



Legislation Text

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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the report and presentation by SB Friedman regarding the development of an Inclusionary Zoning Ordinance

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

SB Friedman was engaged by the City of Naperville in fall 2019 to analyze the City's housing market and project short- and long-term housing needs. The final plan entitled "Addressing Unmet Housing Needs" was approved by the City Council in September 2020.

The findings were used as the basis for developing a menu of policy options to address housing challenges that were identified and capitalize on opportunities to create diverse housing options at various price points. One of the key recommendations included in the plan was the development of an Inclusionary Zoning Ordinance (IZO) that would link the creation of affordable housing units to market-rate residential development.

In January 2021, the City Council directed staff to begin work on an IZO. On February 16, 2021, the City Council awarded Procurement 21-054, Inclusionary Zoning Ordinance Advisory Services, to SB Friedman for an amount not to exceed \$40,000.

DISCUSSION:

On Monday, June 21, 2021, the City Council will hold a workshop to discuss a potential IZO for Naperville. During the workshop, SB Friedman will provide an overview of inclusionary zoning ordinances in comparable cities nationwide, as well as the feedback they have received through interviews with the development community. SB Friedman will then seek City Council consensus on key IZO decision points, which will in turn be used to develop the framework for Naperville's IZO (if so directed). The IZO framework will then be shared with the Human Rights and Fair Housing Commission for review and discussion before an ordinance is formally drafted and presented to the Council.

The slides that SB Friedman will present during the workshop are attached.

FISCAL IMPACT:

The City awarded Procurement 21-054, Inclusionary Zoning Ordinance Advisory Services, to SB Friedman for an amount not to exceed \$40,000.