showed a PowerPoint Presentation explaining that data that would be incorporated into the plan and analyzed further into the housing plan and to inform later recommendations.

St. Charles Population 2007-2011 ACS Data

- 2011-32,792 (+17.5% since 2000)
- 2011 Households: 12,201 (+17.8% since 2000)
- Median household income: \$77,011
- 5.4% of the population below the poverty line

Race/Ethnicity

- 85% white
- 10% Hispanic or Latino
- 2.3% Asian

Housing Data

- 12,000 housing units

- 60% are single family homes
- Most owner occupied
- 30% of units are multifamily structures
- Largest number of occupied units have household incomes between 50-75,000
- Most higher income households are homeowners
- Middle and lower incomes renters become more prevalent
- The owner/renter split is more equal

Defining the affordability in homes is divided into three categories:

- Affordable-less than 30% of income on housing (or less than 45% for housing and transportation)
- Unaffordable-over 30% of income on housing (or over 45% for housing and transportation)
- Severely unaffordable-over 50% of income on housing

Ms. Johnson then explained the following graphs:

Owner-Occupied Affordability 2000-2011

Renter-Occupied Affordability 2000-2011

2011 Households and housing stock compared with 2040 owner demand

2011-2040 change in owner demand

2011 households and housing stock compared with 2040 renter demand

2011-2040 change in renter demand

Capacity Analysis

- Estimated the amount of vacant land and redevelopment potential by zone for each municipality using local GIS data
- Adjustments, as needed, based on feedback from staff
- Result is maximum number of units that could be built in St. Charles

St. Charles Capacity-Housing capacity by type

- Small lots SF-175 units
- Large lot SF-320 units
- Townhome-205 units
- Multifamily-959 units
- Mobile home/other-0
- Total-----1,659 units

Ms. Johnson explained the next steps:

- Public Workshop-Wednesday, November 20-6:30pm Council Chambers
- Input website can be viewed at www.foxvalley.metroquest.com (open Nov. 1-30)
- Staff will receive draft recommendation memos by mid-December
- Return in Feb. with draft plan recommendations
- Plans will be finalized and printed in May

Chairman Stellato said 10-years ago there were trends predicted that have all been readjusted based on the economy and going forward is there any type of downturn consideration because it's been seen that it can happen, especially going 20-30 years out. Mr. Williams-Clark said the forecasts have already been adjusted to be sure the 2010 census is taken into account and its assumed that the economy is going to trend upward which over the last 100 years, decade by decade is at a 3% average growth.

Aldr. Lewis said she has heard the baby boom generation is just a blip and when they are gone, and that with all the needed housing and infrastructure that goes in over the next 40-years, what happens then because the upcoming generations will not support it. Mr. Williams-Clark said seniors are a very important population but yes if we try to make products that only fit one group there would be a surplus in that product, but he does not see that happening any time soon. He said he thinks there is still an unmet demand for senior housing that can be sustained for a long time and that the best solutions are versatile ones that could be transitioned later on.

Mr. Hansen said at his bank they have a community reinvestment act to follow and a statistic is the demographic of 2000 that was used in the Kane County test of the assessment area for income. He said he believes there were seven census tracks in 2000 that were low to moderate income that jumped to 34 census tracks that are now low to moderate income levels. He said they were taken in the middle of the recession and something they figured out was income level is really a volatile number in looking at a big recession that was just had and he thinks one of date points that is not volatile is age. He said he thinks anything that is based on age demographics is going to be a bit better projection than income. Chairman Stellato said in tying them together, how social security was tracked. Mr. Williams-Clarke said social security and public assistance are not included.

Ms. Pierog-representing the school board-asked what part of the 4,000 project homes would be families that would affect the schools. Mr. Williams-Clark said as with any new housing development or any new population change that is something to think about. He noted that those numbers are just forecasts, but if the demand is met for 4,000 new families over the next 30-years decisions would have to be made with an ongoing dialogue with the school board because ultimately they would still have the authority to restrict or accommodate that, or meet somewhere in between.

Mr. Hall said in regard to the baby boomers he has noticed the request for a lot more ranches and not only for retired people, and in providing more of those types of products that are not labeled as an active adult community, making it more acceptable to everyone makes a lot of sense. He said the only negative is that a first floor master bedroom in a ranch are 15-20% more money than a 2-story home, so the cost to build is much more, which is why you don't see too many being built. Chairman Stellato said to that point, 2-weeks ago, a large track builder that has developments in Plainfield and Oswego, and in looking at the floor plan models on their website, there are no more formal living rooms or dining rooms. He said the market they go after have grown up eating in the kitchen at a breakfast nook or at the counter, so dining rooms/formal living rooms have been turned into offices, etc. because people need that room, and they are selling very well. Mr. Hall agreed and said even traditional 4-bedroom 2-story homes there are hardly any living rooms anymore, and the dining rooms are slowly slipping away, but people are still afraid to lose them completely for their resale values.

Mr. Williams-Clark-noted that to Ms. Pierog comment earlier, that he was a previously a teacher, and in looking at the age which would be less volatile then the income for sure, a lot of the projected demand would be seniors, so it would not have ramifications to the schools. Ms. Pierog said we have a couple schools that are aging, one of them from the turn of the century, there is going to be some shift that will need to happen. She said and in comparing that with lower property values, lower tax rates and lower housing costs, how will it be paid for. Mr. Williams-Clark said that is a valid point and they will be sure to discuss that further.

5. **Next Steps** - Mr. O'Rourke noted the next meeting would be the workshop on November 20 at 6:30pm in the Council Chamber. He said there would be some data presented, but also be a hands on workshop.
6. **Additional Items-None.**
7. **Adjournment-Aldr. Silkaitis made a motion to adjourn at 6:35pm. Aldr. Payleitner seconded the motion. No additional discussion. Approved unanimously by voice vote. Motion carried.**