

March 27, 2026

Erin Venard, Development Manager
Transportation Engineering Development (T.E.D.)
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

RE: ATTAINABILITY – CITYGATE II

Dear Ms. Venard,

Please accept this letter as formal correspondence on behalf of the Petitioner, CityGate Centre Ventures II LLC (“Willow Bridge”), regarding the proposed development of “CityGate II” to be located at the southeast corner of Ferry Road and City Gate Lane in the CityGate Centre, adjacent to Willow Bridge’s “Domain CityGate” development. Domain CityGate has seen tremendous success and was awarded the prestigious NAIOP award for Multifamily Development of the Year in 2023. Willow Bridge now desires to expand upon that success with the proposed development of CityGate II, which is to be comprised of a 297-unit multifamily residential community. In connection with the proposed development, City Staff has requested a letter addressing attainability, which request is addressed herein.

Willow Bridge brings decades of construction and development experience to each project, having built over 200,000 multi-family units to date that serve multiple renter segments across a variety of price points, including Domain CityGate. With this experience, Willow Bridge has a strong understanding of the local housing market and the factors that influence rental pricing. More specifically, with Willow Bridge’s Domain CityGate development located immediately adjacent to the proposed project, Willow Bridge has unique insight into the anticipated rental rates that can be expected at CityGate II.

To that end, attached hereto is a spreadsheet depicting Naperville average median income (“AMI”), rent limit, and anticipated rental rate data (“Attainability Spreadsheet”). Per Table 1 of the Attainability Spreadsheet, the average Naperville household has an AMI of \$150,360, which translates to a monthly household rent limit of \$3,759 before being considered “rent burdened” (i.e. spending more than 30% of household income on gross housing costs). While Naperville Code does not define “attainable,” common metrics considered are the rent limits that households earning 80% and 60% of AMI can afford before being rent burdened. Based upon the anticipated rental rates for CityGate II (Table 2) and as shown on Table 3, over 90% of the proposed apartment units would be considered attainable for the 80% AMI earner and over 60% would be considered attainable for the 60% AMI earner – clear evidence that CityGate II will provide ample attainable housing opportunities for those households earning less than the average Naperville AMI.



Further, the proposed development can be expected to maintain attainable rental rates into the future. In a market-based housing environment, rental rates are shaped by supply, demand, and competition. The proposed additional housing would help increase supply and encourage competitive pricing. To remain competitive in the Naperville housing market, Petitioner will be required to set rental rates at levels that are responsive to market conditions – in turn supporting housing attainability through normal market dynamics.

Please do not hesitate to reach out with any additional questions or requests for additional details.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Prechtel'.

Eric M. Prechtel, Attorney for Willow Bridge
Rosanova & Whitaker, Ltd.

Average Median Income, Anticipated Rents, and Rent Limits

Table 1. Naperville AMI & Associated Rent Limits		
	Current Naperville AMI (2024)*	Rent Limits
100%	\$ 150,360	\$3,759
80%	\$ 120,288	\$3,007
60%	\$ 90,216	\$2,255
<p><i>*Source: Current AMI calculation derived per US Census 2024 ACS 1 year estimate.</i></p> <p><i>** Source: IHDA Affordability Charts for years 2024 to 2025 - 3 person household.</i></p> <p><i>NOTE. Rent limits assume 30% of gross income spent on rent.</i></p>		

Table 2. CityGate II Anticipated Rent		
	Approx. Rent Range	# of Units
Studio	\$1,900 - \$2,000	46
1-Bedroom	\$2,050 - \$2,400	179
2-Bedroom	\$3,000 - \$4,400	72
TOTAL		297

Table 3. CityGate II (% of Units Provided Under 80% and 60% AMI)		
	80% Naperville AMI	60% Naperville AMI
Studio	100%	100%
1-Bedroom	100%	78%
2-Bedroom	64%	0%
TOTAL	91%	62%