

Addendum 2

Affordable Housing

Introduction

The Affordable Housing Planning and Appeal Act (P.A. 93-0595) became effective on January 1, 2004. The purpose of the Act is to remedy the shortage of affordable housing and to encourage local governments that do not have sufficient affordable housing to assist in providing such.

A primary desire of the Village's planning mission is to promote healthy, stable and vibrant neighborhoods. The Village recognizes that persons currently living and working in Northfield may be unable to meet or maintain the household income necessary to support homeownership costs or rents. These populations could include seniors, public employees (teachers, police officers, fire fighters) and other working families and individuals families which greatly enhance the fabric of the community and provide a positive impact on the quality of life for all Northfield residents.

It is Northfield's desire to encourage affordable units which are designed to insure compatibility with the character of the neighborhood, reflect the objectives of the zoning district and be consistent with the objectives of the Village of Northfield's Comprehensive Plan For The Year 2020 (The Vision Plan).

Affordable Housing Goals and Objectives

The Vision Plan for Northfield, which describes life in the year 2020, contains policies, projects and actions organized around many of the basic values and aspirations reflected in our vision. Affordable housing for residents and future residents in zoning districts R-5, R-6, NC, VC and B-1 is to be considered under in **Chapter 1: A Strong and Diverse Residential Community**.

The following Goals and Actions are to be considered in association with all other **Comprehensive Plan Goals and Objectives** found in **Chapter 2** of the Plan.

Goal 1:

Identify the types of affordable housing that are lacking and the populations that are underserved.

Actions:

1. Assess areas within the community where households with lower incomes exist.
2. Assess the areas where targeted households with lower incomes does not exist.

Goal 2:

Begin to develop a thoughtful sensible plan to create more quality affordable housing opportunities by identifying lands that are appropriate for the construction of affordable housing.

Actions:

1. Assess available land designated for residential development.
2. Assess available land designated for commercial and or industrial where a mixed use with affordable housing is possible.
3. Identify and assess any publicly-owned parcels or privately-owned parcels that are possible candidates for public or private acquisition.
4. Identify and assess any parcels that are likely to undergo redevelopment that could include affordable housing.
5. Identify and assess any areas where new development is possible

Goal 3:

Map areas for possible affordable housing with the following factors in mind:

- o Potential sites should have adequate infrastructure to support housing
- o Potential sites should have proximity to public transportation or job centers – PACE Bus Routes include Waukegan Road, Willow Road, Northfield Road, Wagner Road, Happ Road, Winnetka Road and Old Willow Road.
- o Potential sites should have proximity to schools, supportive services and other community assets.
- o Potential sites should be pedestrian friendly.
- o Potential sites should be compatible with existing land patterns and land uses.
- o Potential sites could include mixed use units in the Neighborhood Commercial, Village Center and B-1.

Goal 4:

Create and maintain a balanced housing stock that allows for members of the community, such as, seniors, young families and public servants, to live and work in the Village if they chose.

Action:

1. Amend Zoning Code to encourage and promote the construction of affordable housing.
 - a. Affordable housing developments in R-5 and R-6 will have distinct standards with regards to height, parking, setbacks, FAR, lot coverage, lot area and required yard setbacks.
 - b. Smaller parcels within the zoning districts will be considered for Planned Unit Developments.
 - c. Allow and encourage affordable units over businesses.
 - d. Encourage mixed use in the Village Center, Neighborhood Commercial and B-1.
2. Consider reductions in the application, building permit and development review fees.
3. Consider establishing an expedited permitting process for affordable housing units.

4. Cooperate with public housing authorities or regional housing initiatives

Goal 5:

The developer of affordable housing units will uphold standards to promote quality and aesthetic units.

Action:

1. The affordable housing development shall be compatible with the uses of the surrounding properties and the character of the neighborhood in which it is to be located.
 - a. Building design, site design, lighting, refuse collection and landscaping shall be reviewed by staff, the Plan and Zoning Commission and the Architectural Commission.
2. The affordable housing development will not have adverse environmental impacts.

Chapter Three – The Long-Range Plan Residential Land-Use Area Recommendations (Figure 3a would update Figure 3)

Presently *The Long-Range Plan Residential Land-Use Area Recommendations* includes four areas for planned multi-family residential areas. These four areas offer strong options for affordable housing. They include:

1. Commercial service area at the west end of Harding Road
2. Northeast corner of Happ and Winnetka
3. West side of Willow View Drive
4. North of Willow Green Development at Happ and Eden Lane.

Additional sites include:

Map Amendment 1 - 1900 Old Willow Road

Map Amendment 2 - 1725 Winnetka Avenue – Ameritech

1900 Old Willow is currently zoned R3 and is adjacent to underdeveloped R-6 property. This property is on the PACE bus route, near Willow Park, the Community Center, Middlefork School and the Village Center.

1725 Winnetka is currently zoned M-1 and is adjacent to R-6. The property is near the Senior Center, Village Center, the high school and is on the PACE bus route.

Because the Long-Range Land-Use Plan Map culminates many policies, recommendations and programs of the Village, any amendment shall be based upon findings that each of the following criteria is met:

- The proposed change is consistent with the Goals, Objectives and Policies and the overall Comprehensive Plan
- The proposed amendment does not affect the adequacy of existing or planned facilities and services of the Village or planning area greatly
- The proposed change results in reasonably compatible land-use relationships.

The Vision Plan – Chapter 4 discusses implementation and ends with Table 1, the **Action Agenda, Northfield Vision Plan** which identifies a host of facilities, services and community improvements, the Village of Northfield desires in the future.

Under the Table 1 - Action Agenda, the Village of Northfield would include '**Proactively work toward encouraging the development of affordable housing units in R-5, R-6, VC, NC, and B-1**' with a priority rating of 1.

