



Inclusionary Housing Ordinance

Discussion of Potential Changes

August 27, 2024

Jonathan Burch, Assistant Village Manager/Neighborhood Services Director

Agenda

- Overview of Current IHO
- Strategic Vision for Housing
- Overview of Potential Changes to IHO
- Next Steps

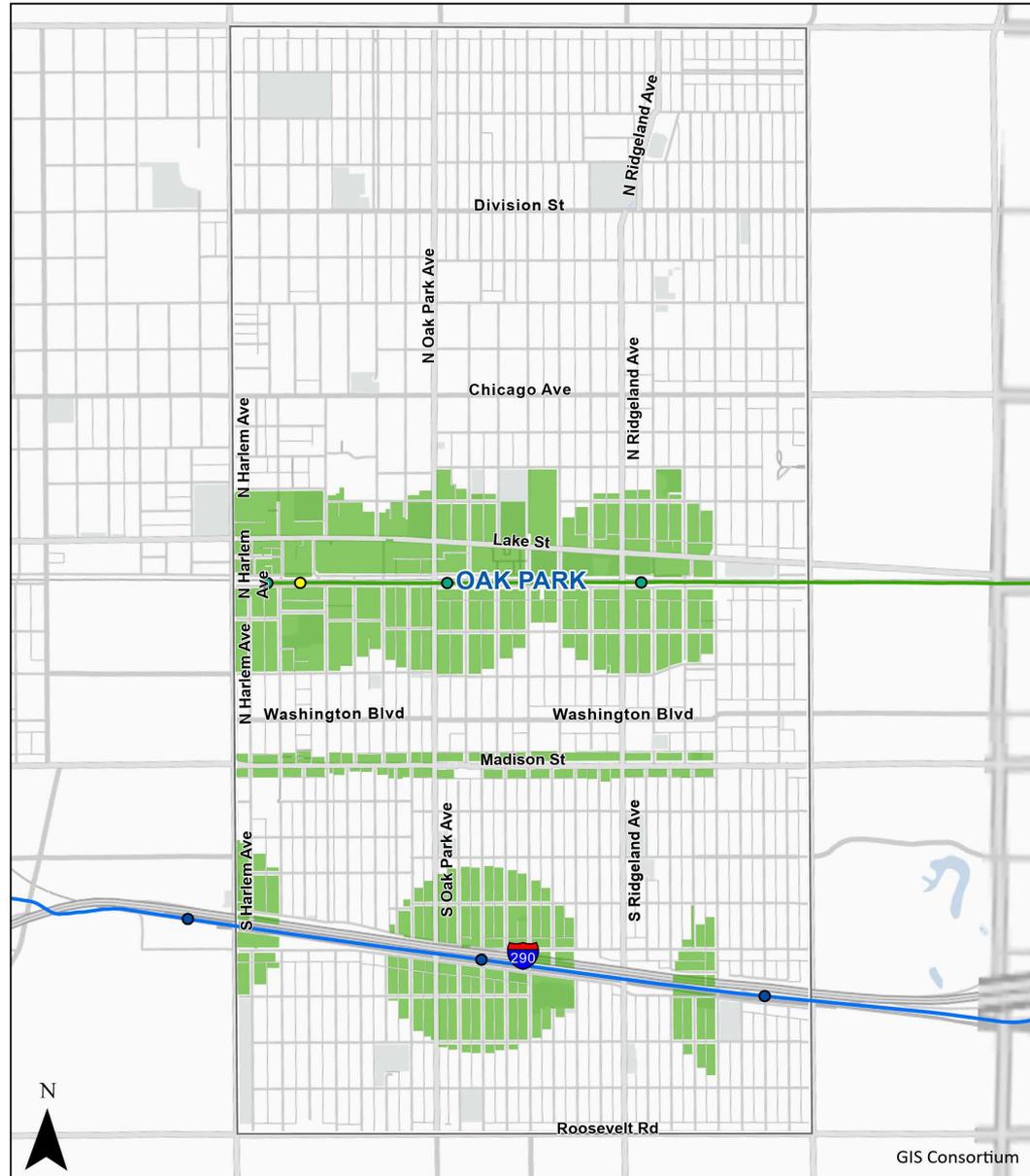
Current IHO



Current Inclusionary Housing Ordinance

CTA Stations

- Blue Line
- Green Line
- Metra



Current IHO (cont.)

