

**PRIORITY HOUSING RECOMMENDATIONS BASED ON SEPTEMBER 29, 2020 CITY COUNCIL WORKSHOP**

| <b>Action Item No.</b> | <b>Action Item Toolkit Category</b> | <b>Action Item Estimated Timeline to Implementation</b>          | <b>Commission Recommendation</b>  | <b>Staff Assignments</b>  |
|------------------------|-------------------------------------|--|---|---------------------------|
| 1                      | Strategic Planning                  | SEE WORK PLAN BELOW  | Develop a working relationship with affordable housing developers   | SEE WORK PLAN BELOW       |
| 2                      | Strategic Planning                  | SEE WORK PLAN BELOW  | Develop a strategy to leverage publicly owned land to address housing challenges  | SEE WORK PLAN BELOW       |
| 3                      | Strategic Planning                  | SEE WORK PLAN BELOW  | Develop a specific plan to preserve Naturally Occurring Affordable Housing (NOAH)   | SEE WORK PLAN BELOW       |
| 4                      | Strategic Planning                  | Immediate<br>(six months to one year)                            | Establish additional resources to assist populations with special housing needs   | TBD<br>4-5-7-8 are linked |
| 5                      | Strategic Planning                  | Immediate<br>(six months to one year)                            | Create housing specific staff positions within the City   | TBD<br>4-5-7-8 are linked |
| 6                      | Housing Programs                    | SEE WORK PLAN BELOW  | Establish a Revolving Rehabilitation Loan Fund specifically targeted towards low income seniors who currently own in Naperville so that they can make the necessary repairs to their home and age in place      | SEE WORK PLAN BELOW       |
| 7                      | Financing Trust Fund                | Intermediate<br>(one year minimum; may require a funding source) | Establish a Housing Trust Fund specifically targeted towards helping veterans, seniors, the population with special housing needs, and first responders including nurses, police, and fire in purchasing a home | TBD<br>4-5-7-8 are linked |
| 8                      | Regulatory Options                  | Intermediate<br>(one year minimum; may require a funding source) | Implement an Inclusionary Zoning Ordinance (IZO)  | TBD<br>4-5-7-8 are linked |

**PROPOSED WORK PLAN FOR PRIORITY ACTION ITEMS 1, 2, 3, AND 6**

| Action Item No. | Commission Recommendation  | Tasks   | Opportunities  | Timeframe   | Resources/Owners  |
|-----------------|--|---|--|---|---|
| 1               | Develop a working relationship with affordable housing developers                | <ol style="list-style-type: none"> <li>1. Identify criteria to determine which parcels would be appropriate for affordable housing developments (i.e., access to public transportation, walkable to commercial uses, etc.)</li> <li>2. Develop a list of specific parcels which may meet this criteria.</li> <li>3. Meet with affordable housing developers to provide feedback on sites they have identified for an affordable housing project and/or provide them the City’s list of identified parcels for consideration.</li> <li>4. Facilitate connection between affordable housing developers and applicable private property owners.</li> </ol> | <p>Expand the scope/range of properties that would be considered appropriate for affordable housing. These properties may extend beyond the traditional residential locations identified in the comprehensive plan or zoned residentially today.</p> <p>Increase opportunities to connect affordable housing developers with potential development sites/property owners.</p> <p>Be better equipped to respond to and process development requests from submittal through the public approval process.</p> | <p>Complete Tasks 1 and 2 by May 2021*</p> <p>Tasks 3 and 4 will be ongoing</p> | <p>TED/NDP</p> <p>City Council endorsement of criteria that will be used by staff to determine which parcels would be appropriate for affordable housing.</p> |
| 2               | Develop a strategy to leverage publicly owned land to address housing challenges | <ol style="list-style-type: none"> <li>1. Compile a list of publicly owned land.</li> <li>2. Determine the existing zoning and future land use of these parcels.</li> <li>3. Determine which parcels meet the affordable housing criteria created through “Develop a Working Relationship with Affordable Housing Developers” above.</li> </ol>   | <p>For those parcels identified as appropriate for affordable housing, consider issuing an RFP to seek an affordable housing developer to develop these lots accordingly.</p> <p>Consider city-initiated rezoning of the applicable city-owned parcels in order to facilitate a smoother development process.</p>  | <p>Complete Tasks 1-3 by May 2021*</p>  | <p>TED</p> <p>City Council approval of an RFP and/or city-initiated rezoning.</p>   |

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|-----------------|--|--|---|---|---|
| 3               | Develop a specific plan to preserve Naturally Occurring Affordable Housing (NOAH)  | <ol style="list-style-type: none"> <li>1. Finalize goals and If tasks to be completed with CMAP/HOMES Team.</li> <li>2. Finalize neighborhoods to be included in NOAH study.</li> <li>3. Determine timeline and milestones for completion of study.</li> </ol> | Study will evaluate options for preserving NOAH, including determination of priorities, feasibility and steps needed for implementation. Options will be presented to staff and City Council for adoption of new policies/programs. | <p>Complete Tasks 1-2</p> <p>Schedule TBD with CMAP**</p> <p>Complete Task 3 in 2021</p>      | <p>Broder</p> <p>Contact CMAP to lead as pro bono</p>                         |
| 6               | Establish a Revolving Rehabilitation Loan Fund specifically targeted towards low income seniors who currently own in Naperville so that they can make the necessary repairs to their home and age in place | <ol style="list-style-type: none"> <li>1. Complete research on existing rehabilitation programs and evaluate implementation options.</li> <li>2. Determine timeline and initiate steps to start the program.</li> </ol>  | If suitable organizations are available, an RFP can be developed and issued for a subrecipient organization to administer the program.  | <p>Complete Task 1 by March 2021</p> <p>Complete Task 2 by 2<sup>nd</sup> Quarter 2021***</p> | <p>Broder</p> <p>Investigate org to be subrecipient and fund through CDBG</p> |

*\*If staff is directed to pursue an IZO, these items will be delayed until work on the IZO is completed. The delay is required due to workload limitations.*

*\*\*Timing will be dependent on the HOMES Teams schedule and available staff.*

*\*\*\*The timeline and ability to initiate a rehabilitation program in 2021 will be dependent on the status of the COVID-19 pandemic and public health restrictions and requirements that may be in effect.*