The Role of the Village in Table 1 would be to '**Encourage the development of affordable housing units in R-5, R-6, VC, NC and B-1 which are compatible with the existing Village neighborhoods**'.

The Role of the Business Community could be "**Discuss and assess the possibility of Employer Assisted Housing with the larger community business owners.**"

Other Possible Participants would include '**Illinois Housing Development Authority, Developers, Affordable Housing Developers, Real Estate Brokers.**'

Potential Funding Sources & Implementation Techniques could include "**Business Community participation, Illinois Housing Development Authority, code amendments, Community Development Block Grants and others.**"

Addendum 2 Residential Land-Use Area Plan Map

NEW RESIDENTIAL DEVELOPMENT LOCATION

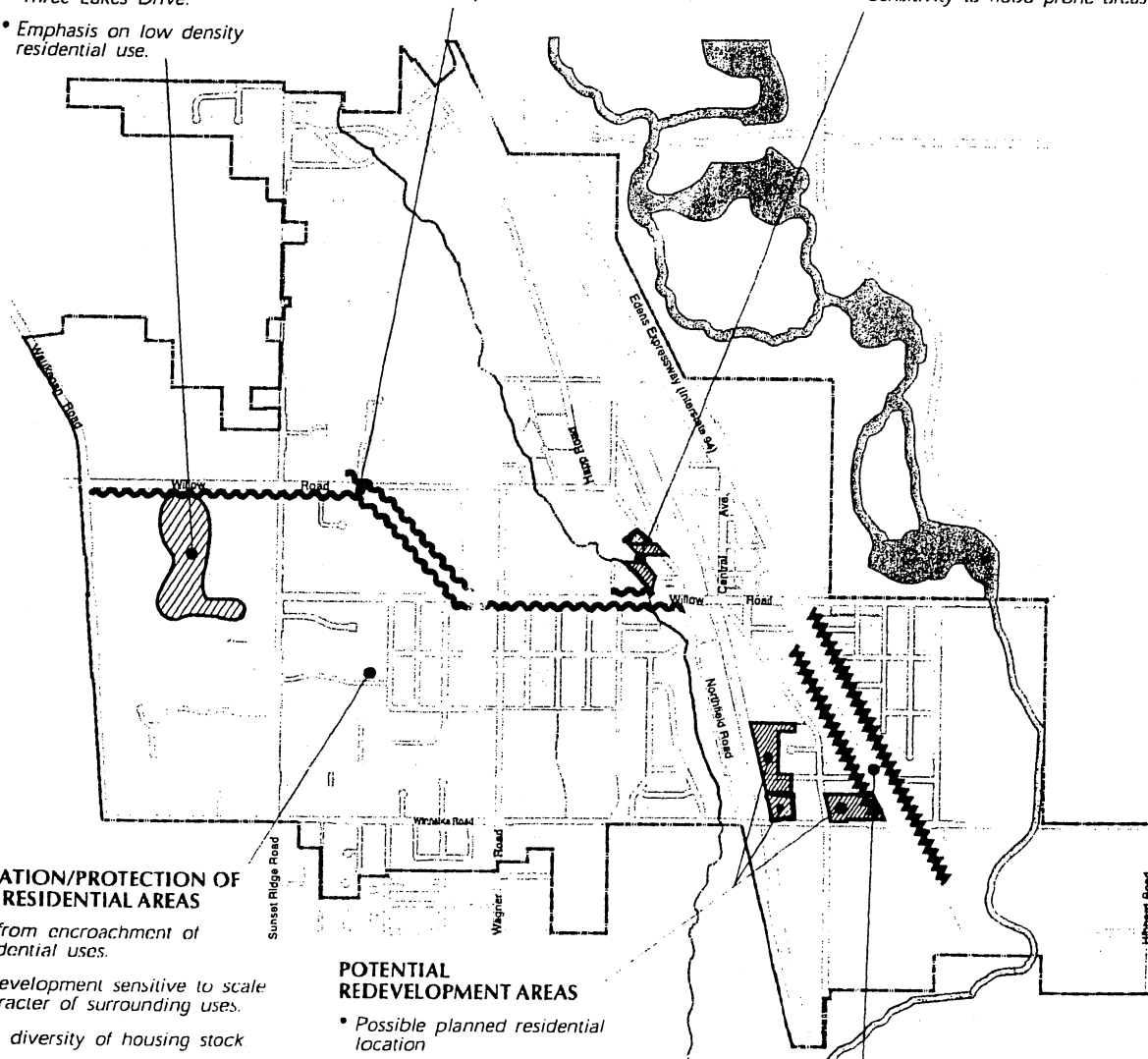
- Planned, unified development to be under taken as part of the entire Missionary Sisters' Property.
- Access to be coordinated with Three Lakes Drive.
- Emphasis on low density residential use.

MINIMIZE IMPACTS TO ADJOINING USE AREAS

- The Willow Road Subarea Plan describes multiple improvement considerations to protect residential areas.

NEW DEVELOPMENT LOCATIONS

- Possible planned residential locations.
- Sensitivity to flood prone areas.



CONSERVATION/PROTECTION OF EXISTING RESIDENTIAL AREAS

- Protect from encroachment of non-residential uses.
- "Infill" development sensitive to scale and character of surrounding uses.
- Maintain diversity of housing stock

POTENTIAL REDEVELOPMENT AREAS

- Possible planned residential location
- Emphasize parcel consolidation and unified development.
- Establish compatible relationship with adjoining single family uses

EDENS EXPRESSWAY TRANSITION/APPEARANCE IMPROVEMENTS

- Establish improved screening and protection to adjoining residential areas.
- Improve aesthetic appeal and appearance along the corridor

