



City of Joliet

Comprehensive Plan Advisory Committee

Meeting Agenda

Committee Members:
Mayor Terry D'Arcy
Councilman Cesar Gardenas
Elaine Bottomley
Warren Dorris
Nora Gruenberg
Jen Howard
Wendell Martin
Hugh O'Hara
Christopher Parker
Doug Pryor
Steve Randich
Juan Rico
Jim Roolf
Dr. Theresa Rouse
Boise Walker
Damon Zdunich

Wednesday, June 3, 2026

10:00 AM

City Hall, Council Chambers

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Comprehensive Plan Advisory Committee Meeting Minutes 04-01-2026

Attachments: [CPAC Meeting Minutes 4-1-26](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

OLD BUSINESS

NEW BUSINESS

Draft Plan - Housing Strategies

Attachments: [LJC Memo - Housing Policy Framework](#)

STAFF REPORTS

MEMBER COMMENTS

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9934

Agenda Date: 6/3/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, April 1, 2026

10:00 AM

City Hall, Council Chambers

Comprehensive Plan Advisory Committee

Committee Members:

Mayor Terry D'Arcy

Councilman Cesar Cardenas

Elaine Bottomley

Warren Dorris

Nora Gruenberg

Jen Howard

Wendell Martin

Hugh O'Hara

Christopher Parker

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CALL TO ORDER

ROLL CALL

- Present** Terry D'Arcy, Cesar Cardenas, Elaine Bottomley, Warren Dorris, Nora Gruenberg, Jen Howard, Wendell Martin, Hugh O'Hara, Doug Pryor, Steven Randich, Juan Rico, Jim Roof, Theresa Rouse and Damon Zdunich
- Absent** Christopher Parker and Boise Walker

Boise Walker arrived at approximately 10:02 AM. Christopher Parker arrived at approximately 10:13 AM.

Lamar Johnson Collaborative consultants, Katrina Balog, Lesley Roth, and Prayag Bagde, joined via Microsoft Teams.

APPROVAL OF MINUTES

[TMP-9671](#)

Attachments: [CPAC Meeting Minutes 2-4-26.pdf](#)

A motion was made by Nora Gruenberg, seconded by Elaine Bottomley, to approve Comprehensive Plan Advisory Committee Meeting Minutes 2-4-26. The motion carried by the following vote:

- Aye:** D'Arcy, Cardenas, Bottomley, Dorris, Gruenberg, O'Hara, Pryor, Roof, Rouse, Walker and Zdunich
- Absent:** Parker
- Abstain:** Howard, Martin, Randich and Rico

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

[TMP-9672](#)

Lamar Johnson Collaborative consultant Katrina Balog summarized the engagement and participation of residents during the Community Workshop #2. Ms. Balog stated the Lamar Johnson Collaborative team is currently processing all of the responses from the in-person and online workshops, and she shared preliminary results of the feedback received for each character area. Lamar

Johnson Collaborative consultant Lesley Roth briefly discussed next steps for the character areas. Committee members and consultants discussed how the strategies and actions for each specific character area can also be applied to other areas of the city. Chairman Jim Roof commented on the importance of communication to increase participation from residents, and Ms. Roth responded by highlighting the success of using a dual format, which allows more community members to participate.

[TMP-9673](#)

Ms. Roth gave a detailed overview of the Draft Plan Outline, which included the contents and structure of the draft plan, the seven comprehensive plan priorities, and the key strategies and actions that will provide direction and support for each priority. A lengthy discussion was held between committee members regarding the interpretation and importance of affordable and middle-income housing options. Committee members also briefly discussed code enforcement, economic development, and transportation systems and safety.

STAFF REPORTS

Ms. Bernhard updated the committee members on the Downtown Joliet Equitable Transit Oriented Development (ETOD) zoning project, stating that a small steering committee is currently looking at zoning downtown, and they plan to have an open house to gather public feedback potentially in June. Ms. Bernhard explained that their goal is to present the zoning package to the Plan Commission and City Council by the end of 2026.

Ms. Bernhard also provided brief updates on the I-80 Des Plaines River Bridge Community Plan, the Bicentennial Bluffs Choice Neighborhood Transformation Plan, the Joliet Historic Preservation Commission, and the Joliet Area African American Historic Context Study.