Applicable:

- 25 or more dwelling units
- Seeking zoning relief

Development Types:

- Rental units
- Townhomes

Development Type Exclusions:

- Affordable dwelling unit developments
- Condominium developments
- Detached Single-Family residences.

Current IHO (cont.)

Percentage of Development:

10% of total dwelling units

On-site units

None required

Fee-in-lieu:

\$100,000 per required affordable unit

Time Period:

- Rental – 30 years @ 60% AMI
- Townhomes – In Perpetuity @ 120% AMI

Current IHO (cont.)

Relief/Bonus (only on-site affordable dwellings):

- No building permit fee for affordable units
- One bonus market rate unit for each affordable unit on-site
- Administrative height variance due to additional affordable units

Occupancy:

- Currently living in Oak Park
- Have lived in Oak Park with household member currently living in Oak Park
- Head of household or spouse/partner who works in Oak Park

Current IHO (cont.)

Date Approved	Development	General Location	Units	\$ Contributed to the Affordable Housing Trust Fund	Affordable Units
2/6/2012	Vantage Apartments	NEC Lake Street @ Forest Avenue	270		
6/16/2014	Residence of Maple Place Condo	SWC/Chicago Avenue @ Maple	11		
11/14/2014	Oak Park Oasis Townhomes	South of Randolph	22		
8/3/2015	The Emerson Apartments	Lake Street @ Westgate	271		
5/16/2016	Lincoln Apartments (1133)	SEC/South Boulevard @ Harlem Avenue	263	\$744,291	5
7/18/2016	District House Condominiums	NWC/Lake Street @ Euclid Avenue	28	\$280,000	
3/6/2017	Residence of So. Boulevard Condo	South Blvd, East of Oak Park Ave.	14		
10/2/2017	Albion of Oak Park Apartments	NWC/Lake Street @ Forest Avenue	265	\$400,000	
5/3/2018	Lexington Reserve Townhomes	NEC/Madison Street @ Home Avenue	21	\$210,000	
10/15/2018	Community Builders Apartments	SWC/Oak Park Avenue @ Van Buren	37		36
10/21/2019	North Avenue Apartments	SWC/North Avenue @ Humphrey	24		
2/3/2020	American House Senior Living	SWC/Madison Street @ Wesley	174		
8/3/2020	Madison Street Apartments	SEC/Madison Street @ Gunderson	42	\$550,000	
11/16/2020	Lake Street Apartments	Between Oak Park Street & Kenilworth	78	\$1,000,000	
2/1/2021	Washington Blvd Apartments	SEC/Washington Blvd @ Cuyler	28		
3/15/2021	Pleasant Apartments	SWC/Pleasant Street @ Marion	158	\$1,600,000	
1/18/2022	Van Buren Apartments (Res Corp)	SWC/Van Buren @ Austin Blvd.	45		9
Total			1751	\$4,784,291	50

Market Change

- Higher construction costs
- Higher interest rates
- Fewer easily developable sites



Strategic Vision Goals

Goal	Current IHO
Increase The Supply Of Affordable Rental Housing	Indirect
Expand The Variety Of Homeownership Opportunities	Indirect
Increase Racial Diversity Across All Parts Of Oak Park	Indirect
Progress Towards The Goals Established In Climate Ready Oak Park.	Indirect
Respond To Racial Disparities In Access To Homeownership	Indirect

