



Legislation Text

File #: 22-0369D, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing and adopt the resolution endorsing the Naperville Affordable Housing Plan as required by the Illinois Affordable Housing Planning and Appeal Act

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director

BOARD/COMMISSION REVIEW:

The Human Rights and Fair Housing Commission (HRFHC) review the proposed Naperville Affordable Housing Plan at their June 2022 meeting. During review of the plan, the HRFHC asked clarifying questions regarding the Illinois Housing Development Authority (IHDA) Affordable Housing Planning and Appeal Act (minutes attached). The HRFHC was not required to vote on the proposed Naperville Affordable Housing Plan.

BACKGROUND:

The Illinois General Assembly passed the Affordable Housing Planning and Appeal Act (AHPAA) in 2003 to address the lack of moderately priced housing that exists in many communities. The law identifies “non-exempt local governments” as those communities which have a population of at least 1,000 persons and have less than 10% of their housing stock qualify as affordable as defined by the statute.

For those communities identified as non-exempt, the law requires submittal of an Affordable Housing Plan in which the community identifies goals to increase the local affordable housing stock. An amendment to the AHPAA enacted by Public Act 102-1075 requires that non-exempt municipalities conduct a public hearing regarding its affordable housing plan.

In 2018, IHDA notified the City of Naperville that it has again been classified as a non-exempt community based on 7.5% of the City’s housing stock qualifying as affordable housing. Accordingly, the City is required to conduct a public hearing and submit an Affordable Housing Plan to IHDA.

DISCUSSION:

City staff has prepared the attached Naperville Affordable Housing Plan in accordance with the AHPAA requirements. Because the City has already established affordable housing as a priority and goal, this plan is largely a reflection of the existing or proposed projects that have already been endorsed by the HRFHC and the City Council in furtherance of increasing Naperville’s affordable housing stock.

It should be noted that while the adoption and submittal of a plan to IHDA is required by AHPAA, plan

adoption does not preclude additional housing-related action items from being undertaken in the future nor does it require full implementation of the items specified in the plan to reach compliance. Rather, the plan is intended to confirm Naperville's commitment to increasing affordable housing.

FISCAL IMPACT:

N/A