MEMBER COMMENTS

Chairman Roof recommended committee members reach out to neighborhood groups and associations to update community members on the status of the Comprehensive Plan and to promote engagement.

Dr. Rouse noted upcoming events at Gompers Junior High School, Hufford Junior High School, A.O. Marshall Elementary School, and Thomas Jefferson Elementary School.

Mr. Zdunich shared some Joliet history to exemplify how to make Joliet better.

Ms. Howard encouraged committee members to attend the 2026 U.S. Civics Bee Regional Competition.

Mr. Rico invited all those interested in a career in the trades to contact him for more information about the Joliet Electrical Training Center.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Steven Randich, seconded by Jen Howard, to approve adjournment. The motion carried by the following vote:

Aye: D'Arcy, Cardenas, Bottomley, Dorris, Gruenberg, Howard, Martin, O'Hara, Parker, Pryor, Randich, Rico, Roof, Rouse, Walker and Zdunich

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9935

Agenda Date: 6/3/2026

Memo

Date: April 30, 2026

To: City of Joliet Comprehensive Plan Advisory Committee

From: Lesley Roth, LJC

Subject: Housing Policy Framework

Housing Meeting Context

A variety of municipalities have developed diverse responses to their unique housing challenges. These policies cover a broad range of topical areas and are inclusive of many aspects of housing. Gaining an understanding of what other cities have implemented related to their housing policies provides a context for how Joliet may learn from these examples. Some of these topic areas incorporate, but are not limited to cost, building/unit type, location/geography, density, demography, income, and age.

The objectives of this meeting include identification of common definitions to describe housing topic areas, terms, and typologies. Definition of key terms can allow Joliet to better achieve their housing goals. Housing policies are not one size fits all – different types of housing policies are able to address the broad landscape of housing to ensure that residents in Joliet – both today's and future residents – are able to find appropriate and responsive housing to accommodate a variety of lifestyles and life stages.

A facilitated conversation amongst the Comprehensive Plan Advisory Committee will result in specific definitions of housing topic areas for inclusion in the Draft Plan strategies and actions. In preparation for this meeting, please review the best practice examples and consider your thoughts around the following objectives:

Meeting Objectives

1. Identify aspirational outcomes for housing in Joliet
2. Define working definitions for housing terms and typologies
3. Ground the conversation in data
4. Identify which housing types are most needed in Joliet
5. Review policy precedents from national examples
6. Build consensus on preliminary housing strategies

National Best Practices for Housing Policy

The following cities portray a variety of approaches and policies that have been successful in providing responsive housing options for their residents in their unique geographies and constituencies. These examples are meant to facilitate further discussion regarding the way Joliet may approach future housing policy.

New York City, NY

- *How the City Defines Housing Policy*
 - *Affordable housing:* Anyone who spends over 54% of their income on rent; also measured by AMI (30% or less) based on income eligibility housing typologies
 - *Income Eligibility Housing:* Based on AMI (also called affordable) from 30-165% based on unit types
 - *Public Housing:* preserved for very low-income residents
 - *Subsidized Housing:* preserved for very low-income residents, inclusive of Section 3

- *Housing Regulations/Policies*
 - **The Mandatory Inclusionary Housing (MIH) program** requires developers to include affordable housing in any new residential building, conversion, or enlargement above 10 units or 25,000sf. Projects must set aside 20–30% of units as affordable, with no expiration date. Affordability levels are reevaluated each year.
 - [Mandatory Inclusionary Housing \(MIH\)](#)
 - **New York State Housing Compact:** aims to build 800,000 new homes over the next decade through local participation requirement and \$250mil infrastructure fund.
 - [New York State Housing Compact](#)
 - **NYC Housing Plan:** Create/preserve 200,000 affordable housing units, targeting seniors, the homeless, and low-income facilities.
 - [NYC Housing Plan](#)
 - **NYC Homes and Community Renewal:** Aimed on creating/preserving 100,000 affordable housing units, including 10,000 with supportive service.
 - [NYC Homes and Community Renewal](#)
 - **Housing By and For New York:** NYC focuses on building 200,000 affordable homes through capital investment and increased investment of public housing.
 - [Housing By and For New York](#)

