

**RESOLUTION NO. R-20-14**

**A RESOLUTION APPROVING AN AFFORDABLE HOUSING PLAN UPDATE FOR THE VILLAGE OF CAMPTON HILLS, , KANE COUNTY, ILLINOIS**

**WHEREAS**, the Village of Campton Hills, Kane County, Illinois (the "*Village*") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the Illinois Affordable Housing Planning and Appeal Act, 310 ILCS 67/1 et seq. (the "*Act*"), went into effect on January 1, 2004, and is governed by the Illinois Housing Development Authority ("*IDHA*"). The Act mandates that communities adopt an affordable housing plan where their housing stock contains less than ten percent (10%) of year-round housing units that are deemed affordable; and

**WHEREAS**, on December 1, 2015, the Village adopted Resolution No. R-15-23, A Resolution Approving an Affordable Housing Plan for the Village of Campton Hills in which the Village outline how it would achieve a minimum of ten (10%) of all housing units in the Village being affordable; and

**WHEREAS**, on December 28, 2018, IDHA published a List of Affordable Housing Planning and Appeal Act Non-Exempt Local Governments (the "*Report*"); and

**WHEREAS**, IDHA found that the Village of Campton Hills is a non-exempt local government and, pursuant to its authority under the Act, requested that the Village update its 2015 Affordable Housing Plan.; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Campton Hills (the "*Corporate Authorities*") have reviewed the attached "Affordable Housing Plan Update"

which is attached hereto and made a part hereof as Exhibit A, and have deemed it advisable and in the best interest of the health, safety and welfare of the residents of the Village to adopt the update to the Village's Affordable Housing Plan and submit it to the Illinois Housing Development Authority.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois, as follows:

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** The Affordable Housing Plan Update, a copy of which is attached hereto and made a part hereof as Exhibit A, is hereby approved.

**Section 3.** The Village Clerk is directed to forward a certified copy of this Resolution and a copy of the attached Affordable Housing Plan Update to the Illinois Housing Development Authority.

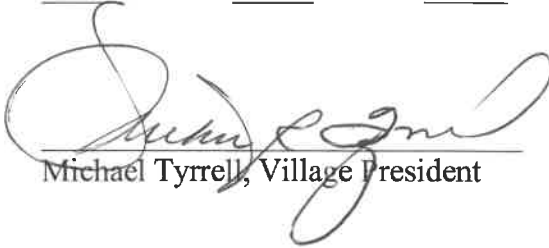
**Section 4.** This Resolution shall be in full force and effect upon its passage, approval, and publication in the manner provided by law.

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Passed this 21<sup>st</sup> day of July 2020, pursuant to a roll call vote as follows:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Darlene Bakk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Susan P George	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Jim McKelvie	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Mike Millette	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Michael O'Dwyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Wendy K. White Eagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
President Michael Tyrrell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED this 21<sup>st</sup> day of July 2020

  
Michael Tyrrell, Village President

(SEAL)

ATTEST:

  
Lynn Baez, Village Clerk

Exhibit A

*Affordable Housing Plan Update*

# **AFFORDABLE HOUSING PLAN UPDATE**

## **Village of Campton Hills, Illinois**

### **Introduction**

The Illinois Affordable Housing Planning and Appeal Act (the “*Act*”) went into effect on January 1, 2004. The Acts stated purpose is to remedy the “shortage of affordable, accessible, safe and sanitary housing in the state” and to encourage Illinois communities that are deemed to have insufficient affordable housing as defined by the Act to assist in its provision. On December 1, 2015, the Village of Campton Hills adopted Resolution No. R-15-23 approving an Affordable Housing Plan as required by the Act.