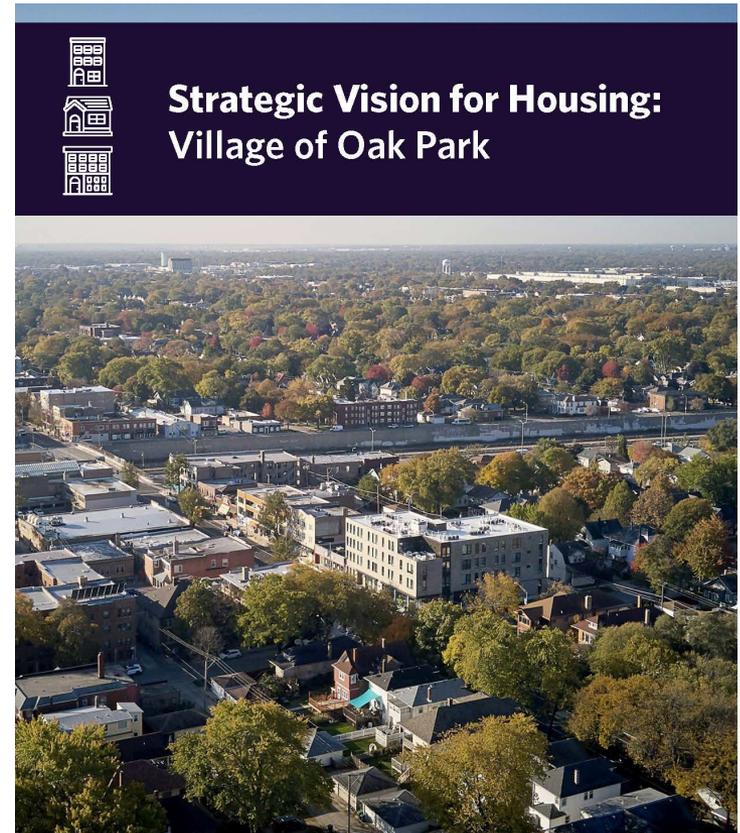
Strategic Vision Goals (cont.)

Goal	Current IHO
Expand The Supply Of Housing Options For Unhoused Populations.	Indirect
Increase Housing Options For Older Adults To Downsize And Age-In-Community.	Indirect
Increase The Number Of Physically Accessible Homes.	Indirect
Support Housing Options For Adults With Developmental Disabilities.	Indirect
Address Housing Maintenance Issues Across A Variety Of Housing Types.	Indirect

Strategic Vision Recommendations

Update the IHO

- Expand geographical area
- Update “fee-in-lieu” amount
- Encourage affordability through a tiered approach



Expand Geographical Area

- Vision recommends
 - Village-wide IHO
 - Ensures that all sizable residential development captured
 - Market strength varies widely
 - Could reduce residential development in some areas
 - Revisiting density bonuses is critical

Update “Fee-In-Lieu” Amount

- Vision recommends
 - Revisiting the amount
 - Regular updates
 - Explore tailoring by submarket

Tiered Approach

- Reducing the minimum number of units
- Tailoring “fee-in-lieu” by submarket
- Requiring on-site units in some submarkets
- Varying bonuses by submarket
- Higher standards for developments that receive subsidy from Village

Engagement feedback

- Strong interest in “balance” and market feasibility
- Importance of both units and \$
- Limits of IHO alone to meet goals

