



Legislation Details (With Text)

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**Type:** Resolution      **Status:** Passed

**File created:** 9/13/2021      **In control:** City Council

**On agenda:** 9/21/2021      **Final action:** 9/21/2021

**Title:** Adopt the resolution establishing a process for conveyance of City property to facilitate development of affordable housing for seniors and individuals with intellectual and developmental disabilities and approve the release of RFP 21-315

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. Exhibit A - Property Map, 3. Exhibit B - RFP 21-315, 4. RFP 21-315 - Appendix B

Date	Ver.	Action By	Action	Result
9/21/2021	1	City Council	adopted	Pass

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Adopt the resolution establishing a process for conveyance of City property to facilitate development of affordable housing for seniors and individuals with intellectual and developmental disabilities and approve the release of RFP 21-315

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Amy Emery, AICP - TED, Operations Manager

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

Providing quality affordable housing is a priority for the City of Naperville. The *Housing Needs Assessment/Housing Needs Report*, approved by the Human Rights and Fair Housing Advisory Commission and endorsed by City Council in 2020, included an implementation action to develop a strategy to leverage publicly owned land to address housing gaps. On August 17, 2021 City Council directed staff prepare a Request for Proposals (RFP) for City Council review and authorization to facilitate the sale of a portion of city-owned property located east of IL Route 59 and south of 103<sup>rd</sup> Street to address community housing needs.

**DISCUSSION:**

RFP 21-315, which is Exhibit B to the Resolution, has been prepared to solicit qualified and capable Development Teams to create concepts to provide affordable housing for seniors and individuals with intellectual and developmentally disabilities (IDD) on the property generally described above. The RFP encompasses the vision and goals approved by City Council on August 17, 2021.

The proposed RFP process directly engages community stakeholders with relevant expertise in the scoring of proposals to select the most qualified teams. Stakeholders include representatives from the Human Rights and Fair Housing Commission, Accessible Community Taskforce, Senior Taskforce, and the Naperville Development Partnership. Furthermore, the recommended RFP process calls for:

- Written submittals received will be posted on the City's web page
- A community meeting will be hosted by the Human Rights and Fair Housing Commission to provide a unique opportunity for the public to hear proposals and ask questions
- A zoning entitlement process in accord with City Code prior to conveyance of the City property. Entitlements to become effective and to recorded only after transfer of title.

### **NEXT STEPS**

If directed to proceed, the RFP process will extend through early-2022. The process includes development and approval of Major Business Terms prior to selecting a Development Team to move forward to the entitlement process.

### **FISCAL IMPACT:**

Purchase price of City property to be determined.