

**MINUTES
CITY OF ST. CHARLES, IL
HOUSING COMMISSION MEETING
THURSDAY, FEBRUARY 20, 2014**

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

Members Absent: Hall and Holler

Others Present: Matthew O'Rourke, Rita Tungare, Ellen Johnson (Kane County), and Jonathan Burch (CMAP)

1. Opening of Meeting

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

2. Roll Call

3. Approval of Agenda

4.

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

5. Approval of Housing Commission Minutes

A. September 19, 2013 Housing Commission Minutes.

Motioned by Eakins and seconded by Paylietner to approve the September 19, 2013 Housing Commission minutes. Motion carried – Voice Vote.

6. Discussion Items

B. CMAP Study Update and Presentations/Meeting Dates.

O'Rourke introduced Ellen Johnson (Kane County) and Jonathan Burch (CMAP), who have been involved in researching and creating the Homes for a Changing Region Report. O'Rourke stated that they were here to present the background research and draft recommendations to the Commission for feedback and discussion. O'Rourke explained that they will use this feedback to refine the draft recommendations.

Johnson and gave a powerpoint presentation explaining the following items:

- Projected housing needs for 2040.
- Projected shortfalls in existing supply.
- Demographic information regarding future residents and the types of housing they might desire.
- The following 5 draft housing policy recommendations :
 1. Consider options to increase residential density in downtown St. Charles through context and design-sensitive development.

2. Consider zoning and rezoning redevelopable and newly annexed land to accommodate current and future housing demand.
3. Explore options for Employer-assisted housing programs.
4. Incorporate attainable workforce housing along major transportation corridors.
5. Reaffirm the City's commitment to be an open community.

Member Henningson asked for clarification regarding the affordable rental price and how it is calculated. O'Rourke stated that their methodology is different than the report that staff creates every year. The Homes study uses a percent of every person's income to figure out what homes are affordable to that income group. Staff's annual report uses the Chicago median income provided by HUD to create a base price. Member Henningson asked what the best course of action is since there are not any apartments affordable at these rates in town. Tungare stated that it is important to remember that these are policy considerations that have a long term impact and that they guide development for the next 30 years so political climates may change in that timeframe.

Member Hansen stated that the market should respond to the supply and some point at that it is important to have the land entitled appropriately. Member Hansen stated that he would be reluctant to create housing based on this study and not necessarily have the renters/buyers to move into those properties. Burch stated that it should be kept in mind that the demand figures are not only generated on income. He stated that these calculations also figure that there are persons who might want housing that costs less than their maximum affordable amount. O'Rourke stated that there is more to it than just entitlements, there are development costs. Tungare agreed that market does play into these decisions, but that there are other policy decisions to make and guide that future as well.

Member Hansen stated that the plan seems like more of a tax plan based on some of the demographic information included. Johnson stated that these plans and a short form will be available for to educate taxing bodies and developers.

Vice Chair Amundson asked what is preventing this study from driving housing options towards senior communities and assisted living. O'Rourke stated that there is nothing preventing the City from actively marketing to these groups; however, the City Council has never stated that they want staff to create a program that markets and tries to attract these developments. Member Payleitner stated that this type of housing will not be affordable in the next 40 years and maybe there are age restricted options that are more appropriate. Member Hansen asked if it's appropriate to put a recommendation that states the City should market to these senior housing developers. O'Rourke stated that the goal would be more general that the City should consider creating a marketing plan to solicit this type of development if they agree with that

recommendation. Tungare stated that there may be ways to promote that if that is the direction the City Council would like to go, but there may be ways to encourage that type of development.

Member Hansen stated that he wonders how these ideas would work in practice since the pattern is developers usually want to increase density and there has been some hesitation in the past to approve rezoning and increases in density. Tungare stated that this depends on what direction the City wants to go in and this is more of a menu of options.

Member Eakins asked if there are groups looking to build senior units that are affordable. O'Rourke stated that there are groups like Mercy Lakefront that do moderate income and apply for tax credits but is not sure they specialize in senior housing.

Vice Chair Amundson asked should the City focus and target our growth towards the next generation of residents that maybe lived in the City for the last 10 years, and now are starting families but don't want to give up the urban lifestyle completely. O'Rourke stated that this is asking what types of housing should the City try to attract. Tungare stated that the next generation of buyers will not want to do what their parents did and will probably want smaller houses. Member Hansen asked if the demand is there, what is the City's role? O'Rourke stated that it is more about how the City attempts to market to these types of developers and where.

Burch stated that there are good options towards active lifestyles including the recent active river concept that could be used to attract these residents.

O'Rourke asked Burch to describe how some of the communities that had gone through this process in past may have initiated programs based on the recommendations from their "Homes for a Changing Region" Studies. Burch stated that we have seen a lot of different approaches. He stated that the other communities to the north in are focusing on short term needs and policies to that end. Essentially, what can be done with their current housing stock? He stated that other communities have tried to market to senior housing and used this study as a way to reinvigorate these efforts. This led to the creation of a joint housing authority that was funded to help with these initiatives.

Tungare asked the Commission what they felt is the current status of St. Charles' housing market. Does the Commission see any housing gaps or are we good where we are. Member Hansen stated that he is happy the way things are, but if there is any gap it is in the multifamily rental housing market. He also stated that if there was a demand the market would be building it. Member Henningson stated that there is a need for all types of smaller units such as duplexes triplexes, and even single-family with small or zero side yards setbacks.

Member Henningson stated that in the younger generation, we are not seeing the demand for single-family housing due to prices. Vice Chair Amundson also stated that job location changes and younger buyers don't want to be locked into a house they have to move from in 3 years. Vice Chair Amundson wants to see downtown thrive and see residences there, so there is activity and it's not just a place you drive-through. He would like people to start thinking about design and using the area as urban theater.

Henningson also stated that there is a need to create more housing and opens space. He feels that if the buildings can get higher you can get more density; the City needs more people and vibrancy.

O'Rourke stated that a lot of these comments are encapsulated in the current recommendations with regards to height bonuses. O'Rourke stated that what could be added is if you add building height, you can also reduce the building footprint which helps create open space.

Vice Chair Amundson also asked if partnerships with non-profit housing builders can be worked into the recommendations. O'Rourke stated that this can be woven into the recommendations somehow.

Tungare asked Johnson and Burch what the next steps are. Johnson stated that the next step is to incorporate the comments from this meeting into the recommendations and then present these items to the P & D committee in March.

Amundson asked if there is any way to work transit into this plan; especially, for senior housing. O'Rourke stated that this idea is incorporated into recommendation 4. He also stated that there is an acknowledgement that Kane County can waive a portion of their transportation impact fee to support certain types of housing. O'Rourke stated that this is a large fee and is a substantial incentive.

6. Additional Business

None

7. Next Meeting Dates

O'Rourke stated that his thought was that the CMAP Presentation to the P & D Committee should act as the Commission's March meeting. The Commission agreed and cancelled the March Housing Commission meetings.

- 8. Meeting adjourned at 7:47 p.m.**
Motion made by Hansen and seconded by Eakins to adjourn.
Voice Vote – Motion Carried