- *Outcomes*
 - Creation of over 30,000 affordable housing units citywide

- Reduction of housing approval timeline
- Creation of safe haven beds for homeless
- Reforms away based on AMI
- Reduction of single-family zoning and improved housing distribution throughout the city
- 136,000 new homes over 5 years; 66,000 through 2024

Los Angeles, CA

- *How the City Defines Housing Policy Terms*
 - *Affordable Housing*: housing is considered affordable if a household spends no more than 30% of its gross income on housing costs. AMI levels are defined as: extremely low (0-30%), very low (31-50%), low (51-80%) and moderate (81-120%)
 - *Rent-Restricted Units*: based on AMI, from 0-120% AMI based on unit types.
 - *Income-Restricted Ownership Housing*: sale price is capped so total housing costs are affordable, aligned with AMI (typically 50-120%)
 - *Subsidized Housing*: rent caps are tied to AMI (typically 0-80%), required long-term affordability covenants on units
 - *Assisted Housing*: tied to AMI (typically 0-50%), tenant pays 30% of income toward rent, inclusive of section 8 vouchers
 - *Inclusionary Housing*: requires market rate developments to include affordable housing units
- *Housing Regulations/Policies*
 - **United to House LA**: Imposes a 4-5.5% real estate transfer tax on property sales over \$5mil to finance new affordable housing development, preserve existing units, and provide tenant protections, focusing on low and extremely low-income households
 - [United to House LA](#)
 - **Measure JJJ**: Zoning changes or amendments approved only with inclusion of affordable housing units or in-lieu fees into Affordable Housing Trust Fund
 - [Measure JJJ](#)
 - **Affordable Housing Linkage Fee (AHLF)**: Developers pay fee per buildable square foot of new development, variable per type and market area (\$8-15/sf for residential, \$5-15/sf for commercial)
 - [Affordable Housing Linkage Fee](#)
 - **Executive Directive 1 (ED1)**: Expedites administrative processing of shelters and 100% affordable housing projects
 - [Executive Directive 1](#)

- **Inclusionary Housing Ordinance:** Set aside 5-20% units in market rate developments for affordable housing
 - [Inclusionary Housing Ordinance](#)
- **Outcomes**
 - 25-35,000 affordable housing units permitted since 2013
 - Protect tenants through rental assistance and eviction prevention
 - Up to \$600mil per year raised from programs
 - Lower entitlements and permitting processing times for affordable housing developments

Nashville, TN

- *How the City Defines Housing Policy Terms*
 - *Income Restricted Rental Housing:* rents capped based on AMI, (typically 30, 50, 60, or 80%)
 - *Workforce Housing:* Affordable to moderate-income households, tied to AMI (typically 60-120%)
 - *Housing Choice Vouchers:* rental assistance provided to households with less than 50% AMI, household pays 30% of income towards rent
 - *Affordable Homeownership:* for-sale homes priced for income qualified buyers (typically less than 80% AMI)
 - *Permanent Supportive Housing:* housing for extremely low income, often homeless, households (typically 0-30% AMI). Includes supportive services.
 - *Inclusionary/Incentive Based Housing:* affordable units created through development incentives
- *Housing Regulations/Policies*
 - **Barnes Housing Trust Fund:** Provides grants/loans (typically \$500,000 - \$2mil per development) to nonprofit and private developers to build or rehabilitate affordable housing. Priority to deeper affordability levels (maximum 30-50%).
 - [Barnes Housing Trust Fund](#)
 - **Workforce Housing Incentive Program (WHIP):** Zoning incentives for developments with 10-15% of units as affordable housing for working households (teachers, service workers, first responders, etc)
 - [Workforce Housing Incentive Program \(WHIP\)](#)
 - **Payment in Lieu of Taxes (PILOT) Program:** Property tax abatements (typically 10-20 years) for affordable units set aside for income restricted housing
 - [Payment in Lieu of Taxes \(PILOT\)](#)

- **Catalyst Fund:** Provides low-interest loans and flexible financing to acquire land and secure sites for future affordable housing sites
 - [Catalyst Fund](#)
- **Outcomes**
 - Land secured for 1,000+ future affordable units
 - 28,000 constructed or approved additional units
 - Increased development of workforce housing units
 - Reduced permit processing time for diverse housing types
 - Mix of rental and owner occupied affordable housing units have been encouraged and developed

