



DU PAGE COUNTY

Home Advisory Group

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, October 3, 2023

11:00 AM

Room 3500B

1. CALL TO ORDER

Chair LaPlante called the meeting to order at 11:10 am.

2. ROLL CALL

PRESENT	Bastian, Barfuss, Crandall, Gustin, Heniff, LaPlante, Yoo, and Bricks
ABSENT	Chassee, Childress, Krajewski, Schwarze, and Todorovic

Staff Present: Mary Keating, Community Services Director; Julie Hamlin, Community Development Manager; Momina Baig, Housing and Community Development Planner; Chloe Harrington, Housing and Community Development Planner; Amish Kadakia, Senior Accountant (Remote); Ashley Miller, Senior Housing and Community Development Planner (Remote), and Thomas Schwertman, Housing and Community Development Planner.

Assistant State's Attorney - Katherine Fahy.

Others Present: Cindy Cahill - County Board Member District 1 and Jonathan Burch - Chicago Metropolitan Agency for Planning.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF MINUTES

4.A. [23-2137](#)

Home Advisory Group Minutes - Regular Meeting - Tuesday, June 6, 2023

There were no questions or comments.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Yeena Yoo

5. COMMITTEE VOTE REQUIRED

5.A. [23-3174](#)

Recommendation for Approval of a Third Modification to a HOME Investment Partnerships Act (HOME) Agreement with DuPage Pads, Project Number HM20-04b -

Tenant Based Rental Assistance – Extending the Project Completion date through February 29, 2024.

There were no questions or comments.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Yeena Yoo

5.B. [23-3175](#)

Recommendation for Approval of a Conditional Commitment of HOME Investment Partnerships Act (HOME) Funds with Catholic Charities, Project Number HM21-02a – Tenant Based Rental Assistance – in the Amount of \$300,000.

There were no questions or comments.

RESULT:	APPROVED
MOVER:	Patty Gustin
SECONDER:	Yeena Yoo

6. **DISCUSSION OF IMPACT OF FEDERAL SHUT-DOWN (If Necessary)**

The Federal Government did not shut down over the weekend. However Keating said that the current bill will only keep the government open for the next 45 days. She wanted to explain what the potential impact would be to Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funded projects. The department would be able to draw down funds for projects that were already approved and underway. Anything that would have required a HUD (Department of Housing and Urban Development) staff person to approve would have been held up. She noted that 45 days out would be when the department starts to put together the 2024 Action Plan. There may be other projects where their environmental reviews need approved. The worse case scenario would be projects that are delayed and the timeliness expenditure is not met, which would be a strike against the County. (After two years of missed timeliness, funding could be cut.) HUD does not take accountability for anything that is delayed by them when timeliness is measured.

For projects already underway, project funds could still be drawn down and payroll would be covered. The projects that have not yet been approved could be delayed.

At this time Gustin stated that HUD found some extra money and that employees could be paid for an additional week. LaPlante said that this current bill will hold the government together for 45 days. Keating was concerned that funds could not be drawn down Federal funds in the in the line of credit system and the County would need to cover payroll for HUD-funded staff. Also for reimbursing municipalities for projects they had expended money for.

RESULT:	NO ACTION REQUIRED
----------------	--------------------

7. OTHER BUSINESS

RESULT: NO ACTION REQUIRED

[23-3265](#)

CDBG PRO Housing Presentation

See Attachment.

8. ADJOURNMENT

LaPlante adjourned the meeting at 11:32 am.

9. NEXT MEETING DATE - November 7, 2023



Informational

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov


File #: 23-3265

Agenda Date: 10/3/2023

Agenda #:

For edification of the municipal members, Keating informed them that the County, under its AD-HOC Committee on Housing Solutions, has contracted with the organization, Grounded Network Solutions Network. Over the next 18 months they will assist in developing a plan to identify barriers to underproduction of affordable housing in the County. The County will be in a cohort with a County in another state as well as a city in another state. Grounded Network Solutions will supply data analysis and technical assistance.


On the regional level, HUD has released a Notice of Funding availability for CDBG PRO (Housing). PRO stands for Pathways to Removing Obstacles. CMAP (Chicago Metropolitan Agency for Planning) is in the lead role for putting together a regional application. Keating introduced Jonathan Burch, from CMAP who gave a presentation on the new program. She informed him that half of the Committee was made up of municipal members within DuPage County.

