

5th Avenue Project

Introduction

What We Have Heard

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Presented by

Allison Laff, AICP

Deputy Director TED

Input Requested from HAC

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At the December 4, 2018 Meeting, City Council asked for HAC input on the following:

1. Review and provide recommendation relative to attainable units within the 5th Avenue Development
2. Provide recommendation for definition of attainable (100% of AMI, 60% of AMI, Other)?

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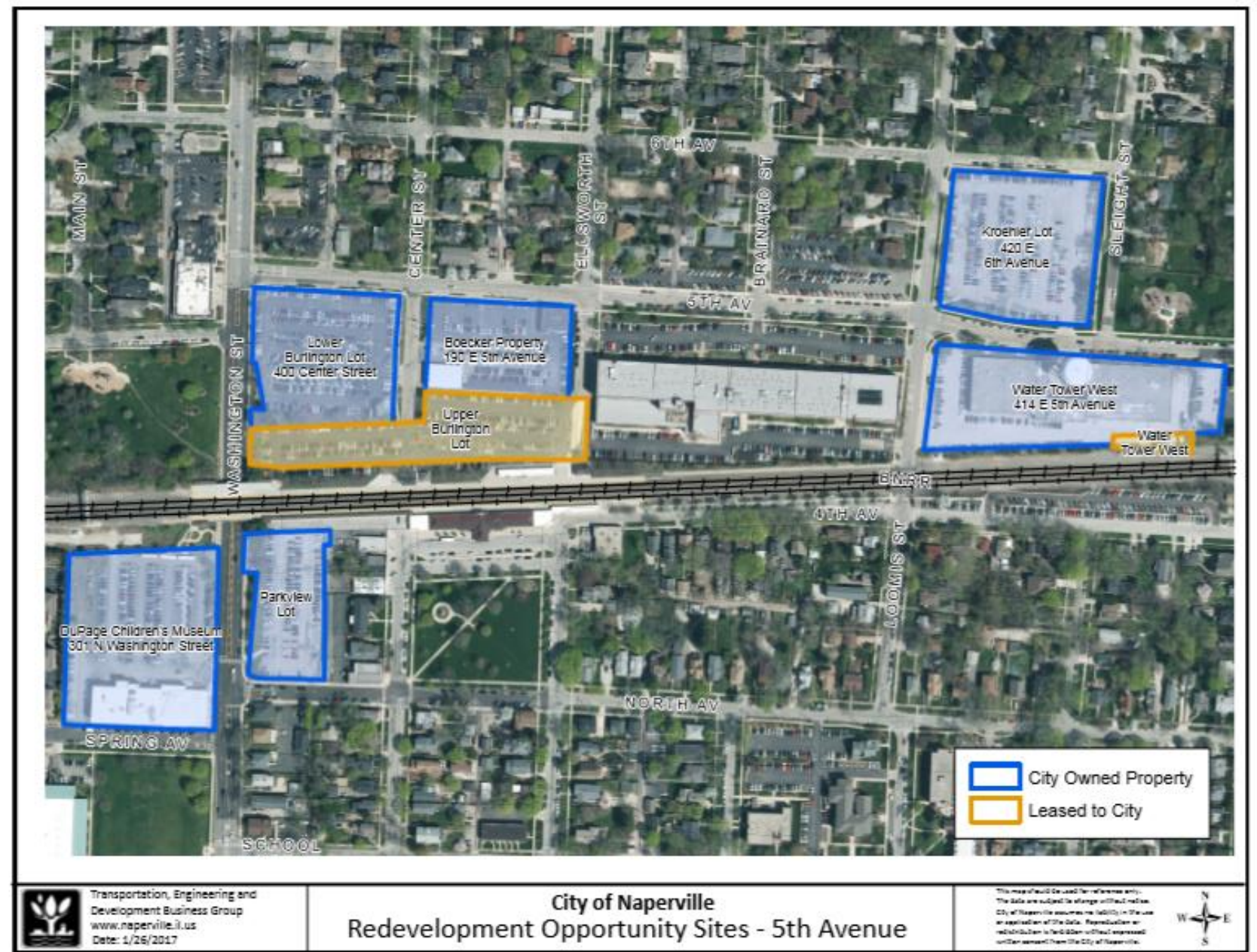
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5th Avenue Project Process

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- RFQ Released February 2017
- 5 Firms Responded May 2017
- Ryan Companies Authorized to Proceed By City Council September 2017
- 12 Month Community Planning Effort (October 2017 – October 2018)
 - Meetings
 - Workshops
 - Surveys
 - Interviews
 - Working Groups and More

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Initial City Council Input

- July 2016 Council Survey Priorities (based on Average of City Council Responses)

1. Establish a Gateway to Downtown
2. Generate Sales Tax Revenue
3. Affordable housing*
4. Provide commuter-support type uses
5. Profit from the sale of land

*City Council did not distinguish specifically between “affordable” and “attainable” at this time. Simple intention was to clarify if below market housing should be provided

