

**MINUTES
CITY OF ST. CHARLES, IL
HOUSING COMMISSION MEETING
THURSDAY, SEPTEMBER 19, 2013**

Members Present: Holler, Amundson, Payleitner, Eakins, Pierog, Henningson, and Hansen

Members Absent: Hall and Goettel

Others Present: Matthew O'Rourke

1. Opening of Meeting

The meeting was convened by Chair Holler at 7:00 p.m.

2. Roll Call

3. Approval of Agenda

A motion was made by Amundson and seconded by Eakins to approve the Agenda. Motion carried. – Voice Vote.

4. Approval of Housing Commission Minutes

A. July 18, 2013 Housing Commission Minutes.

Motioned by Hansen and seconded by Eakins to approve the July 18, 2013 Housing Commission minutes. Motion carried – Voice Vote.

5. Discussion Items

A. 2013 Annual Affordable Housing Update (Recap)

O'Rourke stated that he presented the update to the P & D Committee at the September meeting. The Committee did decide to recommend suspending the required affordable housing units since the City is at 25% or more affordable. O'Rourke also stated that the other provisions of the Inclusionary Housing Ordinance are still valid such as the density bonuses for providing affordable units.

Chair Holler asked if there was a sense that should the affordable number go back to 19% would the City be in favor or reinstating them. Member Payleitner stated that there was some sentiment that if it was needed it could come back. O'Rourke stated that there is also a trigger in the ordinance that should the number be reduced to 15% the ordinance can be reinstated.

Member Hansen stated that his bank received data for their area, and that this census data shows that there is an increase of lower income census tracts in the area. Chair Holler stated that if incomes are resetting as well as home prices then that would be another facet of this data to watch. O'Rourke stated the IHDA is lowering the affordable

rent prices. Eakins stated that they have been notified by HUD that affordable rents are going down and this is counter intuitive to increased market rents.

Member Pierog summarized the different trends that we have observed stagnant incomes, decreasing home ownership rates, and raising rental rates that there should be concern that people will not be able to afford to rent in St. Charles. O'Rourke stated that that was the biggest stated concern in the report and was stated to the P & D Committee.

Member Pierog asked how the City might plan to address the issue. O'Rourke stated there are no known plans, but hopes the CMAP study will help shed some light on opportunities.

Chair Holler stated that there are financing mechanisms in place and that IHDA would be interested in looking at grants in cities like St. Charles, the problem is finding a developer with a piece of land that is willing to take on the extra lead time it takes to get the financing in place. O'Rourke stated that this is an interesting statement since in his experience the grant entities like to see properties that are already entitled for residential, and that there are not too many pieces of land like that.

Vice Chair Amundson stated that going through the entitlement process could be a sticking point because the words "affordable" and "apartments" creates a certain stigma in the City. Chair Holler stated that developments can be done; it just takes a good developer that's willing to invest the proper amount of time and community outreach. Chair Holler stated her company built 70 units in Gray's Lake and that there was public opposition. Holler stated that her organization reached out to the local churches to gain public support and that the total process took a long time.

B. CMAP Study Update and Presentations/Meeting Dates.

O'Rourke stated that at this point there have been meetings with the task force members and representatives from CMAP. O'Rourke stated that based on the information received it is in line with the known data points and no real surprises in the housing data. O'Rourke stated that the most interesting statistic was that more people that live in St. Charles also work in St. Charles as a percentage of total population as compared to other Chicago areas suburbs.

O'Rourke stated that the next step is to have the Joint Meeting of the P & D Committee and Housing Commission on October 14, 2013 at 6:00PM. Representatives of CMAP and Kane County will formally present the data to both groups. Member Henningson asked if representatives from the other participant cities will attend. O'Rourke stated that it is an open meeting, but that the other city's representatives are not required to attend and that each town will have their own similar presentation.

O'Rourke stated that the step after this presentation is to have the public workshop and that this is tentatively scheduled for November 21, 2013 at 6:30PM.

Chair Holler asked for details regarding the public workshop. O'Rourke stated that this is a true public workshop where residents are invited to participate; they place icons on aerial photos and describe where they think housing development opportunities exist in St. Charles. O'Rourke stated this is very similar to the recent public workshop meetings for the Comprehensive Plan update.

Member Pierog asked if it would be based on demographics such as what kind of housing would be attractive to 20 years old residents in the future. O'Rourke stated that that is the intent.

Vice Chair Amundson stated that the community currently seems to be in favor of retail development and not residential. Vice Chair Amundson asked what types of development they foresee. O'Rourke stated that CMAP has not created recommendation yet, but that will be part of the report after the workshop is complete.

Member Payleitner stated that there has been a reported shift in the thinking of home ownership where younger home buyers don't think of home ownership as an investment but more a consumable. Payleitner stated that the question needs to be asked do we want to attract 20 somethings and keep seniors.

Vice Chair Amundson stated that he wanted to ask to staff that this process is publicized and that the information is disseminated as soon as possible. O'Rourke stated that they will be publicizing the public workshops and will be releasing the information as soon as possible. Chair Holler stated that she wants to make sure that the information is sent out in a responsible way and to ensure that drafts and other information is not finalized.

6. Additional Business

O'Rourke stated that he wants to ensure that the public workshop is well attended and asked the members to help spread the word.

7. Next Meeting Dates

O'Rourke stated that his thought was that the future CMAP meetings should act as the Commission's meetings for the next several months since this will make a full agenda. The Commission agreed and cancelled the following Housing Commission meetings:

- A. October 17, 2013 (Cancelled)
- B. November 21, 2013 (Cancelled)
- C. December 19, 2013 (Cancelled)

8. Meeting adjourned at 7:47 p.m.

Motion made by Eakins and seconded by Hansen to adjourn.
Voice Vote – Motion Carried