



Affordable
Housing Plan

2015

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I. Introduction

In 2003, the Illinois General Assembly adopted Public Act 93-0595, the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004, codified at 310 ILCS 67/1 *et seq.* ("**Act**"). The Act's purpose is to encourage municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their community. The Act also provides a forum for affordable housing developers who believe they have been unfairly treated to seek relief from local ordinances and regulations. 310 ILCS 67/10.

The Act contains three major provisions:

1. Illinois Housing Development Authority ("**IHDA**") has been charged with determining those local Governments that must prepare an affordable housing plan and those that are exempt
2. Requires all non-exempt local governments to prepare and adopt affordable housing plans
3. Provides an appeal procedure for aggrieved developers of affordable housing

The Village of Campton Hills is a non-exempt community pursuant to Section 20(b) of the Act. Pursuant to Section 25 of the Act, therefore, the Village must prepare an affordable housing plan for Village Board approval.

II. Background and Intent

Campton Hills intends to comply with the IHDA's directive that it prepare and adopt an affordable housing plan. Campton Hills recognizes the importance of providing affordable housing throughout the State of Illinois and believes that affordable housing must be provided in a way that does not compromise the public health or safety or destroy the environment and character that defines a particular community.

Infrastructure within the Village has historically been developed in a manner consistent with the character and environment of the Village in order to protect the health and safety of its residents and accommodate the relatively low-density development in the Village. The Village does not operate its own fire department; instead the Village obtains fire and emergency medical services provided by five separate fire protection districts. Establishing affordable housing in a manner inconsistent with the overall character of the Village could be detrimental to the Village's environment and put at risk the public health and safety.

The Village faces the following in establishing affordable housing:

- The Village was incorporated in 2007 and does not collect property taxes from the residents. Given the limited revenue sources that the Village does have, the Village lacks supplemental revenue sufficient to provide the type of substantial financial subsidies and funding programs that would be necessary to attract affordable housing.
- Campton Hills is developed predominantly with single-family residences, with limited commercial development.
- The majority of properties are not serviced by a water and wastewater facility and must rely on well and septic systems which require larger parcels to function properly. This can only be remedied if the existing water and wastewater facility is expended or further communal wastewater treatment facilities are integrated into a future development. Both options are costly measures that require a fairly large project to render feasible.
- Due to funding constraints, the availability of police and other Village services to accommodate new development and maintain new infrastructure is severely limited.
- The impacts of any new development must be identified as to how they affect the environment and what actions might be required to mitigate problems. While regulations to protect the environment (e.g., wetlands, aquifers, septic systems) are important and essential, they present challenges to development by reducing the amount of buildable land and increasing the time and costs of developing new housing.
- The Campton Hills Comprehensive Plan identifies, among others, the following policy statements for future development in Campton Hills which may present challenges to affordable housing developments.
 - Future development, land use changes, and transportation improvements should be consistent with the semi-rural character of the community and preserve scenic views and vistas, natural assets, farmland, and open space. Development should attempt to preserve the “quiet, peaceful, and secluded” feel of some of the residential areas.

- The density and layout of new housing should strive to maintain the natural, scenic, rural, and open character and assets of the community and preserve natural vistas and natural features.
- New housing should have high-quality construction and design and be consistent with the semi-rural look and feel of the community as it relates to architectural design, scale, materials, and details. At the same time, while complementary to existing housing stock, new construction should avoid repetitive designs and provide aesthetic diversity of building styles.
- New mixed-use center development should have high quality construction and design and be consistent with the semi-rural look and feel of the community as it relates to architectural design, scale, materials, and details.
- New development endeavors will be encouraged to fund infrastructure improvements and public services to prevent financial burden on existing residents.
- The integration of sustainable practices and strategies into new and existing developments, such as alternative energy, water management, and dark sky lighting shall be encouraged.

It is within this context that the Village has prepared this plan in accordance with the Act. The overall objective of the Village and this Plan is to identify potential locations for, and to undertake steps to promote, affordable housing in a manner that preserves the character and environment of Campton Hills and protects the public health and safety.

III. Affordable Housing Plan

A. 10% Affordable Housing

The Act seeks a goal of 10% of all housing units being affordable. According to the "2013 Report of Non Exempt Local Governments Ordinal," IHDA has determined that 4.1% of owner-occupied and renter-occupied housing units in the Village are affordable as calculated under Section 20(b) of the Act. Under IHDA's calculations, of the 3,358 housing units in the Village for which affordability could be determined, 139 units were determined to be affordable. To meet the 10 percent goal, a total of 336 units of affordable housing should be available.

B. Identification of Lands and Structures Most Appropriate for Affordable Housing

In identifying lands and structures that are most appropriate for affordable housing and incentives that may be available to attract affordable housing developments in the Village, the Village of Campton Hills has carefully considered the requirements and intent of the Act and the character and environment of the Village, as set forth in the Village Code, Comprehensive Plan, Zoning Ordinance and other regulations of the Village. One of the key strategies of the Village's Comprehensive Plan is to encourage diverse housing types in key locations.

