

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JULY 24, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Ad Hoc Committee on Housing	<div style="text-align: center;"> Resolution Ordinance Motion ✓ Discussion Only </div>	Cara Pavlicek Village Manager

SYNOPSIS

Discussion is requested regarding the creation of an Ad Hoc Committee on Housing in order to allow for preparation of a resolution for consideration on the August 7, 2007, Council meeting agenda.

STRATEGIC PLAN ALIGNMENT

While creation of an affordable housing program is not directly identified in the Five Year Plan and Goals for 2006-2011, the ideal of *Preservation of the Residential and Neighborhood Character* is identified along with the supporting objective of *Continuing Reinvestment in the Neighborhoods* which is related to the topic.

FISCAL IMPACT

The Ad Hoc Committee would be staffed primarily by the Community Development Department which can accommodate this work within the funds provided for in the FY07 General Fund budget.

RECOMMENDATION

Direction regarding the composition of the proposed Ad Hoc Committee and Housing is requested in order to allow for the preparation of a resolution for Council approval on the August 7, 2007, Active Agenda.

BACKGROUND

Members of the Village Council have provided feedback regarding the composition of the proposed Ad Hoc Committee on Housing. Based upon the various recommendations, there appears to be consensus for the following:

Composition of Ad Hoc Committee

The Mayor shall appoint, with confirmation of the Village Council the following:

1. Chair, member of the Village Council
2. Vice-Chair, member of the Village Council
3. Resident who is also a member of the private group commonly called the Downers Grove Housing Team
4. Resident who is also a member of the private group commonly called the Downers Grove Housing Team
5. Resident who is also a realtor/builder or is otherwise employed in real estate business
6. Resident who is also a mortgage lender or has a similar financial background
7. Resident who also represents a Downers Grove employer
8. Resident "at-large"
9. Resident "at-large"
10. Resident "at-large"
11. Resident "at-large"

Additionally, it may be worthwhile to consider applications from residents at-large who have relevant work or life experiences that may benefit the Committee, including residents that are employed locally who may in fact be eligible for an affordable housing program.

Direction of Village Council to the Ad Hoc Committee on Housing

It is recommended that the following provision be included in the resolution creating the Ad Hoc Committee:

The Ad Hoc Committee shall be charged with evaluating and making recommendations to the Village Council related to the following:

- Determine whether the Village has a shortage or a looming shortage of “attainable” or “middle income” housing stock (this includes defining “attainable” and “middle income” housing);
- Provide the Council with specific information about the current status of housing stock and how the same compares to surrounding municipalities;
- Provide analysis as to how the Village’s available housing stock comports with any applicable State requirements for “affordable housing.”
- Assuming the Committee determines there is a shortage of “affordable”, “middle income” or “attainable” housing, than the Committee may wish to consider potential community solutions, including but not limited to:
 - Reviewing and reporting on the need for a 30-Year Fixed-Rate Program as offered by IHDA.
 - Reviewing and reporting on the need for a HELP Program as offered by IHDA.
 - Reviewing and reporting on the need for a Mortgage Credit Certificate (MCC) Program as offered by IHDA.
 - Reviewing and reporting on the need for establishment of the Village’s authority to issue bonds and operate affordable housing programs directly pursuant to Section 27-19 of the Village Code entitled, “Mortgage Revenue Bonds.”

The enabling resolution would provide for a final report to be provided to the Village Council on or before January 22, 2008, at which time the Ad Hoc Committee’s work would conclude unless further extended by action of the Village Council.

Copies of the individual recommendations of Commissioners as the Ad Hoc Committee’s composition have not been attached because several were verbally received.