

VILLAGE *of* WESTERN SPRINGS



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October 2, 2019

PRESIDENT

Alice Gallagher

TRUSTEES

Heidi Rudolph

William Siffermann

James Tyrrell

Nicole Chen

Alan Fink

James John

Benjamin Fenton
IHDA - Office of Housing Coordination Services
111 E. Wacker Drive,
Suite 1000
Chicago, IL 60601

Dear Mr. Fenton,

CLERK

James Horvath

Attached please find the update to the Village of Western Springs Affordable Housing Plan, which was passed by the Board of Trustees and approved by the Village President on September 23, 2019.

MANAGER

Ingrid Velkme

If you have any questions or need additional information, please call me at 708-246-1800 or contact me via email at sohare@wsprings.com

DIRECTORS

Grace Turi

Pat Schramm

Martin Scott

Matthew Supert

Patrick Kenny

Brian Budds

Ellen Baer

Aleks Briedis

Sincerely,

Steve O'Hare
Planner

RESOLUTION NO. 19-2505

VOTE: Passed by an omnibus vote.

Voting aye: Trustees Tyrrell, Chen,

Fink, John, Rudolph, Siffermann and

President Gallagher.

Voting nay: None.

DATE: September 23, 2019

OTHER:

**A RESOLUTION APPROVING AN AFFORDABLE
HOUSING PLAN UPDATE AS REQUIRED BY THE
ILLINOIS AFFORDABLE HOUSING PLANNING AND
APPEAL ACT (310 ILCS 67/1 ET SEQ.).**

WHEREAS, the Illinois Affordable Housing Planning and Appeal Act, 310 ILCS 67/1 *et seq.*, (the “Act”) went into effect on January 1, 2004, and is governed by the Illinois Housing Development Authority (“IHDA”). The Act mandates that communities adopt an affordable housing plan where their housing stock contains less than ten percent (10%) of year-round housing units that are deemed affordable; and

WHEREAS, on August 10, 2004, IHDA notified the Village of Western Springs (“Village”) that it had been designated as one of 49 non-exempt municipalities within the State of Illinois that is required to adopt an affordable housing plan because less than ten percent (10%) of year-round housing units in the Village are deemed affordable based on the 2000 Census data. The Act defines four elements that are required of each affordable housing plan; and

WHEREAS, on April 25, 2005, the Village adopted Resolution No. 05-1864 approving an Affordable Housing Plan in which the Village outlined how it would achieve a minimum of a three (3) percentage point increase in the percentage of affordable housing within the Village; and

WHEREAS, on December 28, 2018, IHDA notified the Village of its continued designation as a “Non-Exempt Local Government” and requested that the Village re-examine and update its 2005 Affordable Housing Plan. Based on this request from IDHA, the Village has updated its Affordable Housing Plan in order to satisfy the requirements of the Act; and

WHEREAS, the Corporate Authorities of the Village of Western Springs have reviewed the attached “Affordable Housing Plan Update” which is marked as **Exhibit “A”** and made a part hereof, find that the attached Affordable Housing Plan Update contains the four elements required by the Act, and have determined that it is in the best interests of the Village of Western Springs that the attached Affordable Housing Plan Update be approved and submitted to IHDA.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The President and Board of Trustees of the Village of Western Springs approve and adopt the attached "Affordable Housing Plan Update," a copy of which is attached as **Exhibit "A"** and made a part hereof. The President and Board of Trustees of the Village of Western further direct the Village Clerk's Office to forward a certified copy of this Resolution and a copy of the attached Affordable Housing Plan Update to the Illinois Housing Development Authority.

SECTION 3: That this Resolution shall take effect from and after its adoption and approval.

PASSED by the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Regular Meeting thereof, held on the 23rd day of September, 2019, and approved by me as President, and attested by the Acting Village Clerk, on the same day.



Alice F. Gallagher, Village President

ATTEST:



James Horvath, Acting Village Clerk

EXHIBIT "A"

**AFFORDABLE HOUSING PLAN UPDATE FOR
THE VILLAGE OF WESTERN SPRINGS**

AFFORDABLE HOUSING PLAN UPDATE

Village of Western Springs, Illinois

Introduction

The Illinois Affordable Housing Planning and Appeal Act (the "Act") went into effect on January 1, 2004. The Act's stated purpose is to remedy the "shortage of affordable, accessible, safe and sanitary housing in the state" and to encourage Illinois communities that are deemed to have insufficient affordable housing as defined by the Act to assist in its provision. On April 25, 2005, the Village of Western Springs adopted Resolution No. 05-1864 approving an Affordable Housing Plan as required by the Act.

On December 28, 2018, the Village of Western Springs was officially notified by the Illinois Housing Development Authority ("IHDA") that the Village continues to be recognized as a Non-Exempt Local Government; one of 46 non-exempt municipalities within the State of Illinois. Less than ten percent (10%) of the Village's year-round housing units are deemed affordable. A consistent methodology was applied to all communities state-wide, and it is this calculation that was used by the IHDA to determine which communities are non-exempt. The Act requires non-exempt municipalities to prepare, adopt and submit an Affordable Housing Plan ("Plan") to IHDA within 18 months of notification. As the Village has already adopted and submitted a plan to IHDA in 2005, IHDA requests that the Village review and update the Plan. This Plan update revisits the four required elements of the Plan as addressed below.

