



DU PAGE COUNTY

Ad-Hoc Committee for Housing Solutions

Final Summary

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

Tuesday, May 9, 2023

12:00 PM

County Board Room

****12:00 PM or Immediately Following County Board****

1. CALL TO ORDER

12:00 PM meeting was called to order by Co-Chair Chaplin and Co-Chair Tornatore at 12:31 PM.

2. ROLL CALL

PRESENT	Chaplin, Childress, DeSart, Galassi, Garcia, Gustin, LaPlante, Ozog, Rutledge, Schwarze, Tornatore, and Yoo
ABSENT	Cronin Cahill, Covert, Eckhoff, Evans, and Krajewski
REMOTE	Zay

3. CHAIR'S REMARKS - CO-CHAIRS CHAPLIN AND TORNATORE

Co-Chair Tornatore welcomed the committee, and mentioned that throughout the next several months there will be a series of presenters to discuss the various elements of Affordable Housing.

4. PUBLIC COMMENT

The following individuals made public comment:

Phil Meno: DuPage United and Affordable Housing

5. MINUTES APPROVAL

5.A. [23-1699](#)

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RESULT:	APPROVED
MOVER:	Dawn DeSart
SECONDER:	Kari Galassi

6. PRESENTATION**6.A. Building and Zoning – Regulatory Entitlements: Challenges and Historical Efforts to Develop Housing in Unincorporated DuPage County**

Planning and Zoning Administration Coordinator Paul Hoss presented an outline of four challenges that developers have when developing land for Affordable Housing, along with potential mitigating actions that the County could take to resolve these challenges. The challenges included the availability and the cost of land, the challenges of the cost and time inherently associated with the zoning and plat entitlement process, the regulatory environment that developers may face regarding codes that are required for building developments, and the fees that are associated with entitlements.

Member Gustin, Member Garcia, Member Yoo, Member Rutledge, and Member DeSart expressed thanks to Mr. Hoss for providing such a detailed presentation. Mr. Hoss answered their questions regarding the presentation and incentivizing Affordable Housing for developers.

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned.



Minutes

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File #: 23-1699

Agenda Date: 5/9/2023

Agenda #: 5.A.



DU PAGE COUNTY

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Final Summary

421 N. COUNTY FARM ROAD
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Tuesday, April 11, 2023

1:00 PM

County Board Room

There are no packet materials for this agenda.

1. CALL TO ORDER

1:00 PM meeting was called to order by Co-Chair Chaplin at 1:01 PM.

There was a motion made by Member Cahill and seconded by Member Gustin to allow Member Zay to participate remotely.

2. ROLL CALL

Member Eckhoff arrived at 1:09 p.m. via Zoom.

PRESENT	Cronin Cahill, Chaplin, Childress, DeSart, Evans, Galassi, Garcia, Gustin, LaPlante, Ozog, Rutledge, Schwarze, Tornatore, and Yoo
ABSENT	Covert, and Krajewski
REMOTE	Eckhoff, and Zay

3. MINUTES APPROVAL

3.A. There are no minutes to approve, as this is the first Ad-Hoc Committee for Housing Solutions meeting.

4. CHAIR'S REMARKS - CO-CHAIRS CHAPLIN AND TORNATORE

Co-Chair Chaplin expressed thanks to all of the members of the public who have shown interest in becoming involved with this topic, and to the committee members for being present today. She also thanked anyone who is watching online. She recognized that the challenge of finding affordable housing is an issue that impacts many residents, and recognized that some residents have concerns when they hear that the County is looking at this issue. She wanted to assure residents that the County is committed to hearing from many perspectives as the committee moves forward.

Co-Chair Tornatore stated that the creation of housing is an extremely complex process. He clarified that affordable housing is housing that is less than 30% of someone's gross income, and said that we need housing for people that work in DuPage County. He emphasized that engagement in education and thoughtful discussion is the most important part of moving forward. He let the committee know that there will be monthly Ad-Hoc Committee for Housing Solutions committee meetings on the second Tuesday of each month, with a variety of presentations to educate the committee and get the word out to residents in the community.

5. PUBLIC COMMENT

No public comments were offered.

6. PRESENTATION**6.A. History and Overview of Community Services and CDC Affordable Housing Funding**

Community Services Director Mary Keating presented an overview of Affordable Housing Funding in DuPage County to the committee. She began by reviewing the three primary Department of Housing and Urban Development (HUD) funds that the County receives, and what the qualifications for each are, including the Community Development Block Grant (CDBG), the HOME Affordable Housing Partnership Program (HOME), and the Emergency Solutions Grant (ESG).

She provided a historical comparison of how much federal funding each program has received in 2023, compared to 2003. It was noted that the County has received significantly less in 2023 than in 2003. Ms. Keating went into detail describing the composition of the Community Development Commission, CDC Executive Committee and the HOME Advisory Group, all of which determine how these funds will be allocated countywide.

Ms. Keating provided an overview of the processes that are required to approve applications and assess what projects will be funded, including the Consolidated Plan for Housing and Community Development, and the Annual Action Plan. She discussed the projects that qualify for each of the programs, and provided a current status of funds for each program.

Co-Chair Chaplin relayed to the committee that Co-Chair Tornatore currently serves as a member of the Illinois Housing Development Authority Board, and that Member DeSart currently serves on the DuPage Housing Authority Board. There were questions from Member Schwarze, Member Gustin, Member Ozog, Member Yoo, and Co-Chair Tornatore regarding the CDBG and HOME funds, and a general discussion ensued on how funds may be utilized. Member DeSart recognized Candace King, also a board member of the DuPage Housing Authority Board, for attending this meeting as well.

7. OLD BUSINESS

Member DeSart, Member Childress, and Co-Chair Tornatore clarified that Affordable Housing is housing that is 30% or less of someone's gross income, and it is interchangeable with the term Workforce Housing.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned.