



111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
312.836.5200

January 21, 2021

Honorable Sandra Frum
Village President, Village of Northbrook
Attn: Richard Nahrstadt and Thomas Poupart
1225 Cedar Lane
Northbrook, IL 60062

Re: Affordable Housing Plan Submittal

Dear Village President Frum:

This letter acknowledges the Illinois Housing Development Authority's (IHDA) receipt of the Village of Northbrook's Affordable Housing Plan as required for compliance with the Affordable Housing Planning and Appeal Act (310 ILCS 67/) ("AHPAA").

Our records will note that the Affordable Housing Plan was adopted by the Village of Northbrook's Board of Trustees on December 8, 2020 and was received by IHDA on December 31, 2020 via email. Our records will indicate this Plan was submitted to IHDA after the 18 month deadline cited as required in the AHPAA statute. However, the Northbrook Plan appears to include the following minimum requirements set forth by the Affordable Housing Planning and Appeal (AHPAA) statute:

1. A statement of the total number of affordable units that are necessary to exempt the local government from the operation of the Act:

The Village of Northbrook provided a statement of its total year-round units: 12,647. The Village of Northbrook also provided a statement of its total number of affordable units: 722. The Village of Northbrook established that it requires an additional 576 units to become exempt from the Act. An additional 576 units would bring the Village of Northbrook's total affordable units to 1,298, which would represent 10% of its total year-round units (per the 2018 published AHPAA Non-Exempt Local Government update).

2. **An identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing:**

The Village of Northbrook identified the following lands within its jurisdiction:

- **Downtown/Central Business District**

This includes the Village Green Overlay District, which authorizes a variety of land uses.

- **Shermer Road Corridor**

This area includes a mixture of existing multifamily developments and industrial uses.

- **Techny Road East of Shermer Road**

This area includes a sizable amount of potentially developable land.

- **Waukegan Road Corridor**

This area includes both existing multifamily dwellings and potentially developable land.

- **Crestwood Place**

This existing affordable senior housing development is owned by the Village and has potential for future expansion.

- **Industrial Park Perimeter**

Development of multifamily dwellings at certain of these locations may provide convenient housing for a local work force and provide an appropriate transition from more intense industrial uses to single-family dwellings.

- **Techny Property**

This approximately 775 acre tract is partially developed under the terms of an annexation agreement approved in 1988. It includes the largest area of undeveloped land in the Village.

- **Other Redevelopment Sites:**

Although the Village is largely built-out, it is expected that there will continue to be other properties that will present opportunities for redevelopment. Those that are deemed appropriate for residential development should also be considered as sites where new affordable housing units can be added.

3. A statement of incentives that may be provided for the purpose of attracting affordable housing to the jurisdiction:

The Village of Northbrook's statement on incentives was proposed in two categories – Zoning and Finance.

Zoning:

- Inclusionary zoning to require new multifamily developments and redevelopments to include a minimum required amount of affordable housing. Such ordinances may also allow a developer to provide the required affordable housing off-site (such as through other new construction or rehab) or pay a fee into an affordable housing fund, in lieu of providing the required affordable housing on-site.
- Amendments to the zoning map and comprehensive plan to allow the expansion of the number of multifamily locations for affordable housing development.
- Bonuses or other incentives regarding zoning requirements for developers who provide affordable housing, such as reduced parking, lot size, setback or lot coverage requirements, or increased density.
- Fee reductions or waivers for zoning-related costs for those providing affordable housing.
- Expedited processing of zoning applications for those proposing to provide affordable housing.
- Authorize accessory living units as permitted uses in selected zoning districts.

Finance:

- Reduced building permit fees for affordable units.
- Municipal property tax abatements.
- Reductions to or waivers of required impact fees or Village utility rates.
- Coordination with an affordable housing developer attempting to use IHDA Housing Trust Funds (matching funds) or other non-for-profit grant funds.
- Adoption of a special tax or fee for demolition of residential uses to help fund affordable housing initiatives.

- Establishment of a Community Land Trust to acquire and maintain ownership of land for affordable housing and to assist in ensuring that rental and for sale housing it holds remains affordable.
- Cooperation with local businesses that wish to implement employer-assisted housing programs expand housing options for the employer's workforce, whether the employer is private sector or governmental.
- Rehabilitation or redevelopment of existing structures for conversion to affordable housing or to maintain existing affordable housing by private or public sector entities.

4. A statement of an affordable housing goal:

The Village of Northbrook chose the following goal: A goal of 15% of all new development or redevelopment in the Village will be affordable; or 3% increase in affordable housing units in the Village over the number of affordable units calculated by IHDA pursuant to Section 20(b) of the Act.

If you should have any further questions or concerns, please feel free to contact IHDA's Department of Strategic Planning and Reporting at 312-836-5379 or by email at bfenton@ihda.org.

Sincerely,

Benjamin Fenton

Ben Fenton
 Planning and Research Specialist
 Department of Strategic Planning and Reporting
 Illinois Housing Development Authority
 111 E. Wacker Drive, Suite 1000
 Chicago, Illinois 60601