
Why Have Affordable Housing in a Built-Out Community?

**Michael Belsky, Mayor
City of Highland Park, IL**

Background – City of Highland Park, IL

- Highland Park Statistics
 - 32,000 Residents
 - Median HH Income = \$101,000
 - Median Home Value = \$380,000
 - Median New Home Value - 2003
 - \$1.2m – Single Family
 - \$550,000 – Condo
 - 50 to 60 teardowns per year

Median Income*

	Household of 4 Income/Monthly 30%
120% AMI	\$90,480/\$2,262
100% AMI (The “Median”)	\$75,400/\$1,885
80% AMI	\$56,500/\$1,360

*Incomes published by Illinois Housing Development Authority for Year 2002-2003 for the 6 County Chicago-land Area.

Housing Trends in Highland Park

- Diversity of H.P. housing stock declining
- Teardowns replacing supply of modestly priced housing stock
- New housing is not affordable to low/mod income households
- Limited supply of land remains for new residential development
- Without intervention by the City, the trend of increasing housing prices will result in an inadequate supply of attainable housing

Policies Factors - Summary

- City's Master Plan goals support housing for all income levels
- "Housing Element" of Master Plan prepared
- History of Housing Commission Activities
- History of Affordable Senior Housing provided by City
- Funds Available through refinancing of Sr. Housing and Demo Tax
- Community Value – Commitment to Diversity

Historical Commitment to Housing Inclusiveness

- 1870's: **The Highland Park Building Company** promoted the absence of restrictive covenants and provided for an income mix in the community by building homes of various sizes and more affordable rental units near the central business district.
- 1973: HP formed the **Housing Commission** to address the need for more affordable homes in the community.
- Late 1970s and early 1980s: **Housing Commission and City** active in Section 8 program - developed 123 senior and 29 family affordable rental units in three subsidized rentals.
- 2002: **Housing Commission** initiated a public-private partnership to develop the 60-unit affordable Sunset Woods Condominium development for seniors which includes a rental component

Affordable Housing as City Policy

- Inclusionary Zoning has its roots in the City's master planning process.
- 1976: City **Comprehensive Master Plan** identified the community goal "to provide low and moderate income housing." In that plan, the City promoted a certain percentage of affordable units in market rate projects to accomplish its housing goals.
- 1997: **City Master Plan Goals** reconfirmed the City's historical commitment to providing a full range of housing choices that reflects the community's commitment to cultural and economic diversity

