

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: March 10, 2020

SUBJECT: *Final Draft - Inclusionary Housing Ordinance/Affordable Housing*

On January 13, 2020 the Committee of the Whole held its second meeting to discuss affordable housing and in particular the draft Inclusionary Housing Ordinance. At that meeting the Village Board asked that the Housing Commission be given the opportunity to comment on direction given to Staff at the Committee of the Whole meeting prior to the development of the final Inclusionary Ordinance Draft. On January 16, a memorandum was distributed summarizing the consensus recommendations made by the Committee of the Whole, along with a revised ordinance. On February 4 the revised draft Inclusionary Housing Ordinance was discussed by the Village's Housing Commission. At the Housing Commission meeting, the commission made three specific recommendations and commented on several other areas of the most recent draft of the Inclusionary Housing Ordinance.

The following is summary of the key Housing Commission items:

1. A recommendation was made to treat Senior Housing developments the same as For Sale housing developments.
2. To reinstate the alternative contributions provisions that the Village Board indicated it preferred to eliminate.
3. To include preferences for leasing of rental units.
4. A discussion occurred regarding what constitutes the definition of a teardown. The Board also discussed this item and it will be addressed in the administrative guidelines.
5. There was a discussion regarding the fee for multifamily as it relates to the size of development applied to five units vs. nine units and whether the \$75,000 cap is appropriate.

Additional materials that have previously been submitted regarding this issue are available on the Village's website under the Inclusionary Housing Program banner.

The Inclusionary Housing Ordinance will be placed on the March 16th Board meeting. At that time, the Village Board can determine if it wishes to include any of the new recommendations of the Housing Commission, make any further unrelated adjustments, or move forward with the Ordinance as drafted.

C: Nora Boyer: Housing Planner

CW-P:Imp