

**MINUTES
CITY OF ST. CHARLES, IL
HOUSING COMMISSION MEETING
THURSDAY, MAY 15, 2014**

Members Present: Holler, Amundson, Payleitner, Pierog, and Goettel

Members Absent: Hall, Hansen, Eakins, and Henningson

Others Present: Matthew O'Rourke and

1. Opening of Meeting

The meeting was convened by Chair Holler at 7:03 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. February 20, 2013 Housing Commission Minutes.

Motioned by Amundson and seconded by Goettel to approve the February 20, 2014 Housing Commission minutes with minor revisions. Motion carried – Voice Vote.

5. Discussion Items

A. CMAP Study Update and Presentations/Meeting Dates.

Chair Holler reviewed the history of the Housing Commission from its inception in 2005. In particular, the adoption of the State of Illinois Affordable Housing Planning and Appeal Act, the City's response to create the Housing Commission, the Commission's creation of the Inclusionary Housing Ordinance, and the Single Family Rehabilitation Program.

The Commission introduced themselves to Kimberly Leon a Batavia resident who is working with the Fox River Valley Initiative. This is a broad based organization the Fox River Valley with a focus on affordable housing. She is attending the meeting to gain insight and ideas from this group.

O'Rourke explained the difference between the definitions of moderately affordable housing and low-income housing and that this Commission focuses on the moderately affordable housing Stock. Chair Holler also stated that the Commission was worried in the beginning about losing affordable rental units to condo conversions. Chair

Holler also discussed that these prices are determined by the Median Income of the Chicago 6 county region and not the local median income.

Chair Holler stated for the last year the Commission has focused on a housing study that is being drafted by the Chicago Metropolitan Agency for Planning (CMAP). O'Rourke explained that this is a grant that is funded by the Department of Housing and Urban Development. St. Charles has partnered with Geneva, Batavia, and N. Aurora. The cities jointly applied for the grant and received funding last January. O'Rourke explained that this study looks at projected housing trends until 2040 and develops policy recommendations to assist these Cities to meet these challenges. O'Rourke explained that they are near the end of this process and the report will be finalized in the fall.

O'Rourke explained the intercommunity goals that are proposed for CMAP study. O'Rourke stated that some of these goals are meant to be more immediate and some can only be achieved over a long period of time such as a BRT system. These goals are as follows:

1. Look at development options that support the development of a Bus Rapid Transit System on Randall Road by Kane County.
2. Develop a shared Community Land Trust.
3. Retrofitting existing units and upgrades for energy efficiency, and explore the development of a subregional specific energy efficiency rating system similar to LEED (Leadership for Energy and Environmental Design).
4. Encourage employer-assisted housing programs.
5. Proactively address resident's desire to age in place.
6. Collaboratively create marketing materials to market housing.

Member Payleitner asked how these goals were developed. O'Rourke stated that the CMAP and Kane County personal looked at trends for the sub-regional area as well as the individual community goals. They used that information and information well as the goals that were more generalized to all four communities.

Member Pierog asked if this report will be presented to the City Council. Member Payleitner stated that these recommendations were already presented to the Mayors of all four communities.

Cindy Holler asked the Commission what goals the Commission should support for purposes of implementation. Rita Payleitner stated that the City does have our own goals unique to St. O'Rourke described the goals unique to St. Charles.

Member Pierog stated that downtown St. Charles is on the verge of more urban development. She sees a similar development to Evanston and that St. Charles is unique in the try cities to try and create a more downtown urban development. Member Payleitner stated the Holland Michigan is similar in size and has created some really

attractive environment. O'Rourke stated that the City is definitely exploring and promoting these ideas as in the redevelopment of First Street.

Member Payleitner stated that 4 out of the 6 sub-regional goals have county infrastructure or planning in place such as the BRT. Chair Holler stated that the really interesting and cutting-edge program for this area is the Community Land Trust. Chair Holler also stated that the most interesting part of the study was to see the demographic projections and the need for certain Housing Types.

Vice Chair Amundson stated that this study and our guest reaffirm the point made at the last meeting that there are younger families moving out of the City and will want to find a place similar to St. Charles that has great amenities. He further stated that the emphasis of future planning efforts needs to (in part) incorporate attracting younger families. He stated that if our focus is squarely on senior housing then there may not be anyone left in the future.

Member Payleitner stated that there are ideas in the study that new housing types can accommodate both. Examples of this would be smaller more urban style single-family homes. O'Rourke also stated that the focus should be more on the product type. He stated that if the only development to occur in the next 20 years is \$400,000 homes then there will not be young families left to buy them. There needs to be a mix of housing types that accommodates the future residents projected in the study.

Chair Holler asked O'Rourke what the next steps in the study's process are. O'Rourke stated that they are finalizing the report and will be send a complete draft out in the next couple of months. Member Payleitner asked if the regional goals will be in the report. O'Rourke stated that the reports usually have sub-region section and sections devoted to each individual community.

Member Pierog stated that community members with mental disabilities should be considered as well. O'Rourke stated that was incorporated into the St. Charles goals.

B. Housing Commission Update and Future Planning

Chair Holler stated that the Commission is 10 years old and that the Commission has accomplished a lot in those 10 years. She stated that she would like to begin succession planning. She further stated that her position at work has changed and she is traveling a lot more. Chair Holler expressed her desire to start planning for a successor and to step down as chair. She also stated that the Commission serves at the discretion of the Mayor so he will have the final word, but the Commission's recommendation would be valuable.

O'Rourke stated that he is also beginning a new role with the City. He stated that he has been promoted to Economic Development Division Manager. He stated that the City will be hiring a new planner to replace his former position and eventually that

person will become the liaison the Housing Commission. O'Rourke stated that this will be phased over time and will not be immediate. He also stated that he plans to remain involved at some level, since he will still work for the City and will be a resource to the next liaison.

Chair Holler thanked O'Rourke for his efforts and stated that a lot of really great work has been accomplished since he became the liaison.

Staff and the other Commission members thanked Chair Holler for her efforts over the last 10 years.

6. Additional Business

Vice Chair Amundson asked about the status of teardowns, and that he has noticed a few new ones in the past 6 months. He wanted to know about efforts to preserve these homes in terms of historical character and affordability.

Vice Chair Amundson stressed the need to examine these issues in terms of context and bulk standards. O'Rourke stated that there are separate standards in the Historic District and residential design guidelines in the older neighborhoods. O'Rourke stated that this is a tricky issue. He stated that if you create an ordinance that is too strict you will deter any activity. He also stated that he is not sure as to the Council's opinion on this issue is.

7. Next Meeting Dates

O'Rourke stated that he did not anticipate having the final version of the study in time for the June meeting. He stated that it would be best to cancel the June meeting and find out if there will be a draft in time for the July meeting. O'Rourke stated that he will communicate this as he knows more information.

8. Meeting adjourned at 8:26 p.m.

Motion made by Payleitner and seconded by Goettel to adjourn.
Voice Vote – Motion Carried