In light of the existing character and environment of the community, the Village has identified the following as the most appropriate locations for affordable housing development or redevelopment:

1. Vacant parcels where the Future Land Use Map contained with the Village's adopted Comprehensive Plan calls for mixed-use centers.
2. Existing older single-family homes as renovation and turnover may occur.
3. Future zoning districts identified for the development of diverse housing types as recommended within the Village's Comprehensive Plan.

The Village's identification of areas most appropriate for affordable housing does not ensure or require that these properties be developed with affordable housing, nor does it create any entitlement for development. Conversely, such identification is not intended to affect the existing development rights currently vested in such properties. "Appropriate" does not simply translate to all properties or structures that are vacant and undeveloped. Even within the identified areas, any sites that are used for new construction or adaptation of existing units must:

- Provide compatibility with established land-use patterns and surrounding land uses.
- Avoid areas designated for retail growth, parks, open space, and sensitive environmental areas.
- If possible, be in mixed income developments.
- Not concentrate the entire goal for affordable housing units in only one site.
- Provide adequate infrastructure to support such housing developments.

C. Affordable Housing Policies and Incentives

After a careful review to ensure that the public safety and health and the character and environment of the Village will be protected and preserved, the Village should explore and examine adopting and implementing, or otherwise facilitating, the following policies and incentives to encourage the development of affordable housing by both for-profit and non-profit developers in the Village:

- Expedited permit reviews or reduced costs of permitting fees for affordable units.
- Cooperation with a developer in application for IHDA Housing Trust Funds (matching funds).
- Flexible zoning, density bonuses, or other zoning relief to allow additional density.

D. Goals

Campton Hills has identified the following target for development of affordable housing in the Village:

- 10% of all housing in the Village will be affordable housing.

E. Next Steps

In furtherance of reaching these targets, the Village establishes the following goals for its Affordable Housing Plan:

1. Consider the creation of a zoning district that encourages the development of diverse housing types and map the new district in appropriate locations as recommended by the Village's Comprehensive Plan.
2. Monitor potential affordable housing units within the Village.
3. Monitor the renovation, rehabilitation, and reconstruction of existing single-family dwelling units to encourage such dwelling units to be made more affordable.
4. Review the Comprehensive Plan, and other regulations and policies to determine whether amendments are appropriate to further the goals of this plan while still protecting the character and environment of the Village.
5. Not less than every 10 years following approval of this Affordable Housing Plan, review and update the Affordable Housing Plan.

IV. Closing

The Village 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. Because of these factors, as well as the overall uncertainty of the real estate development industry and the changing regulatory field in which such development occurs, it is not and cannot practically be a goal of this 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.

The Village Board of Trustees adopted this plan, via the attached Resolution R-15-_____.

**A RESOLUTION
APPROVING AN AFFORDABLE HOUSING PLAN FOR
THE VILLAGE OF CAMPTON HILLS**

WHEREAS, the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004, codified at 310 ILCS 67/1 et seq. (“Act”), requires all non-exempt units of local government to prepare and adopt affordable housing plans, and the Act provides an appeal procedure for aggrieved developers of affordable housing; and,

WHEREAS, pursuant to its authority under the Act, the Illinois Housing Development Authority (“IHDA”) advised the Village of Campton Hills that it is a non-exempt community pursuant to Section 20(b) of the Act, and that pursuant to Section 25 of the Act, the Village must prepare and approve an affordable housing plan; and,

WHEREAS, the Village intends to comply with the IHDA’s directive that it prepare and adopt a plan.

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

SECTION 1: APPROVAL OF AN AFFORDABLE HOUSING PLAN

The affordable housing plan set forth in the attached Appendix A is hereby approved by the Village Board of Trustees and its terms shall be in effect within the Village of Campton Hills, Kane County, Illinois, immediately upon passage of this Resolution.

SECTION 2: FILING

The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution, along with the affordable housing plan set forth in Appendix A, with the Illinois Housing Development Authority following its approval.

SECTION 3: EFFECTIVE DATE

This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed this ____ day of July, 2015 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	_____	_____	_____	_____
Trustee Susan P. George	_____	_____	_____	_____
Trustee James McKelvie	_____	_____	_____	_____
Trustee Mike Millette	_____	_____	_____	_____
Trustee Michael O'Dwyer	_____	_____	_____	_____
Trustee Mike Tyrrell	_____	_____	_____	_____
President Harry Blecker	_____	_____	_____	_____

APPROVED THIS ____ DAY OF _____, 2015

(SEAL)

Harry Blecker, Village President

ATTEST: _____
Nicholas Girka, Village Clerk