



MANAGER'S MEMORANDUM

Prepared for: **Naperville City Council**

By: City Manager's office

1/11/2024

A. MANAGER'S MEMORANDUM

Source:

1. Allison Laff, AICP,
Deputy Director - TED

Subject:

Naperville's 10.3% Affordability
Listing

Action:

FYI

**CITY OF NAPERVILLE
MEMORANDUM**

DATE: January 11, 2024
TO: Doug Krieger, City Manager
FROM: Allison Laff, AICP, Deputy Director - TED
SUBJECT: Naperville's 10.3% Affordability Listing

Purpose:

The purpose of this memo is to share that Naperville is now in compliance with IHDA's Affordable Housing Planning and Appeal Act (AHPAA) based on 10.3% of its housing stock being classified as affordable.

Background:

The Illinois General Assembly passed the AHPAA in 2003 to address the lack of moderately priced housing that exists in many communities. The law identifies "non-exempt local governments" as those communities which have a population of at least 1,000 persons and have less than 10% of their housing stock qualify as affordable as defined by the statute.

In 2003, the City of Naperville was classified as a non-exempt community due to the finding that only 9.4% of the City's housing stock could be classified as affordable. In 2013 and 2018, Naperville continued to be classified as a non-exempt community due to 6.2% and 7.5% of the City's housing stock being considered affordable.

For those communities identified as non-exempt, the AHPAA requires submittal of an Affordable Housing Plan. In 2023, the City Council approved, and IHDA accepted, the Naperville Affordable Housing Plan, in which Naperville's goals to increase the local affordable housing stock were provided.

Discussion:

IHDA recently released their 2023 Statewide Report on Local Government Affordability. Per this report, Naperville is now classified as an exempt community based upon the finding that 10.3% of its housing stock is classified as affordable. With this finding, Naperville is now in compliance with the AHPAA.

The full report issued by IHDA can be viewed at:

<https://www.ihda.org/wp-content/uploads/2023/12/2023-AHPAA-Statewide-Affordability-List.pdf>

Recommendation:

FYI