

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
AUGUST 7, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Ad Hoc Committee on Housing	Resolution Ordinance Motion ✓ Discussion Only	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.

UPDATE & RECOMMENDATION

This item was discussed at the July 24, 2007, Workshop Meeting. The changes proposed by Council are reflected in the section below.

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 serving as ex officio
2. Vice-Chair, member of the Village Council serving as ex officio
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. Individual who 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 or have planning experience.

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.

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.

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Village Attorney **DATE:** August 7, 2007
(Name)

RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

 Ordinance

X Resolution

Motion

Other

Motion to Adopt “A RESOLUTION ESTABLISHING THE DOWNERS GROVE AD HOC COMMITTEE ON HOUSING”, as presented.

SUMMARY OF ITEM:

Adoption of the attached resolution shall establish the Downers Grove Ad Hoc Committee on Housing.

RECORD OF ACTION TAKEN:

**A RESOLUTION ESTABLISHING THE DOWNERS GROVE
AD HOC COMMITTEE ON HOUSING**

WHEREAS, the Village Council has determined the need to convene an Ad Hoc Committee to study housing in the Village of Downers Grove; and

WHEREAS, the Village Council of the Village of Downers Grove has determined that it is in the best interest of the Village and its residents to define and evaluate, as part of this study, the need for attainable and middle income housing within the Village; and

WHEREAS, the Village Council of the Village of Downers Grove has determined that it is necessary and desirable to establish an Ad Hoc Committee on Housing to make recommendations regarding housing within the Village of Downers Grove.

NOW, THEREFORE, BE IT RESOLVED BY the Village Council of the Village of Downers Grove as follows:

SECTION 1. An Ad Hoc Committee on Housing Established.

- (a) An Ad Hoc Committee on Housing (hereinafter referred to as the “Committee”) is hereby created. The Committee shall automatically dissolve January 22, 2008 unless otherwise extended by the Village Council.
- (b) The Committee shall consist of nine (9) members as follows: two (2) members shall be residents of the Village of Downers Grove who are representatives of the private group commonly known as the Downers Grove Housing Team; one (1) member shall be a resident of the Village of Downers Grove who is a builder, realtor or employed in the real estate business; one (1) member shall be a resident of the Village of Downers Grove who is a representative of a mortgage lender or has a similar financial background; one (1) member shall be a representative of a Downers Grove employer and the remaining four (4) members shall be residents of the Village of Downers Grove. The Mayor shall appoint the members of the Committee, subject to confirmation by the Village Council. All members shall be appointed for the term of the Committee, unless otherwise removed.
- (c) Two (2) members of the Village Council shall serve as ex-officio liaisons to the Committee and shall be appointed by the Mayor.

SECTION 2. Conduct of Meetings; records

- (a) The Committee may establish rules concerning the procedure, meeting and operation of the Committee, which rules shall be consistent with the codes, ordinances and resolutions of the Village and other applicable law.
- (b) All meetings of the Committee shall be open to the public and conform to the Illinois Open Meetings Act.

- (c) The Committee shall keep written records of all of its meetings and proceedings. Copies of all minutes shall be forwarded to the Village Clerk.

SECTION 3. Powers and Duties.

The general purpose and duty of the Committee shall be to:

1. Define “attainable” and “middle income” housing as it relates to the Village;
2. Determine whether the Village has a shortage or a looming shortage of “attainable” or “middle income” housing;
3. Provide the Council with specific information about the current status of housing stock and how the same compares to surrounding municipalities;
4. Provide analysis as to how the Village’s available housing stock comports with any applicable State requirements for “affordable housing”;
5. Consider potential community solutions if the Committee determines there is a shortage of “attainable” or “middle income” housing;
6. Prepare a report and recommendations for submission to the Village Council on or before January 22, 2008;
7. Perform any additional duties and tasks as the Village Council may from time to time direct.

SECTION 4. General Provisions.

- (a) All resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed
- (b) This resolution shall be in full force and effect from and after its passage and publication.

Mayor

Passed:

Published:

Attest: _____
Village Clerk