



HOUSING COMMISSION MEETING MINUTES

WHEATON CITY HALL, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

REGULAR MEETING

May 9, 2019

I. **Call to Order and Roll Call:**

The regular meeting of the Wheaton Housing Commission was held in the Conley Room, Wheaton City Hall, at 303 W. Wesley Street, Wheaton, Illinois. Housing Commissioner Chair, Bob Barger, called the meeting to order at 7:05 pm on Thursday, May 9, 2019.

Present:

Bob Barger, Chair	David Horton
Stu Johnson	Mike Rybinski
Jan Kay	Bill Gilbertson
Joe Kreidl – City of Wheaton	

Absent:

Christine Eisenmann	Marcella Incarnati
Tom Zullo	

Guests:

Joe Knorek	Martha Bradley
Eric Kobus	Ellen Chapelle
Dru Bergman	

II. **Approval of Minutes:**

Commissioner Gilbertson moved, and Commissioner Johnson seconded, a motion to accept the minutes of the December 13, 2018 meeting. **The motion was unanimously approved by a voice vote.**

III. **Correspondence:**

a. **2018/2019 Housing assistance program summary**

No people have been added or subtracted from the list since our last meeting. We are still \$720 under our approved budget for CY 2019.

IV. Old Business:

a. Roosevelt Road Redevelopment- Housing

Commissioner Barger distributed the handout that he gave to the City of Wheaton Planning and Zoning Board last month. He highlighted the area East of Main street that is mainly zoned commercial. Jim Kozik did confirm that the C3 zoning does allow for multifamily units above the first floor of retain in this area as we see in downtown Wheaton. None of the area East of Main Street is in what IDHA calls an “opportunity zone”. The area West of West street on Roosevelt Road is in an “opportunity zone” which means that funding is available to build affordable housing in that area. Du Page County Housing Coalition (DCHC), which Commissioner Barger is a member, is a part of the Impact Du Page county project that has partnered with Mercy Housing to put more affordable housing in Du Page County.

The handout contained an example of a mixed income development that Mercy housing did in Milwaukee Wi and an example of a Senior housing project that they have shovel ready in Romeoville.

b. Affordable Housing- Impact DuPage:

Commissioner Barger told the members that DCHC has met with a VP of Northwestern Medicine to discuss building apartments for people with medical needs near Marianjoy Hospital. The group has also met with the Wheaton Franciscan sisters to discuss their senior housing needs. Mercy housing already owns Canticle place which is medical apartments for those with special needs and owns Marian Park which is right next to the Marianjoy and Wheaton Franciscan property. There are seniors who are aging in place at Marian Park (which has only stairs) who need elevators in their building and could possible move to the senior housing building if/when it gets build.

c. Inclusionary Housing Ordinance:

Commissioner Barger distributed a proposed City of Wheaton Inclusionary Housing Ordinance (which was adopted from the one in St Charles). A number of other cities in Chicagoland have implemented similar ordinances such as Chicago, Naperville, St Charles, Arlington Heights, Lake Forest, Evanston, Oak Park, and Batavia. Commissioner Barger said most of the cities inclusionary housing ordinances are similar in the points they cover. The commissioners suggested a small group of people work on the proposed ordinance and then bring it back to the full committee in August. Commissioners Kay, Johnson, Horton and Barger will serve on this working group.

V. New Business:

a. Approval of CY2020 Housing Assistance Application

The was discussion about the need to clarify that total **household** income is a key criteria for approval of housing assistance. Is was suggested by several that **Section 4** should have a line for **Income** next to any other individuals living in the household.

Commissioner Gilbertson moved, and Commissioner Horton seconded, a motion to accept the 2020 Housing Assistance Application with the addition of “income” in Section 4 after “relationship”. **The motion was unanimously approved by a voice vote.**

b. Approval of CT 2020 Income Cap and Monthly Stipend Amounts

Commissioner Johnson distributed his handout on the possible options related to income caps and benefit levels. There was much discussion about whether to use 215% of the latest HHS Poverty level **or** the latest CCA COLA to increase the maximum income cap. There seems to be agreement in increasing the amount we pay to renters and homeowners by \$5 per month. There was concern about having to choose between increasing the monthly subsidy and decreasing the number of people we can give assistance to if our budget is not increased. A final decision was delayed until August to get a better

idea from the City on the acceptability of increasing our proposed budget slightly for CY2020.

c. Election of Commission Officers

Commissioner Gilbertson moved and Commissioner Johnson seconded a motion to nominate Commissioner Barger to continue to serve as the Committee Chair. **The motion was unanimously approved by a voice vote.** No one was interested in the secretary position. Commissioner Barger will ask one of the members not at the meeting tonight if they would be willing to serve. Commissioner Johnson agreed to serve as vice- chair for another year.

d. Approval of 2018-19 Annual Report

The annual report was distributed prior to the meeting. Commissioner Johnson moved and Commissioner Gilbertson seconded a motion accept the Annual Report as distributed. **The motion was unanimously approved by a voice vote.**

VI. Adjournment:

A motion to adjourn was made by Commissioner Johnson and seconded by Commissioner Gilbertson. The motion was unanimously approved by a voice vote at 8:30 pm.

The next regular meeting of this commission will be held on Thursday, August 8, 2019.