Activating Highland Park's Housing Plans

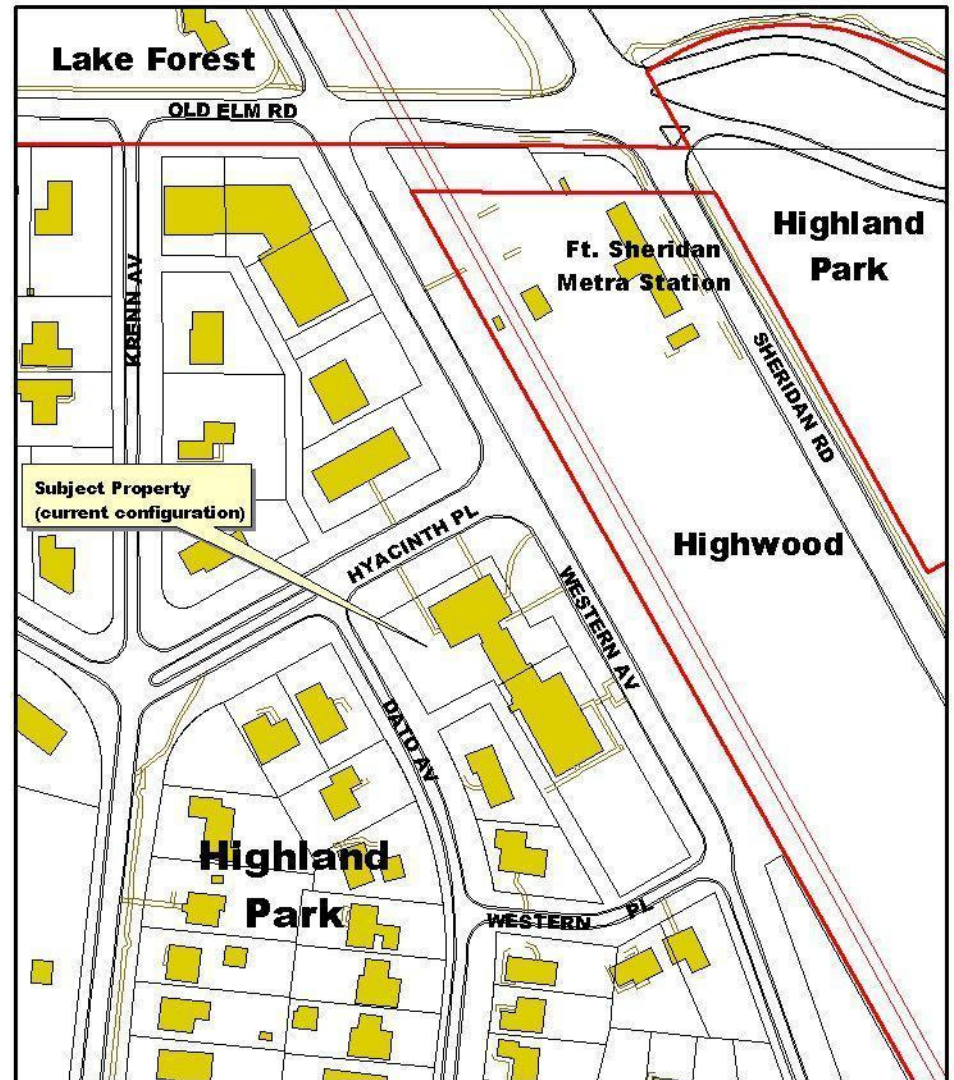
- 1998: **City Council directed the Housing Commission** to prepare an affordable housing plan to be incorporated in the City's Master Plan.
- In January 2001, **the City Council adopted** the resulting Affordable Housing Needs and Implementation Plan as an element of the City's Master Plan.
- The **Affordable Housing Plan** recommended several strategies, designed to complement each other
 - Demo Tax and Housing Trust Fund
 - Highland Park Community Land Trust
 - Inclusionary Zoning
 - Employer Assisted Housing

14 Units
10 Townhouses
4 Apartment Units

**Vacation and Subdivision
for a 14-Unit Development**

- Applicants for the project are:
- Developer: Brinshore and Housing Opportunity Development Corporation
 - Housing Commission
 - Highland Park CLT
 - City of Highland Park

500 Hyacinth Place and Vicinity



City of Highland Park
Community Development
April 28, 2004

100 0 100 200 Feet



Site Location



City Development Objectives

- Objectives agreed upon by City Council, Housing Commission and HPICLT
 - Not more than 14 units w/mix of bedroom sizes.
 - Two off-street parking spaces/unit
 - Architectural compatibility with neighborhood.
 - Incorporate environmental design elements
 - Developer to identify and capture public/private subsidy
 - Serve a range of low & mod. incomes households
 - Housing Commission or designee will own and rent approximately 20% of the units
 - Each of the units will be conveyed to the HPICLT, which will retain title to the land

Unit Affordability

Area Median Income (Family of 4) = \$75,400

- Market Value of Units - +/--\$450,000
- 7 units for households up to 120% AMI (\$90,000)
Sales price = +/- \$219,000
- 3 Units for household up to 80% AMI (\$60,000)
Sales price = +/- \$149,000
- Rental units for households < 60% (\$45,000)
Units will be owned by HPICLT
Rent = +/- \$800

Green Design & Materials

- **Geo-thermal heating/cooling**
- **Permeable paving**
- **Energy efficient reflective roof**
- **Helical wind turbine (right)**
- **EnergyStar appliances**
- **Sustainable materials**



Front Elevation



Elevation Detail

