

DuPage Homeless Alliance – Statement to Housing Advisory Commission – 12/3/18
Re: Commission Support on Inclusion of 10% Attainable Housing in 5th Avenue Station Project

My name is Mike Ryder, a member of St. Thomas Church and of the Homeless Alliance.

Tomorrow the City Council will receive the report from City's 5th Ave Development Advocate, S.B. Friedman. The Council is to provide some policy direction on key topics, including whether or not to include of 10% "attainable" housing in the residential component.

- The Homeless Alliance has advocated for at least 10% attainable housing
- The 5th Ave Development Steering Committee has called for 10% attainable housing.
- We have discussed that proposal with the Housing Advisory Commission in the past and are asking the Commission to actively support that objective.

The Friedman policy question would seem to define workforce and senior "attainable" income as 100% of Area Median Income or AMI. The questions for Friedman are:

- How come workforce and senior segments ... and not people with disabilities?
- Where did the 100% of AMI come from?
- What area AMI are they using?

Assuming the Illinois Housing Development Authority or (IHDA) AMI, 100% for a family of 4 would be \$84K income ... which would calculate to a monthly rent of \$2,115. That is based on 30% of income for rent. That would definitely not be attainable for the workforce or senior segments.

We believe that "attainable" should be defined as 60% of the AMI ... an income of 51K for a family of 4 ... that calculates to a monthly rent of \$1,270 per month.

That would correspond to the IHDA definition of affordable housing and would therefore improve the % of affordable housing in Naperville. Naperville is currently well below the IHDA requirement, and subject to litigation.

According to the Analysis of Impediments, the City needs to be affirmatively furthering the creation of fair and attainable housing ... and specifically housing near public transportation. The 5th Ave Development is an opportunity under the city's control to take a step in that direction. The Council needs make the creation of attainable housing a priority in this development.

The Housing Advisory Commission, having responsibility for the implementation the AI recommendations, needs to actively advocate for the inclusion of properly defined "attainable" housing in the 5th Ave Project.

As community partners with the Housing Advisory Committee, we are here tonight to ask for your help to affirmatively further the development of fair and attainable housing in Naperville.

First: We are asking that you share a copy of the data on municipal workers with us. Our concern is that many municipal workers have been priced out of Naperville ... if true, that further supports the need for attainable housing.

We are asking that the Housing Advisory Commission make a statement at tomorrow's City Council meeting supporting the inclusion of a minimum of 10% attainable housing in the 5th Ave Development Project ... with attainable income being defined as 60% of the IHDA AMI. The Homeless Alliance will also make a supporting statement.