

The Village of Lake Barrington Affordable Housing Plan 2015

Approved by the Village Board of Trustees on May 5, 2015

President Kevin C. Richardson

Trustee David Raclaw

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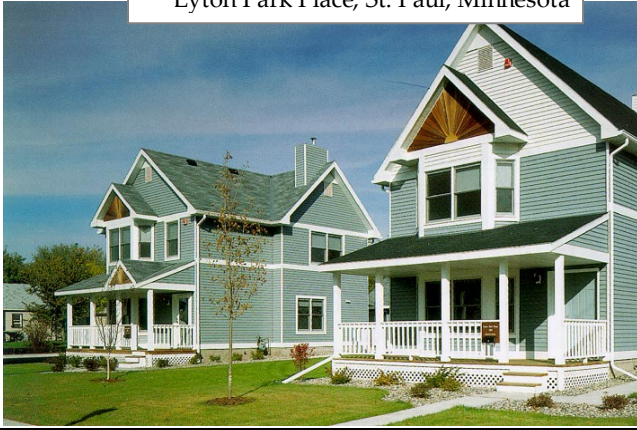
Trustee Connie Schofield

Trustee Andy Burke

Trustee Chris Mitchell

Trustee John Schaller

Lyton Park Place, St. Paul, Minnesota



Southside Park Co-Housing, Sacramento, California



Battle Road Farm, Massachusetts



The Village of Lake Barrington Affordable Housing Plan

Transmittal

The Village of Lake Barrington (the "Village") presents *The Village of Lake Barrington Affordable Housing Plan*, (the "Plan") to the Illinois Housing Development Authority (IHDA) pursuant to the Affordable Housing Planning and Appeals Act (the "Act"). This Plan was approved by the Village Board of Trustees by ordinance (attached) on May 5, 2015.

Summary of Work

The Village of Lake Barrington previously submitted an Affordable Housing Plan in March of 2005. This is an update of that Plan. This Plan is available for review at the Village Hall and is posted on the Village's website.

Plan Structure

The Plan includes the following sections:

1. Affordable Housing Plan – Requirements of the Act
2. Affordable Housing Plan – Definitions
3. Affordable Housing Plan – Declaration of Required Units
4. Affordable Housing Plan – Declaration of Housing Goal
5. Affordable Housing Plan – Potential Locations
6. Affordable Housing Plan – Excluded Locations
7. Affordable Housing Plan – Tools and Policies
8. Affordable Housing Plan – Design Concepts
9. Affordable Housing Plan – Home Rule
10. Affordable Housing Plan – Next Steps

1. Affordable Housing Plan – Requirements of the Act

The Village desires to promote healthy, stable, and vibrant neighborhoods through policies and programs that address the fundamental need for a variety of housing opportunities while maintaining the rural character of the community.

The Act requires the following elements to be included in the Plan:

- **Requirement #1 - Required Units:** The Plan must include a statement of the number of affordable units required to reach 10% of the total housing stock.

- **Requirement #2 - Goal:** The Plan must choose one of the following goals for increasing the local affordable housing stock:
 1. 15% of all new development or redevelopment within the Village that would be defined as affordable.
 2. A three percentage point increase in the overall percentage of affordable housing within the Village
 3. A total of 10% of affordable housing within the Village.

- **Requirement #3 - Locations:** The Plan must identify land within the Village that is appropriate for the construction of affordable housing, and of existing structures appropriate for conversion to, or rehabilitation for, affordable housing.

- **Requirement #4 - Tools and Policies:** The Plan must include a statement of the incentives that the Village might provide to attract affordable housing.

- **Requirement #5 - Due Date:** The Plan is to be submitted to the IHDA by **June 2, 2015**.

2. Affordable Housing Plan – Definitions

Affordable housing means housing that has a sale price or rental amount that is within the means of a household that may occupy moderate income or low-income housing.

- **Dwelling Units for Sale** - housing that is affordable means housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.
- **Dwelling Units for Rent** - housing that is affordable means housing for which the rent and utilities constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.
- **Affordable Unit Price**¹ - Owner occupied units are considered affordable to an individual or family earning 80% of the median household income and spending a maximum of 30% of total household income for housing costs. Rental units are considered affordable to an individual or family earning 60% of the median household income and spending no more than 30% of their income on housing. Therefore, per the information provided by the IHDA, the affordable owner occupied sales prices is a maximum \$180,373.
- Affordable rental units, per the information provided by the IHDA, the affordable monthly rental payment is \$1,104.

¹ Based on IHDA data: www.ihda.org/government/AHPAA.htm

3. Affordable Housing Plan – Declaration of Required Units

The Village, based on the information provided by the IHDA, does not meet the 10% affordable housing threshold. Currently, the Village has approximately ~~24~~ **205** affordable units of its ~~2,056-2,234~~² total housing stock, equaling ~~1.17%~~ **9.2%**. Therefore, the Village needs to plan for ~~182 units~~ **18 units** to reach exempt status, see table below.

For-Sale Units		Rental Units		Total Affordable Units			Units For Exemption
Affordable Sales Price	Affordable Ownership Units	Affordable Rental Price	Affordable Rental Units	Total Affordable Units	Total Units	% of Affordable	223 Total
\$180,373	72	\$1,104	132.4	205	2,234	9.2%	18

4. Affordable Housing Plan – Declaration of Housing Goal

The Village selects the “**15% of all new development or redevelopment**” goal as specified in the Act.