On December 28, 2018, the Village of Campton Hills was officially notified by the Illinois Housing Development Authority (“*IHDA*”) that the Village continues to be recognized as a Non-Exempt Local Government; one of 46 non-exempt municipalities within the State of Illinois. Less than ten percent (10%) of the Village’s year-round housing units are deemed affordable. A consistent methodology was applied to all communities state-wide, and it is this calculation that was used by the IHDA to determine which communities are non-exempt. The Act requires non-exempt municipalities to prepare, adopt and submit an Affordable Housing Plan (“*Plan*”) to IHDA. As the Village has already adopted and submitted a plan to IHDA in 2015, IHDA requests that the Village review and update the Plan. This Plan update revisits the four required elements of the Plan as addressed below.

### **I. Current Inventory of Affordable Housing**

According to IHDA, Campton Hills currently has 0.8% affordable dwelling units, reflecting 27 affordable units out of a total of 3,504 for which the affordability status could be determined. This calculation utilized 2016 US Census data (American Community Survey 5-year Estimates), and is the basis for the State’s conclusion regarding the Village’s non-exempt status. Based on the IDHA housing stock assessment, Campton Hills requires 351 affordable housing units to achieve the 10% threshold based upon the existing inventory. Therefore, there is a “current” shortage of 324 dwelling units (based upon 2016 US Census data). If the Village’s housing stock and community and county income levels remained unchanged, the replacement of 324 unaffordable dwelling units with 324 affordable dwelling units would be required for the Village to achieve exempt status under the Act (351 required units less 27 existing units = 324 new units).

### **II. Lands and Structures Suitable for Affordable Housing Development**

Within the Village of Campton Hills, lands that are most appropriate for the construction of affordable housing are those vacant parcels located where the Future Land Use Map contained in the Village’s Comprehensive Plan calls for mixed-use centers, and future zoning districts identified for the development of diverse housing types as recommended within the Comprehensive Plan. Some of these areas may be suitable for the provision of a variety of housing types. It is likely that the existing structures most appropriate for conversion to affordable housing are older single-family homes at such time as renovation and turnover occurs.

At present, there are no Village-owned lands within the Village that are not in active use, providing necessary community-oriented facilities and amenities. No future change in use for these properties is anticipated at this time. There are no known semi-public properties for which a future

change in use is anticipated, and there are no known properties within the Village owned by developers who have expressed a commitment to affordable housing. It is the Village's policy to consider affordable housing proposals, regardless of location, that meet the Village's Affordable Housing Goals and Objectives.

### **III. Potential Incentives for Affordable Housing Development**

Upon receipt of a viable, affordable housing project proposal where a for-profit or not-for-profit developer has secured site control and demonstrated preliminary financing commitments, the Village will explore and consider requests to provide reasonable incentives to facilitate the project including, but not limited to the following:

1. Consider establishing an expedited permitting and review process for affordable housing projects.
2. Consider a reduction of Village permit application fees, development review fees, tap on fees, etc. for affordable housing projects.
3. Cooperation with the developer in application for IHDA Housing Trust Funds (matching funds).
4. Consider supporting developer applications for property tax relief.
5. Consider flexible zoning, density bonuses, and/or other zoning relief (setback reductions, parking reductions, etc.) to allow additional density for providing affordable housing.

The Village plans to carry out this strategy while ensuring the public safety, health and welfare of its citizens and while also staying mindful to protect and preserve the character and environment of the Village.

### **IV. Affordable Housing Goal**

The Village of Campton Hills' goal is a minimum of a total of 10% affordable housing within its jurisdiction as described in Subsection B of Section 20 of the Act.

### **V. Closing**

The Village strives to provide additional affordable housing units within the community, but cannot control market forces that affect the affordability of land and housing within Campton Hills, nor the income levels of households that serve as the benchmark for determining affordability. Due to these factors as well as the overall uncertainty of the real estate development industry, and despite the Village's goals, it is not and cannot practically be a goal of tis plan to meet the target levels of affordable housing units stated above in any specific time frame. Rather, it is the objective of this plan that, by pursuing the goals set forth above, the Village will have created conditions amenable to ultimately achieving the stated affordable housing targets in Campton Hills 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 Campton Hills community.

Approved and Adopted by the Corporate Authorities of the Village of Campton Hills, Kane County, Illinois on July 21, 2020, via the attached Resolution No. R-20-14