- February 2017 RFQ

- RFQ approved by City Council did not specifically ask for affordable, attainable, or senior housing
- RFQ did stipulate, *“Favorable consideration will be given to redevelopment concepts which meet an unmet community need or support the City of Naperville Strategic Ends Policies and Financial Principles.”*

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- Open Invitation To:
 - 2 Community Meetings (Fall 2017)
 - 9 Community Input Sessions (Fall 2017)
 - 6 Public Staff Meetings (Fall 2017 – Spring 2018)
 - 5 City Council Workshops
 - 2 Community Open Houses (June and August 2018)
- February 5, 2018 HAC Meeting with Jim McDonald, Ryan Companies. HAC recommended:
 1. *Ryan Companies Review AI*
 2. *A portion of the housing units in the 5th Avenue development be attainable*
 3. *While housing for seniors continues to be important, Ryan Companies should also consider the housing needs and affordability for all generations.*
- Working Group (March – June 2018)
 - Councilwoman Anderson (HAC Liaison), Phil Meno, DuPage Homeless Alliance, and Allison Laff/Amy Emery (City) were members of the Land Use Working Group selected by the 5th Avenue Steering Committee and facilitated by Ryan Companies. The group specifically reviewed and discussed the findings of the latest AI, as directed by the HAC.

Community Input

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- 9 Community Input Sessions (October – November 2017)
 - Nearly 100% comments about housing alternatives to market rate were specific to senior housing
 - Virtually no support, based on comments received, for any other type of non-market rate housing
- Community Survey (May 2018)
 - *Should housing be included as part of the 5th Avenue Development?*

	ENGAGED	COMMUTER	CROSSOVER	COMMUNITY	WEB Opt-In
YES	75%	50%	69%	64%	61%
NO	25%	50%	31%	36%	39%

ENGAGED – Residents on Contact List (essentially surrounding neighborhoods) and Commuter Database

COMMUTERS – Exclusively on City Commuter Connection

CROSSOVER – Both

COMMUNITY - Naperville Residents – Random Sample

OPT-IN – Self-Selected Participants from Web

Community Input

- Community Survey (May 2018)
 - *If Housing is to be included, please indicate types of housing you feel should be included...*

	ENGAGED	COMMUTER	CROSSOVER	COMMUNITY	WEB Opt-In
Affordable/ Workforce	23%	22%	30%	17%	19%
Attainable / Cost Effective	55%	48%	65%	53%	49%
Independent Living (for seniors)	58%	42%	56%	53%	43%
Market Priced Housing	77%	71%	77%	66%	69%

ENGAGED – Residents on Contact List and Commuter Database

COMMUTERS – Exclusively on City Commuter Connection

CROSSOVER – Both

COMMUNITY - Naperville Residents – Random Sample

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www.naperville.il.us/fifthavenue

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Land Use Working Group

- **Working Group Report** (Language Reviewed and Approved by Land Use Working Group Members on 5/24/18)
 - **Provide for a diverse mix of uses, including green space/public spaces, parking, residential, boutique retail and commercial office.**

Notes:

- **Green space/public spaces.** In accordance with Naperville's Building Design Guidelines, buildings will frame special public spaces such as green space, parks, plazas, outdoor seating, the streetscape, and most notably, the train station, combining amenities with safety for residents, commuters, employees, visitors and surrounding property owners.
- **Residential.** Housing product should appeal to a variety of ages and incomes, including young professionals, empty-nesters, seniors, students and older adults.
- **Retail.** Focus on destination-oriented retail and dining concentrated along Washington Street.
- **Commercial office.** Distinct from typical suburban office product, the office space will use smaller floor plates and create a more active and urban feel.

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5th Avenue Steering Committee

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- June 20, 2018

The 5th Avenue Steering Committee recommended that at least one concept for the 5th Avenue Development should offer units at various price points designed to be attainable. All agreed one concept should include 10% of housing geared to workforce.

12/4/18 City Council Discussion

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- Geoff Dickinson, SB Friedman (City Advocate), raised the following question to City Council on December 4, 2018 (to get direction to inform concept refinement):

“Should some percentage of non-market rate housing be included as a part of the 5th Avenue Redevelopment as recommended by the 5th Avenue Steering Committee? Specifically noting:

- Workforce/Attainable Family Housing (approx. 10% of units at 100% of AMI*)?
- Attainable Senior Housing?”

*100% of AMI. Area Median Income, or AMI, is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.

- Phil Meno testified at the 12/4/18 City Council meeting this would equate to a monthly rent of \$2,105 , based on an income of \$51,000 for a family of 4 in Naperville. He requested following the IDA Guideline of 60% of AMI for a monthly rent of \$1,270.

12/4/18 City Council Discussion, cont.

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- Question 1: How is “Attainable” defined?