Based on a ~~ten~~ five year review of new home construction, the Village ranges from ~~7 to 60~~ **0 to 3** new units per year with an average of 2 units. Therefore, the Village will work to encourage the development of ~~1 and 9~~ **1** affordable unit per year. The following definitions are provided for clarity, from IHDA materials:

- **Development** – for the purposes of tracking affordable development, “development” is defined as the act of building and readying for occupancy a unit or series of units of housing that previously did not exist on the site because the site was vacant or the non-residential structure that previously occupied the site was demolished to clear the site for the new unit(s).
- **Redevelopment** - for the purposes of tracking affordable development, “redevelopment” is defined as the act of converting or changing an existing non-residential structure into a housing unit, or converting or changing an existing housing structure into a new type of housing structure, including demolition and reconstruction activities.

² Total housing units per 2010 Census

5. Affordable Housing Plan – Potential Locations

The Village considers the following areas appropriate for a review of affordable housing proposals:

1. Annexation Areas: there are several areas outside of Village Boundaries that via annexation agreement may become appropriate locations for affordable and employer assisted housing.
2. Areas designated as B-Office, O-Office and Research, M-Manufacturing: The Village considers the aforementioned zoning districts as more appropriate for affordable housing as they are generally located in areas with water and sewer service and would be more appropriate for mixed use development and higher housing densities.

6. Affordable Housing Plan – Excluded Locations

The Village considers the following areas inappropriate for affordable housing based on the current density, zoning, character, septic requirements and other considerations particular to the development trends within the Village.

Maintaining the current design and density of the following areas is essential to preserving the fabric of the community.

1. All areas within the R-1, R-2, and R-5 zoning districts unless through variation for a coach house or similar project. In any event, no more than one additional unit per zoning lot would be considered as a special use.
2. Areas designated for retail growth unless mixed use is proposed as these are essential to the financial viability of the Village.
3. Areas designated as parks and open space and all areas within the C-Conservation District.
4. Sensitive environmental areas; variations from wetland and stormwater ordinances will not be considered.

7. Affordable Housing Plan – Tools and Policies

Listed below are several tools that the Village would consider to encourage affordable housing.

1. Flexible zoning ~ permitting combined commercial and residential uses.
2. Deed Restrictions ~ controlling resale of units to ensure long-term affordability. (Also consider covenants, contractual agreements, or land trust arrangements.)

3. Employer-Assisted Housing ~ partnering with Good Shepard Hospital, Cuba Township, and private businesses to discuss employee housing assistance.
4. Fast-track Development Review ~ granting priority by the Village for affordable housing development applications.
5. Utilities ~ working with utility companies to provide incentive programs for affordable housing developments.
6. Zoning and Subdivision ~ using variances and waivers for: greater density, use of accessory buildings (i.e. coach houses) for rent as affordable units, additional permitted building height, reduced parking requirements, etc.

8. Affordable Housing Plan – Design Criteria

The Village will be open to affordable housing designs that are compatible with the character of Lake Barrington. The following excerpt describes what a developer should strive for in presenting a proposal to the Village.

How a building looks is critical to its acceptance within a community and to the "pride of place" it creates among residents. A new building's image should not vary widely from that of its neighbors or from that of high quality housing nearby. The windows, façade, roof shape, size and rhythm of openings, trim and details, and materials and color should be generally compatible with the surrounding neighborhood. The building should avoid appearing like one large, undifferentiated mass by incorporating as much visual complexity as possible. It should also, try to provide dwelling units with individual identities. What a development looks like says a lot about the developer who created it and the residents who occupy it. Every effort should be made to create a high quality, community-sensitive appearance for any housing development, affordable or otherwise.³

Contextual issues must also be considered including, but not limited to:

- Traditional residential streetscapes
- Traditional mixed-use streetscapes
- Architectural scale and detail
- Neighborhood vitality

³ Excerpts taken from *Affordable Housing Design Advisor* www.designadvisor.org

9. Affordable Housing Plan – Home Rule

The Village is a “home rule” municipality, as provided in the Illinois Constitution. This means that unless the Illinois General Assembly has explicitly preempted the use of home rule authority on a given subject, the Village has the ability to adapt its local laws, ordinances and policies to the specific needs of Lake Barrington, even if those laws, ordinances and policies conflict with or take precedence over provisions of State law. In the case of the Act, the Illinois General Assembly did not explicitly preempt home rule authority, and a legal opinion provided to the Metropolitan Mayors Caucus (of which the Village is a member) by Holland & Knight LLP, sets forth the legal analysis underlying the foregoing statement.

The Village intends to ensure that adoption of this Plan will be in Lake Barrington’s best interest and that all decisions about Lake Barrington’s housing needs and future development will continue to be made at the local level. By adopting this Plan, the Village is exercising its home rule authority to completely regulate this subject and completely displace State law. The Village’s use of its home rule authority in this manner serves to guarantee to the community that local land use decisions are controlled at the local level and made with sensitivity to the character of the community.

10. Affordable Housing Plan – Next Steps

Once the Village has approved and submitted its Affordable Housing Plan, the Village intends to take the following next steps:

1. Research for potential inclusion in the Plan new and unique incentives and tools to promote affordable housing.
2. Monitor building activity as it relates to the affordable housing goal.