

# ***VILLAGE OF PORT BARRINGTON***

**LAKE AND McHENRY COUNTIES, ILLINOIS**

## **Affordable Housing Plan**

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## **The Village of Port Barrington, IL Plan for Affordable Housing**

**Dated March 18, 2015**

### **I. Transmittal**

The Village of Port Barrington (the “Village”) presents the Village of Port Barrington 2014 Affordable Housing Plan, (the “Plan”) to the Illinois Housing Development Authority (IHDA) pursuant to the Affordable Housing Plan and Appeals Act (the "Act"). This plan was approved by the Village Board on March 18, 2015.

### **II. Summary of Work**

The Plan is available for review at the Village Office and is posted on the Village's website.

### **III. 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 - Next Steps

## 1. **Affordable Housing Plan - Requirements of the Act**

The Village desires to promote healthy, stable and vibrant neighborhoods while complying with the Act and other applicable legislation. In an effort to fulfill this desire the Village will include the following elements in the Plan:

### **Requirement No. 1 - Required Units:**

The Plan must include a statement of affordable units required to reach 10% of the total housing stock.

### **Requirement No. 2 - Goal:**

The Plan must choose one of the following goals for increasing the local affordable housing stock:

1. A total of 10% of the total units, sum of owner occupied and rented, is affordable housing units within the Village.
2. 15% of all new development or redevelopment within the Village would be definable as affordable.
3. A 3% point increase in the overall percentage of Affordable Housing within the Village on an annual basis

### **Requirement No. 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 No. 4 - Tools and Policies:**

The Plan must include a statement of the incentives that the Village might provide to attract affordable housing into the Village.

### **Requirement No. 5 - Due Date:**

The Plan must be approved by the Village Board no later than eighteen (18) months from the date notification is sent by the IHDA to the Village, which was on or about January 7, 2014, so this Plan must be filed with the State of Illinois on or about June 1, 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 housing.

**Dwellings for Sale** - housing that is affordable means housing in which mortgage, amortization, taxes, insurance and condominium or association, if any, constitute no more than 30% of the gross annual household income for a household that may occupy the unit.

**Dwellings 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 that may occupy the unit.

**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 a maximum of 30% of total household income for housing costs.

Based upon the IHDA's calculations, the affordable sales price for an owner-occupied housing unit is \$190,891.00, which is calculated based on 80% of the median household income of \$73,587.00. The affordable monthly rent, which is calculated at \$1,103.80/month, is based on 60% of the median household income of \$73,587.00.

## 3. Affordable Housing Plan - Declaration of Required Units

2010 U.S. Census data from the U.S. Census Bureau provides that the Village has 525 total occupied housing units. According to IHDA, 53 housing units in the Village are considered by the IHDA as "affordable". When using this 525 total occupied housing unit number from the 2010 U.S. Census, 10.1% of the Village's 525 total occupied housing unit units are affordable, meaning that the Village meets the 10% affordable housing objective as required by the Act.

However, according to the IHDA, based upon data from the 2011 Annual American Community Survey 5-Year Estimate from the U.S. Census Bureau, the Village has 591 total occupied housing units. Since, according to IHDA, 53 units of these 591 total occupied housing units are considered by the IHDA as "affordable", according to IHDA's calculations, only 8.9% of the Village's 591 total occupied housing units are affordable.

Based on the latter calculation from IHDA, it is the position of IHDA that the Village does not at this time meet the 10% affordable housing objective as required by the Act. While the Village takes exception to this determination by IHDA, the Village will nonetheless plan for a total of 60 units of affordable housing, i.e., an additional 7 units, to be in compliance with IHDA calculations and consistent with the 2011 Annual American Community Survey 5-year Estimate from the U.S. Census Bureau.

#### **4. Affordable Housing Plan - Declaration of Housing Goal**

In consideration of the three alternative goals as specified in the Act, the Village hereby selects the goal that a total of ten percent (10%) of the total dwelling units within the Village, the sum of owner-occupied and rented, shall be affordable housing units.

#### **5. Affordable Housing Plan - Potential Locations**

The Village believes that through the renovation and/or rehabilitation of its existing older single-family housing units, the Village will be able to comply with the 10% goal of affordable housing, particularly with focus on those houses which have been abandoned and fallen into disrepair by reason of foreclosure(s) and similar circumstances in those areas which were part of the original Village of Fox River Valley Gardens.

#### **6. Affordable Housing Plan - Excluded Locations**

The Village believes that the vacant land located on Robert Road is not well suited for the development of affordable housing units.

#### **7. Affordable Housing Plan - Tools and Policies**

The Village has determined that one tool which might be utilized by the Village to encourage affordable housing within the Village would be that the Village should consider the granting of zoning variations to provide and allow for the renovation and/or the rehabilitation of its existing single-family dwellings in the Village to be redeveloped as affordable single-family housing units.

#### **8. Affordable Housing Plan - Design Criteria**

The Village will also be receptive to affordable housing designs and materials that are compatible with the character of the Village. The Village is interested in working with builders who make appropriate design and material recommendations and selections to renovate and/or rehabilitate existing single-family homes within the Village to make such single-family dwellings more affordable.

#### **9. Affordable Housing Plan - Next Steps**

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

1. Monitor existing and potential affordable housing units within the Village.
2. 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.