



Chicago North Suburban Communities with Affordable Housing Plans

+ These 8 communities have submitted affordable housing plans as required by the Illinois Housing Development Authority (IHDA) under the Illinois Housing Planning and Appeal Act (IHPAA) in recognition that less than 10% of their housing inventory (both rental and owner occupied) is affordable – based on year 2000 Census Data.

∅ These communities are non-exempt from requirement to file a plan (i.e. have under 10% affordable housing) but have not and are technically in violation of the IHPAA.

* These communities are exempt, recognized as having more than 10%, hence not *required* to file a plan. Over and above what is required by law, some communities have chosen to pro-actively create some kind of affordable housing strategy.

Chicago

Affordable Housing Plans:

http://egov.cityofchicago.org/city/webportal/portalDeptCategoryAction.do?deptCategoryOID=-536887363&contentType=COC_EDITORIAL&topChannelName=Dept&entityName=Housing&deptMainCategoryOID=-536886259

∅ Deerfield

Non-exempt at 3.5% affordable units
No plan filed to date; in violation of IHDA requirement
Home rule community

* Evanston

Inclusionary Housing Program:

<http://www.cityofevanston.org/departments/communitydevelopment/planning/pdf/InclusionaryHousingRequirement.pdf>

Exempt community at 25.9%
Portions of a plan: housing trust fund, inclusionary zoning
Has a CDBG required plan

*** Glenview**

Exempt from filing plan; designated as having 12.4% affordable units
Recent concerned about 2010 census and loss of affordable units
Set goal of inventorying their existing affordable housing stock

+Glencoe

Non-exempt at 3.4% affordable units
Affordable Housing Plan on file with IHDA

*** Highwood**

Exempt at 28.4% affordable units

+Highland Park

Affordable Housing Plan:
<http://www.ci.highland-park.il.us/pdf/comdev/mp-affordablehousing.pdf>
<http://www.cityhpil.com/pdf/ordinances/article21.pdf>

Non-exempt at 7.6%

Ø Lincolnwood

No plan and in violation of IHDA Requirement
Non-exempt at 3.6% affordable units

+Morton Grove

Non-exempt at 9.5% affordable units
Affordable Housing Plan on file with IHDA

*** Niles**

Exempt at 20.2%

+Northbrook

Affordable Housing Plan:
<http://www.northbrook.il.us/Government/Departments/Planning/documents/Affordable%20Housing%20Plan.pdf>

Non-exempt at 5.3% affordable units
Home rule community

+Northfield

Non-exempt at 4.5% affordable units
Affordable Housing Plan on file with IHDA

Ø Park Ridge

No plan; in violation of IHDA requirements
Non-exempt at 7.9% affordable units

* Skokie

Exempt at 17.3%
Home rule community
Regularly submits a CDBG required plan

+Kenilworth

Affordable Housing Plan on file with IHDA
Non-exempt at 0.40% affordable units

+Wilmette

Affordable Housing Plan:

<http://www.wilmette.com/news/default.asp?Id=3>

Non-exempt at 5.50%

Currently, Wilmette is developing components of the affordable housing plan it adopted December 2004. In early 2006, the Village's Administration Committee explored the possibility of a teardown tax to fund affordable housing initiatives. In Oct. 2006, the Village moved to a broader discussion about defining affordable housing needs. The Finance Committee surveyed 1000 public and private employees and, in a separate survey, people with disabilities. 400 people earning less than \$75,000/year expressed an interest in moving to Wilmette if they could afford to, evenly divided between rental and for-sale housing. The Administration Committee, chaired by Trustee Levin, is currently studying various "tools" and financing mechanisms for crafting an affordable housing policy. Currently Wilmette has voluntary inclusionary zoning.

+Winnetka

Affordable Housing Plan:

<http://www.villageofwinnetka.org/pdf/documents/M-6-2005%20Amended%20Affordable%20Housing%20Ord%20&%20Plan%20&%20All%20Exhibits.pdf>

Other Suburban Communities:

Lake Forest

<http://cityoflakeforest.com/pdf/cd/HousingPlan.pdf>

St. Charles Housing Trust Fund

<http://www.stcharlesil.gov/codebook/title-3/t3-ch50.html>

Des Plaines's Consolidated Plan:

<http://desplaines.org/Services/CommunityDevelopment/Housing/2005-2010ExecutiveSummary.pdf>

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