 Chicago Metropolitan
Agency for Planning

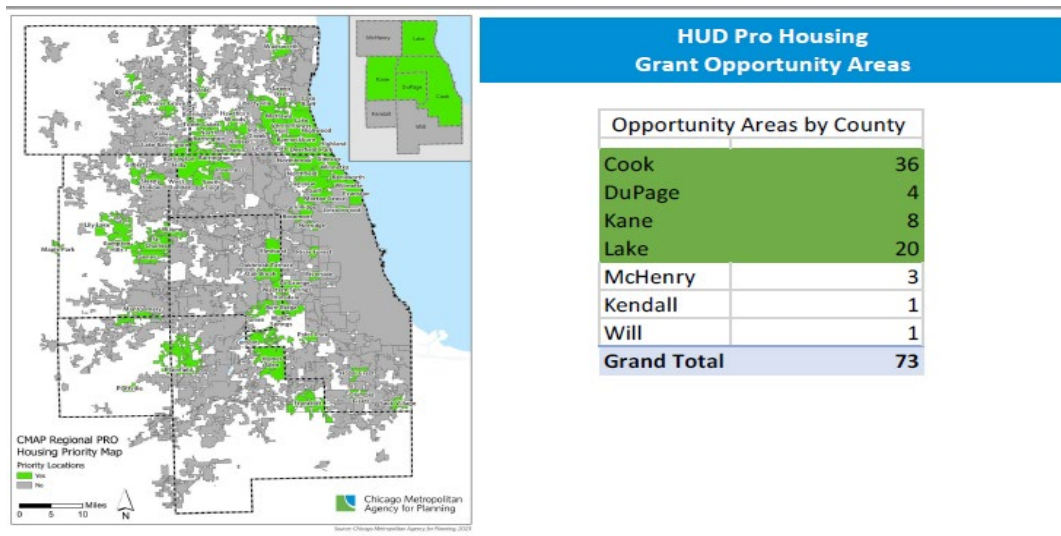
Pathways to Removing Obstacles to Housing (Pro Housing)

What is it about?
Removing barriers to affordable housing
Increasing housing production
Lowering housing costs for families

Details
\$85m
\$10m max/ \$1m min
Appx. 20 awards
CDBG-based
Obligate by June 1, 2026
Grant close by September 30, 2029
Due October 30
15-day public comment period prior to submission

 Chicago Metropolitan
Agency for Planning

The affordable housing production CDBG PRO, also called PRO Housing, grant program is focused on removing barriers to construction of affordable housing. It is similar to what DuPage County is doing with Grounded Network Solutions. Increasing housing production, generally and ultimately, will lower housing costs for families. The public hearing/comment notice needs to be published by Tuesday October 10th to gather public comments, hold a public hearing, etc.



HUD has a priority set geographies identified both at the municipality level as well as county. The municipalities (above left) highlighted in green are priority municipalities, as well as counties (also highlighted in green on right side) under HUD's measure.

Infrastructure Investment and Jobs Act

More coordination with housing organizations, esp. funders

Integration of housing into the metropolitan transportation planning process

Option to develop a “housing coordination plan”

Historically, CMAP has assisted with increase in housing through technical assistance, often in partnerships with other organizations such as the Metropolitan Mayors Caucus of Illinois, Illinois Housing Development Authority and others. The largest change for CMAP occurred a few years ago that came with the infrastructure bill. There were changes in the statutory language for metropolitan planning organizations. This included language actually related to housing, specifically interrelationship between transportation and housing. Where people live make a difference on how they get to work, amenities, etc. Good proactive housing planning is good transportation planning. Transportation planning would take place before the development is built, not after. This change gave CMAP additional authority and space to be able to work in housing. Some of the municipalities in the committee were aware of the technical assistance available to them through CMAP.

CMAP envisions focusing on the two areas:



Develop resources and increase awareness of the economic benefits of diverse, affordable, and connected housing options

and



Support implementation of diverse and connected housing options

CMAP wants to support the work of communities at the local level. Historically, CMAP has assisted with Consolidated Plans, plan implementation and zoning.

In August, CMAP began having conversations with county partners to discover if there was an interest in a potential regional application. Positive feedback was received.

Pathways to Removing Obstacles to Housing (Pro Housing)

What we heard

Requests for CMAP involvement

Broad interest in the “housing readiness” framework

Opportunities to build off existing work

Lake County VSKA study

DuPage County Grounded Solutions network

Will County Land Resource Management Plan

Kane and McHenry County convenings

Common issue framing

Workforce housing

Importance of zoning and production

CMAP has been thinking about additional roles it could take in housing. One of which is developing housing readiness plans at the county level. This would create a specific set of items for a community to be housing-ready in a given county. Some items might relate to zoning, building codes, permitting process, fair housing, visibility, affirmative marketing, etc. If progress has been made in these areas, the community is moving along to be more housing-ready. It is recognized that there are different variables across the communities, but individually, all communities could take these steps to become more housing-ready.

Burch recognized, through talking with Keating, that DuPage has already been active by having the housing sub-committee, the contract with Grounded Network Solutions, and the County Board putting aside \$2.5 million.

CMAP received public comment about zoning, affordable housing, general housing production, but most comments received was on the need of workforce housing; interrelationship between economic development; growth of the regional economy; the types of housing being built and the locations, and whether these items are compatible to have a strong economy.

CMAP believes they have received enough input from the six counties interested in applying for the full \$10 million PRO funding.

