



Legislation Details (With Text)

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Title: Receive the status report on the Affordable Housing Work Plan and direct staff accordingly
Sponsors:
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Date	Ver.	Action By	Action	Result
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HUMAN RIGHTS AND FAIR HOUSING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Receive the status report on the Affordable Housing Work Plan and direct staff accordingly

DEPARTMENT: City Clerk's Office

SUBMITTED BY: Ruth Broder, CDBG Coordinator

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Affordable Housing Work Plan was approved by the City Council on January 5, 2021. The Plan prioritized the following three recommendations that were included in the Housing Needs Assessment/Affordable Housing Plan:

1. Inclusionary Zoning Ordinance (IZO)
2. NOAH (Naturally Occurring Affordable Housing) Preservation Plan
3. Single-Family Rehabilitation Program

DISCUSSION:

The following is a status on the three recommendations.

1. Inclusionary Zoning Ordinance (IZO) - TED Business Group

SB Friedman was chosen as the consultant for the IZO study. The scope of work includes a meeting with HRFHC as well as two workshops with the City Council. A kickoff meeting was held on April 9,

2021. SB Friedman will continue to do research and engage the development community for input. Initial findings regarding comparable IZO ordinances and potential IZO ordinance options will be presented at a June City Council workshop. SB Friedman will refine the proposal based on feedback from the first workshop.

2. NOAH Preservation Study - City Clerk's Office

Chicago Metropolitan Agency for Planning (CMAP), Metropolitan Mayors Caucus and Metropolitan Planning Council will provide pro-bono assistance to prepare this study that focuses on both renter and owner-occupied housing. A kickoff meeting was held on April 7, 2021. The initial focus will be on rental housing preservation strategies and a meeting with Illinois Housing Development Authority (IHDA), DuPage Housing Authority (DHA) and Community Investment Corporation (CIC) will be held the first week of June. Meeting objectives are listed below:

1. Introduce the issue and Naperville's goals related to rental NOAH
2. Discussion by CIC, IHDA, and DHA on strategies to preserve NOAH properties
3. Discussion of successful NOAH preservation programs in affluent suburbs
4. Identification of key characteristics of properties targeted for preservation
5. Exploration of the role of the municipality in encouraging NOAH preservation opportunities

3. Single-Family Rehabilitation Program - City Clerk's Office

COVID-19 has delayed the implementation but, depending on the Restore Illinois Plan, staff plans to release an RFP for an organization to manage this program within the next few months.