

VILLAGE OF LIBERTYVILLE
BOARD OF TRUSTEES
Committee of the Whole
July 13, 2021

President Johnson called to order a Committee of the Whole at 6:30 p. m. in the Village Hall Board Room. Those present were: President Donna Johnson, Trustees Scott Adams, Peter Garrity, Matthew Hickey, Matthew Krummick, Dan Love, and James Connell.

DRAFT ATTAINABLE HOUSING ORDINANCE RECOMMENDATION

Deputy Administrator Engelmann provided a presentation on the draft attainable housing ordinance. In 2003, the State of Illinois enacted the Affordable Housing and Appeal Act to encourage Counties and Municipalities to incorporate affordable housing within their housing stock to meet the needs of their county or community. Under the Act, municipalities are required to maintain an affordable housing stock of at least 10% of year-round housing units. Every five years the Illinois Department of Housing re-assesses the affordable housing percentage in each community. As of 2018, the Village's current affordable housing percentage is 15%. If a community drops below 10% they are required to develop a plan to increase the number of affordable housing units within the community.

In July 2019, the Village's Human Relations Commission (HRC) was re-started by then Mayor Weppler to focus on the development of an Attainable Housing Ordinance for the Village. Following, approximately 20 meetings of the Human Relations Commission, at their May 19, 2021 meeting the Human Relations Commission unanimously approved a draft of the Ordinance for consideration by the Village Board. At the June 15, 2021 Committee of the Whole meeting Rob Anthony, President of Community Partners for Affordable Housing (CPAH) conducted a presentation on attainable housing which provided the Village Board with an overview of the State law, requirements, and examples of attainable housing in other communities. The purpose of the meeting is to obtain feedback from the Board prior to proceeding with the Plan Commission public hearing in order to streamline the focus of the review process.

Ms. Engelmann presented an overview of the draft ordinance.

- The Attainable Housing Ordinance is mandatory for all new residential developments that contain five or more units.
- At least 15% of the total number of units within any applicable development project must be Attainable Housing Units and must be located on the site of the development project. To calculate the number of Attainable Housing Units, the total number of proposed units is multiplied by 15%.
- Attainable Housing Units must be integrated within the market rate units
- Attainable Housing Units must be constructed concurrent (timing) with the development of market rate units
- The exterior appearance of all Attainable Housing Units must be visually compatible with the market rate units

- The interior finishes and square footage may differ from the market rate units, however the aggregate gross square footage of the Attainable Housing Units should be roughly proportionate to the aggregate square footage of the market rate units

Prior to the approval of any applicable development project (including the issuance of any permits), the applicant must present to the Village Administrator and the Village Board must approve, an inclusionary housing plan that outlines and specifies the development project’s compliance with each of the applicable requirements of the Code.

A developer may request a waiver of all applicable application fees, building permit fees, plan review fees, inspection fees, sewer and water tap-on fees, demolition permit fees, impact fees, and other development fees and costs for the specific Attainable Housing Units. Various incentives were presented. Density bonuses were also discussed for all development projects that are in the C-1, C-2, or C-3 zoning districts and for all applicable development projects that are in all other zoning districts, a density bonus will be provided equal to one market rate unit for each Attainable Housing Unit that is required.

As an alternative to constructing Attainable Housing on the site of the development project, the Village Board may approve certain alternatives. Alternatives include cash payment in lieu, offsite units, and land donation.

Target income levels were presented for eligibility for owners/renters.

For-Sale Units

Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
At least one and no less than 50%	Tier 1- Households with gross income less than 80% of AMI	Attainable to households with income equal to 65% AMI
Any remaining units	Tier 2- Households with gross income equal to or greater than 80% of AMI but less than 120% of AMI	Attainable to households with income equal to 100% AMI

Rental Units

Proportion of Included Units	Eligible Income Tier	Maximum Purchase Price for Eligible Income Tiers
No less than 33%	Tier 1-Households with gross income less than 50% of AMI	Attainable to households with income equal to 45% AMI
No less than 33%	Tier 2-Households with gross income equal to or greater than 50% of AMI but less than 80% AMI	Attainable to households with income equal to 65% AMI
No more than 33%	Tier 3-Households with gross income equal to or greater than 80% of AMI but less than 120% AMI	Attainable to households with income equal to 100% AMI

The prioritization and selection of Eligible Households will be conducted by the Village in accordance with administrative guidelines approved by the Village Board. The intention is to have a third party administer this function such as Community Partners for Affordable Housing.

A period of affordability for owner occupied units and rental units is also included. Attainable Housing Units will be resold to eligible households in perpetuity, or as long as permissible by law. In covered development projects that contain rental units, Attainable Housing Units will be rented to eligible income households in perpetuity, or as long as permissible by law.

Deputy Administrator Engelmann concluded the presentation by discussing the legislative process for the ordinance. Since the ordinance requires an amendment to the Zoning Code a public hearing is required through the Plan Commission. The anticipated process is as follows:

- Human Relations Commission develops a draft of the Attainable Housing Ordinance (*Completed*)
- Presentation by Rob Anthony, Executive Director of Community Partners for Affordable Housing (*Completed*)
- The Village Board reviews the draft prior to referring it to the Plan Commission for public hearing (*July 13, 2021*)
- The Village Board may elect to refer the draft back to the Human Relations Commission for modifications prior to referring the matter to the Plan Commission for public hearing (*TBD*)
- The Plan Commission conducts a public hearing (multiple public hearings may occur) on the Ordinance and provides the Village Board with a recommendation (*Approximately 60 days from the Village Board's referral*)
- The Village Board considers the Plan Commission's recommendation (*Approximately 30 days from the Plan Commission's final public hearing*)

Discussion ensued. Rob Anthony, President of CPAH, offered comments. Trustees Garrity, Love, Krummick, Hickey, Connell, and Adams asked questions and offered feedback. Staff asked for direction on next steps. Mayor Johnson thanked staff and the HRC members for their efforts on this initiative. Mayor Johnson asked that Board members to follow up with Deputy Administrator Engelmann with additional questions which will be addressed with a follow-up memo and subsequent meeting.

{Signature Page to follow}

ADJOURNMENT

With no further business to come before the Committee of the Whole, the Mayor asked for a motion to adjourn. Trustee Connell moved to adjourn, Trustee Love seconded, and the motion carried on a roll call vote at 7:35 p.m.

AYES: Trustees Adams, Garrity, Hickey, Krummick, Love, and Connell

NAYS: None

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Luke Stowe". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Luke Stowe
Village Clerk