

INCLUSIONARY AFFORDABLE HOUSING TABLE

Last updated: 4/24/2019

Year	Development	Total Number of Units in the Development	<u>Required</u> Number of Affordable Units as per the Village guidelines	Number of Affordable Units included in the <u>Approved</u> Projects	Cost Offsets	Fee-in-Lieu Contributions
2004	Timber Court for-sale condominiums	108 units for sale condominiums approved 72 units have been constructed	21 units (20% of all 108 units) $108 \times .20 = 21$ affordable units	Approved: 21 affordable units (20% as required by policy). Seven (7) in each of 3 buildings. Two (2) buildings have been constructed with a total of 14 units affordable units (7 in each of the 2 buildings).	Density Bonus \$100,000 in Village paid road improvements	\$0
2011	Arlington Downs rental apartments	Up to 475 rental units in Phase II	95 units (20% of all 475 units) $475 \times .20 = 95$ affordable units	Approved: Up to 24 affordable units First 300 units: 0%. If more than 300 units are developed up to an estimated maximum of 475 units are constructed, 5% of all units in Phase II would be affordable. $475 \text{ max total units in Phase II} \times .05 = 24$ affordable units	None	The owners had the option of paying a fee in lieu of affordable units at the rate of \$100,000 for each affordable unit not provided. The developer was given the option to do a combination of affordable units and payment of the fee. (Amended for 263 unit ADR II building, see below).
2012	Arbor Lane for sale townhomes	16 townhomes	2 townhomes (12% of all 16 units) $16 \times .12 = 2$ affordable townhomes	Approved: 0 townhomes (see fee-in-lieu)	None	Fee-in-lieu payment : \$30,378 5% of the average sale price when half of the units (8 units) are sold or the average sale price of the units sold one year from the date of the first occupancy permit (which was issued on November 19, 2014), whichever comes first.
2014	Parkview Apartments rental apartments	45 rental apartments	7 units (15% of all 45 units) $45 \times .15 = 7$ affordable units	Approved: 7 units shall be maintained as affordable in perpetuity. Additional affordable units are included in the project in connection with affordable housing program financing of the project. It is reported that 41 of the 45 units are affordable.	None	\$0
2016	Lexington Homes – for sale townhomes	48 for-sale townhomes	7 affordable units (15% of all 48 units) $48 \times .15 = 7$	0 affordable units (see fee-in-lieu)	None	In lieu of providing 7 affordable units, the developer will pay a fee equal to \$2,500 for each of the 48 units in the development or \$17,142 per affordable unit for a total of \$120,000.

2017	Heart's Place	18 rental apartments for persons with disabilities	2 affordable units (10% of all 18 units) 18 x .10 = 2 affordable units	Approved: The project was proposed as a 100% affordable building. All 18 units are affordable.	None	The development is supportive housing for persons with disabilities. All 18 units (100%) are affordable.
2017	Sigwalt Apartments	86 rental apartments	13 units (15% of all 86 units) 86 x .15 = 13 affordable units	0 affordable units (see fee-in-lieu)	Density increase from approximately 60 units to 86 units.	\$325,000 or \$25,000 per affordable unit not provided. \$25,000 x 13 = \$325,000. This equates to approximately \$3,780 spread across all 86 units. The proposal was revised to 80 units which would have required 12 affordable units x \$25,000 = \$300,000. The project was not approved by the Village Board for reasons other than the affordable housing aspect of the project
2018	4 N. Hickory Hickory/Kensington Apartments	75 rental units	11 units (15% of all 75 units) 75 x .15 = 11 affordable units	None	Various variations requested. TIF assistance.	The Housing Commission accepted the petitioner's offer to pay a fee in lieu of affordable units of \$25,000 per affordable unit not provided in the development: 11 x \$25,000 = \$275,000. Approved by Village Board 7/16/18.
2018	Arlington Downs – Proposed amendment of affordable housing requirement (2018)	Phase II 263 rental units referred to by the developer as ADR II. (180 senior units are informally referred to in the plans but not proposed at this time – i.e. ADR III).	Phase II total 40 units (15% of all 263 units) 263 x .15 = 40 affordable units 13 (5%) affordable units was approved in 2011 – see above	9 affordable units	Various variations.	Following strong direction from the Village Board that the inclusion of affordable units is favored by the Village Board rather than satisfaction of the requirement through payment of the fee, the approved requirements is: 9 affordable housing units in ADR II and fee in the amount of \$25,000 each for 4 affordable units not provided (i.e. \$100,000).