I. Current Inventory of Affordable Housing

According to IHDA, Western Springs currently has 1.5% affordable dwelling units, reflecting 64 affordable units out of a total of 4,346 for which the affordability status could be determined. This calculation utilized 2016 US Census data (American Community Survey 5-year Estimates), and is the basis for the State's conclusion regarding the Village's non-exempt status. Based on the IHDA housing stock assessment, Western Springs requires 435 affordable housing units to achieve the 10% threshold based upon the existing inventory. Therefore, there is a "current" shortage of 371 dwelling units (based upon 2016 US Census data). If the Village's housing stock and community and county income levels remained unchanged, the replacement of 371 unaffordable dwelling units with 371 affordable dwelling units would be required for the Village to achieve exempt status under the Act (435 required units less 64 existing units = 371 new units).

II. Lands and Structures Suitable for Affordable Housing Development

Within the Village of Western Springs, lands that are most appropriate for the construction of affordable housing are those that are currently indicated for multi-family development in the Comprehensive Land Use Plan, zoned to allow for multi-family development, and that contain older existing structures. Some of these areas may be suitable for the provision of a variety of housing types. It is likely that the existing structures most appropriate for conversion to affordable housing are older structures containing multi-family dwelling units, including mixed-use structures.

At present, there are no Village-owned lands within the Village that are not in active use providing necessary community-oriented facilities and amenities. No future change in use for these properties is anticipated at this time. In fact, the Comprehensive Plan calls for the expansion of certain facilities, such as local park and recreation sites. There are no known semi-public properties for which a future change in use is anticipated, and there are no known properties within the Village owned by developers who have expressed a commitment to affordable housing. It is the Village's policy to consider affordable housing proposals, regardless of location, that meet the Affordable Housing Goals and Objectives outlined in Section III, below.

III. Affordable Housing Goal and Objectives

The Goal and Objectives below are to be considered in conjunction with other pertinent land use goals, objectives and regulations, particularly as they relate to affordable housing opportunities in the Village.

Goal 1: Realize a minimum of a three (3) percentage point increase in the percentage of affordable housing within the Village's jurisdiction.

Objective 1.1: Accommodate proposed affordable housing projects within the Village in a manner that is compatible with surrounding land uses and building types.

Objective 1.2: Consider any and all appropriate incentives within the Village's purview, to decrease the costs of development for affordable housing projects.

Objective 1.3: Consider reasonable requests for increases in density or bulk for affordable housing projects, without exceeding the capacity of existing infrastructure or municipal services serving the project site(s).

IV. Potential Incentives for Affordable Housing Development

Upon receipt of a viable affordable housing project proposal where the developer has secured site control and demonstrated preliminary financing commitments, the Village will consider requests to provide reasonable incentives to facilitate the project including, but are not limited to, the following:

Potential Development Control Code Relief or Amendments:

1. Consider establishing an expedited permitting and review process for affordable housing projects.
2. Consider using a planned development process to allow increased density and/or other zoning relief (setback reductions, parking reductions, etc.) for providing affordable housing.

Other potential amendments that might be considered, as appropriate, after further study include:

3. Allow for the creation of coach house or "in-law" rental units in designated areas.
4. Require the provision of a number of affordable housing units (% of total) as part of new residential or mixed use developments or consider payment of a "fee-in-lieu" of providing affordable housing units.

Potential Financial Incentives and Programs:

1. Consider a reduction or waiver of Village permit application fees, development review fees, tap-on fees, etc. for affordable housing projects.
2. Consider development-related fees (tear down fee, new construction fee, etc.) to fund incentives for affordable housing projects.
3. Consider supporting developer applications for property tax relief.
4. Cooperate with local banks providing mortgage assistance under the Community Reinvestment Act (CRA).
5. Cooperate with private sector use of low-income housing tax credits, HOME program funds, down payment and mortgage assistance programs, and other federal or state housing assistance programs.

Other potential incentives and programs that might be considered, as appropriate after further study include:

6. Public or private infrastructure donations or land contributions for affordable housing projects.
7. "Linkage" fees for new commercial development to fund incentives for affordable housing.
8. Develop an Employer Assisted Housing (EAH) program for Village employees and encourage EAH programs by area employers.
9. Establish, participate in, or support a Housing Land Trust and/or support a Housing Trust Fund.
10. Issue bonds, and/or work with IHDA to issue bonds, to assist in funding the development of affordable housing projects
11. Utilize Community Development Block Grant funds (if eligible) to promote affordable housing.
12. Create special service area(s) (SSAs) or special assessments to assist in financing infrastructure improvements related to affordable housing projects.

PLAN APPROVED BY THE CORPORATE AUTHORITIES ON SEPTEMBER__, 2019.

PLAN FILED WITH IHDA ON OCTOBER__, 2019