Grand Rapids, MI

- *How the City Defines Housing Policy Terms*
 - *Income-Restricted Rental Housing:* rental units with rent caps tied to AMI (typically 30, 50, 60, or 80%), households pay 30% of income towards rent
 - *Subsidized Housing:* developments receiving public subsidy to maintain below market rates, restricted through long-term affordability covenants
 - *Housing Choice Vouchers:* rental assistance provided to households living in market rate units, based on AMI (typically below 50%). Tenants pay 30% of income, subsidy covers remaining rent.
 - *Workforce Housing:* based on AMI (typically 60-120%), providing subsidy to households earning too much for traditional subsidy but unable to afford market prices
 - *Permanent Supportive Housing (PSH):* based on AMI (0-30%), often people experiencing homelessness. Rental subsidies paired with wraparound services.
 - *Missing Middle/Attainable Housing:* small scale housing types providing naturally affordable options without subsidy
- *Housing Regulations/Policies*
 - **Housing NOW!** Combines zoning updates, density incentives, public funding and developer partnerships to increase overall housing supply and expand income restricted units (typically 80% AMI)
 - [Housing NOW!](#)
 - **Community Homes Land Trust (Grand Rapids CLT):** Nonprofit (ICCF) develops and owns land, sells home to buyer, removing land cost making home more affordable.
 - [Community Homes Land Trust](#)

- **Rental Rehabilitation Program:** Provides low interest or deferred loans to property owners to repair/upgrade rental units in exchange for maintaining affordable rents (typically 60-80% AMI) for 5-15 years
 - [Rental Rehabilitation Program](#)
 - **Brownfield Redevelopment Incentives:** Uses TIF to reimburse developers for affordable or mixed-income housing developments
 - [Brownfield Redevelopment Program](#)
- **Outcomes**
 - 125+ permanently affordable owner-occupied homes developed through housing policies
 - 3100+ affordable rental units constructed or rehabilitated (2012-2016)
 - Increased quality of affordable units
 - Increased financial feasibility for construction of affordable units due to increased incentives and subsidies
 - 300-600 affordable housing units in mixed-income developments through noted programs

Charlotte, NC

- *How the City Defines Housing Policy Terms*
 - *Affordable Housing:* based on AMI, ranges from 30-80% AMI.
 - *Income-Restricted Rental Housing:* rental units with rent caps tied to AMI (typically 30, 50, 60, or 80%), households pay 30% of income towards rent
 - *Subsidized Housing:* tied to AMI (typically 0-60%) developments receiving public subsidy to maintain below market rates, restricted through long-term affordability covenants
 - *Housing Choice Vouchers:* rental assistance provided to households living in market rate units, based on AMI (typically below 50%). Tenants pay 30% of income, subsidy covers remaining rent.
 - *Workforce Housing:* based on AMI (typically 60-120%), providing subsidy to households earning too much for traditional subsidy but unable to afford market prices
 - *Naturally Occurring Affordable Housing (NOAH):* small scale housing types providing naturally affordable options without subsidy
 - *Affordable Ownership Housing:* for-sale homes priced for income qualified buyers based on AMI (typically above 80%) with resale restrictions to maintain affordability
- *Housing Regulations/Policies*

- **Charlotte Housing Trust Fund (HTF):** Provides gap funding through low-interest loans and grants for new construction and preservation, requiring affordability covenant of 15-30 years
 - [Charlotte Housing Trust Fund \(HTF\)](#)
- **Naturally Occurring Affordable Housing (NOAH) Preservation Fund:** Public/private acquisition fund to purchase and preserve at-risk rental properties to maintain affordability rates
 - [NOAH Fund](#)
- **Housing Opportunity Investment Fund:** Public/private equity investment fund providing low-cost loans and financing to developers to fill financing gap in mixed-income projects
 - [Housing Opportunity Investment Fund](#)
- **House Charlotte:** Provides \$10-30,000 down payment assistance for first time homebuyers earning less than 80% AMI
 - [House Charlotte](#)
- **Outcomes**
 - Creation of 8,000+ affordable units attributable to housing focuses policies
 - Protection of 2,000+ existing affordable units with focused investment
 - Assistance to buyers to purchase single family homes
 - Lower rate of resident displacement due to enforcement, supportive services, and eviction mediation
 - Use of private investment to expand housing options