

VILLAGE OF FOX RIVER GROVE



McHenry and Lake Counties, Illinois

Affordable Housing Plan

Transmittal

The Village of Fox River Grove (“Village”) presents its affordable housing plan (“Plan”) to the Illinois Housing Development Authority (IHDA) pursuant to the Affordable Housing Planning and Appeals Act (“Act”). This Plan was approved by the Village Board by ordinance (attached) on May 21, 2015.

Plan Structure

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

1. Requirements of the Act

The Village desires to promote healthy, stable, and vibrant neighborhoods through policies and programs that maintain the character of the community while complying with the act. While opportunities for future growth are limited due to the lack of sizable tracts of vacant land in the Village, the Village will strive to promote affordable housing to ensure housing availability for all workers of local employers.

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

A – Required Units: The Plan must include a statement of the number of affordable units required to reach 10% of the total housing stock.

B – 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.

C – 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.

D – Tools and Policies: The Plan must include a statement of the incentives that the Village might provide to attract affordable housing.

E – Due Date: The Plan must be approved and submitted to IHDA by June 2, 2015.

2. 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.

A – 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.

B – Dwelling Units for Rent – Housing that is affordable means housing for which the rent and utilities constitute no more that 30% of the gross annual income for a household of the size that may occupy the unit.

C – Affordable Unit Price – 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

Owner Occupied Affordability Chart						
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
2014 Income Limits (80% AMI)	\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200
2014 affordable cost using 30% of household income.	\$112,639	\$128,750	\$144,861	\$160,833	\$173,750	\$186,667

Rental Units Affordability Chart						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Affordable Rent Limits for HH @ 60% AMI	\$760	\$815	\$978	\$1,129	\$1,260	\$1,390

3. Declaration of Required Units

The Village, based on information provided by the IHDA, does not meet the 10% affordable housing threshold. Currently, the Village has approximately 149 affordable units of its 1,571 total housing stock,

equaling 9.5%. Therefore, the Village needs to plan for approximately **9 units** to reach exempt status, a revised analysis of median income and home value withstanding.

4. Declaration of Housing Goal

The Village selects the “**A total of 10% of affordable housing within the Village**” goal as specified in the Act. Given that the Village is almost entirely built out, there are very few vacant parcels for new development. As such, the Village will work to encourage affordable housing on remaining available parcels for residential development, as well as those prime for redevelopment.

5. Potential Locations

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

A – Vacant parcels

B – Existing older single-family homes as renovation and turnover occurs

In identifying properties and structures that are most appropriate for affordable housing, it is important to note that appropriate does not simply translate to any property or structure that is vacant, undeveloped, or underdeveloped. The character and environment of the Village of Fox River Grove must be taken into consideration in considering an affordable housing development or redevelopment proposal, to ensure that the proposal is compatible with established land-use patterns and surrounding land uses and that adequate infrastructure is available to support the propose development.

6. Excluded Locations

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

A – Areas designated for retail growth.

B – Areas designated as parks and open space.

C – Sensitive environmental areas; variations from wetland and stormwater ordinances will not be considered.

7. Tools and Policies

Listed below are several tools that the Village would consider to encourage affordable housing after a careful review to ensure that the public safety and health and the character and environment of the Village will be protected and preserved.

A – Flexible Zoning – permitting multi-story residential uses within residential zones.

B – Expedited Permitting – granting priority by the Village for affordable housing development applications. In the case of an affordable housing project, the Village may institute an expedited permitting process.

C – Zoning Variations – Using variances and waivers for greater density, additional permitted building height, reduced parking requirements, etc.

8. Design Criteria

The Village will be open to affordable housing designs that are compatible with the character and environment of Fox River Grove.

9. Next Steps

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

A – Monitor existing and potential affordable housing units within the Village.

B – Monitor the renovation and/or rehabilitation, and/or teardowns and reconstruction of existing single-family dwelling units within the Village in order to encourage such dwelling units to be made more affordable.

C – Review the Village’s comprehensive plan, zoning ordinance, and other land development policies and regulations to determine whether amendments are appropriate to further the goals of this plan, while still preserving and protecting the character and environment of the Village.

Obviously, the Village cannot control market forces that affect the affordability of land and housing within Fox River Grove, nor the income levels of the households that serve as the benchmark for determining affordability. As a result, the Village has not established a particular time frame for meeting the target levels of affordable housing. Instead, the objective of this plan is to create conditions that may ultimately achieve the stated affordable housing targets in Fox River Grove in a manner that will not impact the health and safety capabilities of the Village and will protect and preserve the character and environment of the Fox River Grove community.