

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

FROM: BEN SCHNELLE, HOUSING AND COMMUNITY DEVELOPMENT ASSOCIATE

SUBJECT: SUMMARY OF MAY 18TH HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE MEETING

DATE: JUNE 5, 2023



On May 18th, the MMC Housing + Community Development Committee met to discuss the *Homes for a Changing Region* housing planning program and housing strategies communities have implemented. This memo summarizes the discussion, resources mentioned, and potential next steps.

Discussion Summary

Communities in attendance have found a range of uses for their *Homes for a Changing Region* plan, including:

- Supporting approval of proposals for senior housing, supportive housing, and mixed-use developments.
- Providing information that is then used in a comprehensive plan, TOD plan, or strategic plan.
- Validating local housing needs, whether this be missing middle housing, affordable multifamily or additional market-rate multifamily.
- Referencing the *Homes for a Changing Region* plan during staff review of development proposals.

In discussing challenges to implementing housing strategies, communities noted:

- A need for increased sharing of resources and multi-jurisdictional programs.
- Challenges in identifying developers willing and able to consider missing middle housing and unique infill development sites.
- Benefits in updating a *Homes for a Changing Region* plan to reflect emerging housing challenges.

Committee members discussed several resources and ordinances for housing rehabilitation and energy efficiency, which are listed below.

In discussing corporate ownership of single-family homes with Geoff Smith, Executive Director of the DePaul Institute for Housing Studies, attendees discussed several related issues: increased difficulty for households buying homes, land bank properties being sold to investors, pressure marketing to seniors, and a rise in short-term rentals. Communities interested in the issue of investor ownership of single-family homes may connect with Geoff Smith at gsmith33@depaul.edu

Potential Next Steps

In response to the discussion, MMC staff are evaluating actions they can take to help Committee members better address housing needs. These include:

- A future committee meeting that hosts service providers that administer energy-efficiency grants and funding programs.
- A future committee meeting that hosts developers and finance professionals to discuss a housing issue, such as missing middle housing.

Resources Mentioned

[*Drafting Rental Regulation Ordinances in Illinois Municipalities: A Short Guide for Local Officials*](#). The Metropolitan Mayors Caucus worked in partnership with the Center for Community Progress and regional partners on this publication, which outlines how to draft a performance-based rental regulation ordinance for both home rule and non-home rule municipalities.

[*Chicago Bungalow Association Home Energy Savings Program*](#). For households earning below 80% AMI, within Cook County, and owner-occupied single-family home or two-flat over 30 years old. Services include free assessments and may include free weatherization, energy efficiency improvements, side wall insulation, addressing mold and other safety issues, and potential roof repair. Communities can utilize inspections to identify and refer bungalow owners to the Chicago Bungalow Association.

[*Multi-Family Energy Savings Program*](#). Administered by Elevate Energy, eligible properties include multi-family properties with 3 or more units and properties managed or owned by a public housing authority. Services can include assistance replacing aging HVACs or boilers, boiler tune ups, parking lighting, and hallway lighting. Communities can identify outdated mechanicals during inspections and refer the owners to apply for the program.

[*LeadCare Cook County*](#), offering free lead service line replacement to suburban home-based childcare providers.

Cicero ordinance requiring certain home rehabilitations to replace lead pipes. So far, this ordinance has been applied to nearly 400 homes. See attached ordinance. For further information: Tom Tomschin, ttomschin@thetownofcicero.com

Bensenville Rental Registration program - one example for other non-home rule communities. See [*Dwelling Inspection Program Code*](#) and [*Rental Registrar*](#). For further information: Kurtis Pozsgay, KPOzsgay@bensenville.il.us

Park Forest's South Suburban Trades Initiative (SSTI), supporting the rehabilitation of homes and training in weatherization and insulation. SSTI projects are a partnership with CEDA and are funded by Village Capital Funds, IHDA Strong Communities Program funds, and reinvestments from the sale of SSTI homes. Last year, the Village was able to use Strong Communities Program funding to complete the environmental testing, remediation (if needed), roof replacement, and driveway/walkway replacement for three homes in the Village's Eastgate neighborhood. These three homes were then sold to CEDA. For further information: Andrew Brown, ajbrown@vopf.com