Recommendation/ structure

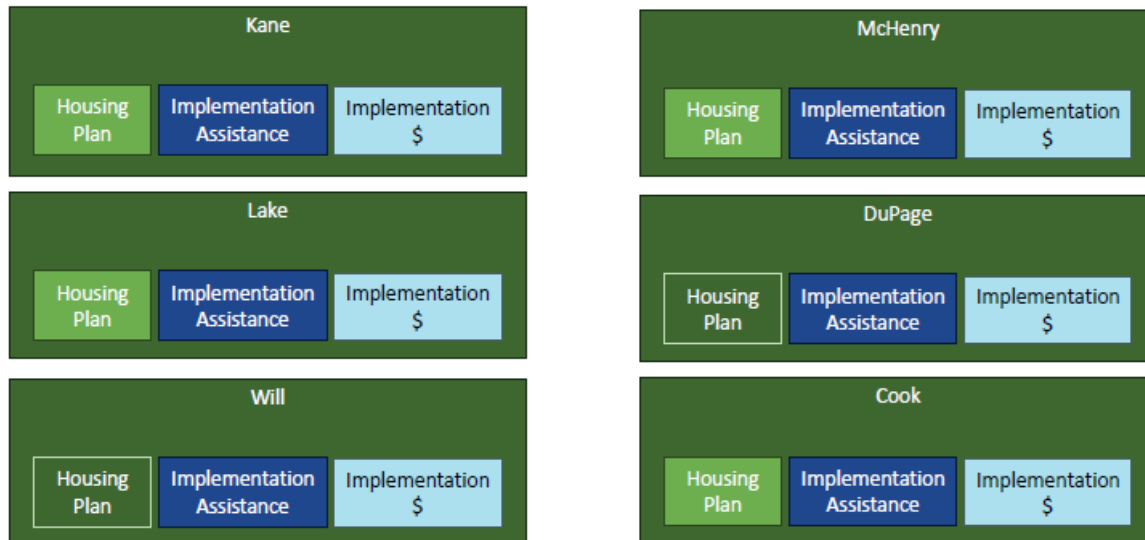
CMAP-led application for \$10m

CMAP to provide housing planning and implementation support
Housing readiness plans for Cook, Kane, Lake, and McHenry
NEXT-style implementation support for 3-4 communities per year
UDOs 4 for communities

Each county would get money to support implementation of their local plan
CMAP would subgrant this money to each county to administer

DuPage was not on the list because it had already begun preparing for a planning study. Will County was also not on the list. They were in the process of preparing their new Consolidated Plan.

Structure



CMAP will provide direct technical assistance, and also help develop new unified development ordinances for towns around the region. If a town wanted to apply to CMAP for assistance, the town would be informed that CMAP is looking for communities interested in implementing this at the local level, with the recommendations of the county's granted solutions plan. CMAP would provide technical assistance.

There would be \$7 million, out of the \$10 million, available for county implementation activities, knowing that the checklist of items being different at the county level and the municipal level. There are actions the county could be taking such as ordinance changes/process

changes it could make on its own to assist with a pilot program which could potentially be replicated in the future. One such pilot program could be expanding the capacity of nonprofits.

The counties would have to complete housing readiness plans to be able to access the \$7 million, including DuPage and Will. They could potentially leverage local money with this money to be able to do more implementation on a county level activity.

Every county, in some way, would end up with a housing readiness plan allowing municipalities, through county implementation funds, access to implementation assistance through CMAP.

LaPlante requested clarification on the "Structure" slide, why Will and DuPage County's housing plan was a different color of green. Burch explained that these two counties were taking their own separate actions locally within the larger framework. This recognized that DuPage was working with Grounded Solutions and Will was doing their Consolidated Plan.

Cahill commented on the \$3 million grant funding that would go toward the implementation process. At first it was said the funding would not be available for DuPage County because DuPage was already up to speed. DuPage County should not be penalized because the County has taken a lead and gone ahead and begun the implementation process. Were there some ways the County could participate in the \$3 million implementation piece. Burch said absolutely. Use of the technical assistance for staff time at CMAP, for the next plan and implementation project for counties that have the completed plans, such as new unified development ordinances and those sorts of things CMAP could do.

Questioned was how the process would work. Once a piece of property was found, then would the County apply to CMAP for a piece of this money. Burch said there was technical assistance such as planning, zoning ordinance writing where any individual town or maybe the County could apply. Then there was the county implementation pool. It still has to be worked out how each individual county would access that pool.

Keating asked what the anticipated date was for announcing the awards. Burch said it suggested that HUD would have an announcement made by the end of January, depending on how delayed the government may be. CMAP has built the schedule for the activities assuming that actual work would be sometime in the Spring. CMAP intends to start working on the scoping activities around the housing readiness plans as soon as the grant application is complete. Even if the funding does not take place, CMAP is interested in pursuing that element.

Keating asked what the term of the grant was. Burch said from the signing of the grant agreement until September 30, 2029.

LaPlante appreciated that all of the collar counties were involved. It will add to the forward momentum.

Crandall asked for a copy of the presentation. Keating said it would be sent to the whole committee.

There were no other questions or comments.