		Owner Occupied*		Rental*	
	<i>Source of Area Median Income</i>	<i>% AMI</i>	<i>Affordable Sale Price (per unit)</i>	<i>% AMI</i>	<i>Affordable Rental Price (per month)</i>
<i>Attainable</i>	DuPage County	100% AMI: \$84,442	\$328,136	100% AMI: \$84,442	\$2,111
		80% AMI: \$67,554	\$230,620	60% AMI: \$50,665	\$1,266
	Chicago MSA	100% AMI: \$63,327	\$206,215	100% AMI: \$63,327	\$1,583
<i>Affordable per IHDA</i>	Chicago MSA	80% AMI: \$50,662	\$133,083	60% AMI: \$37,996	\$950

*Per IHDA calculations; assumes no more than 30% of income is spent on housing (mortgage, taxes, insurance; or rent and utilities)

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- Question 2: Should below market-rate housing be a required component of the 5th Avenue Development Project?
If “Yes”:

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- Question 3: Attainable? Affordable?

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- Question 4: What % of the housing in the 5th Avenue Development Project should be below market-rate?

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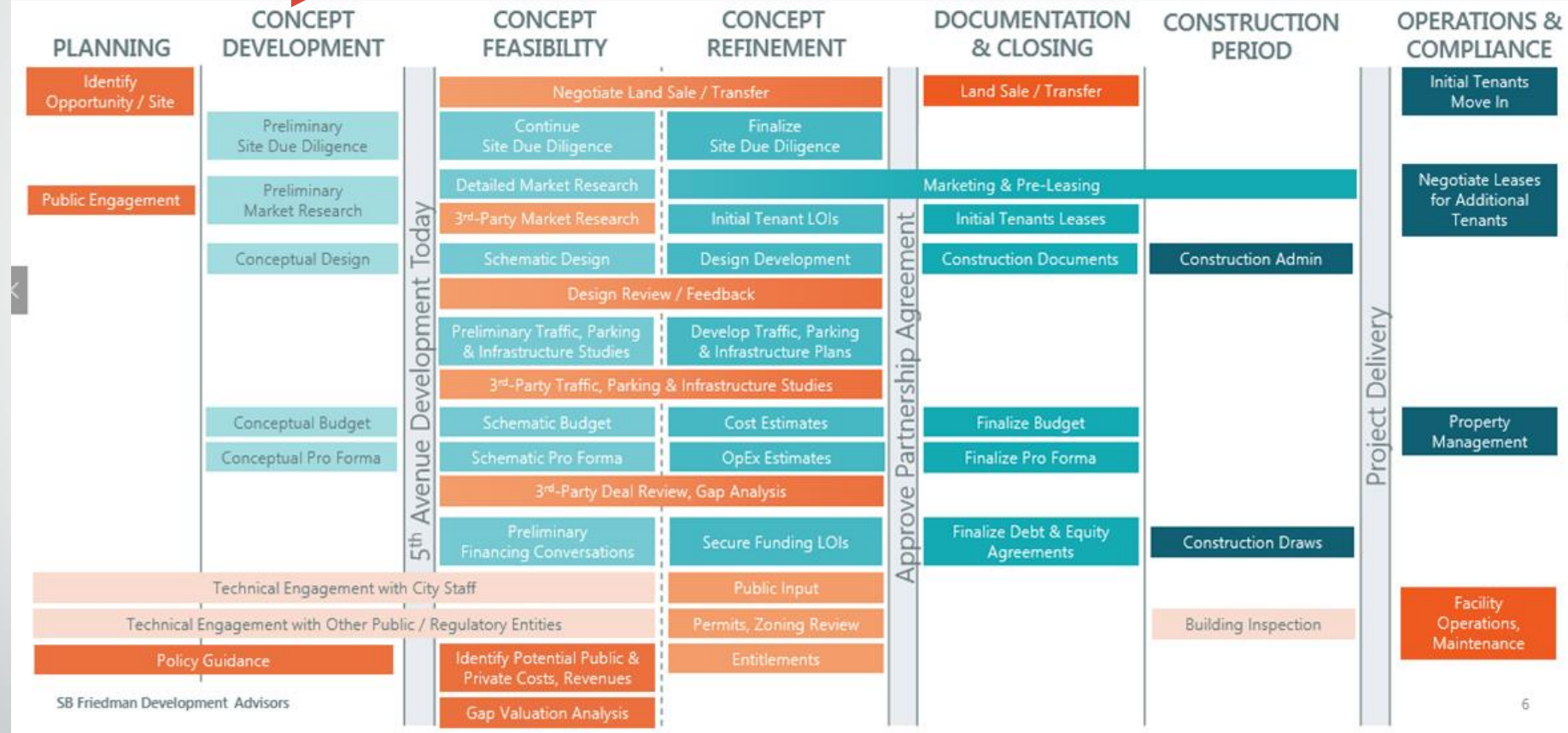
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- Share HAC Feedback with City Council
- Continued opportunities for HAC through public process

Public-Private Partnership Process

2/2017 2 YEARS → Present



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