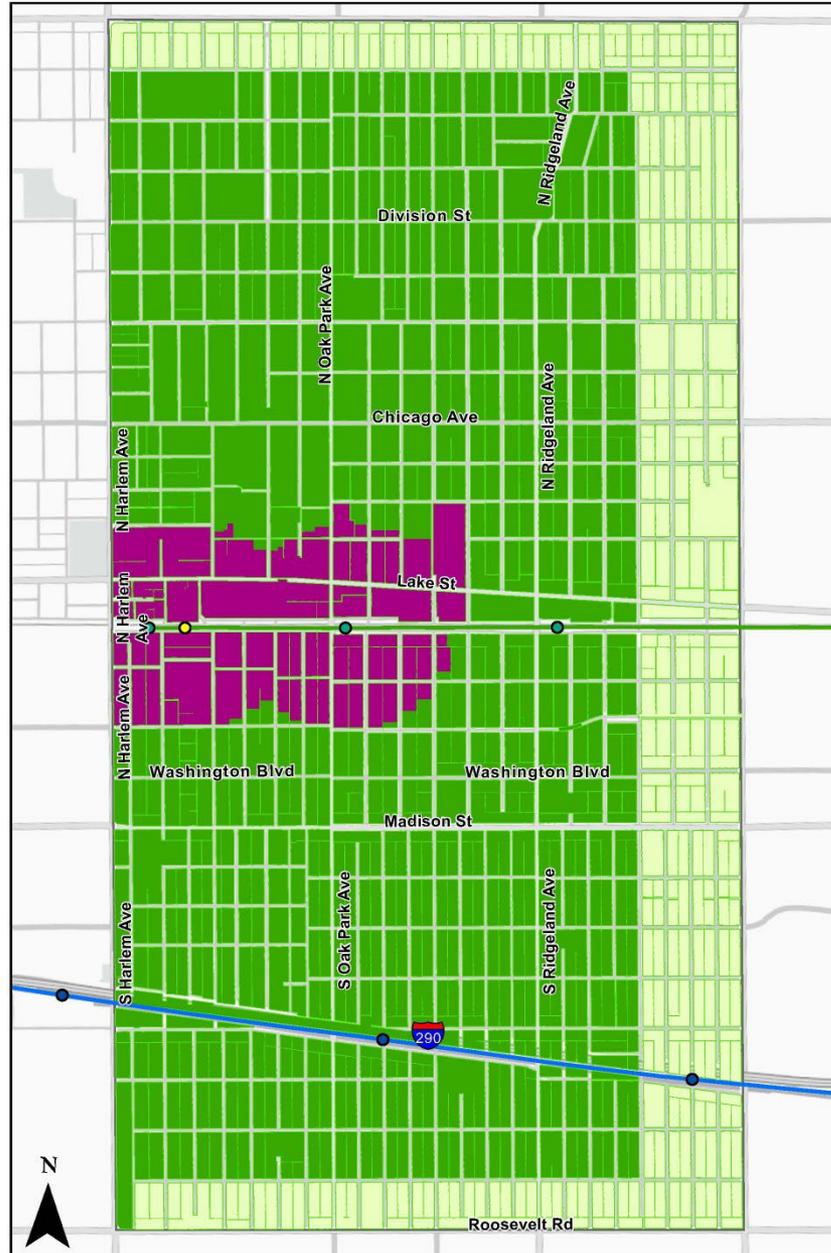
Conceptual Changes

Potential Inclusionary Housing Ordinance Changes



CTA Stations

- Blue Line
- Green Line
- Metra
- Area A
- Area B
- Area C



Option 1: On-site emphasis

Requirement	Current	Area A	Area B	Area C
Applicable	25+ units	10+ units	10+ units	20+ units
Development types	Rental/ Townhome	Rental/ Townhome/ Condo		
Affordable share	10%	20%	10%	10%
On-site requirement	None	20% for a 25+ unit building	20% for a 45+ unit building	None
Fee-in-lieu	\$100k	\$150k	\$125k	\$50k
Bonus for on-site units	1 unit per	2 units per		
Parking	NA	Not required.	Not required for affordable on-site units.	

Option 2: Fee-in-lieu emphasis

Requirement	Current	Area A	Area B	Area C
Applicable	25+ units	10+ units	10+ units	20+ units
Development types	Rental/ Townhome	Rental/ Townhome/ Condo		
Affordable share	10%	20%	10%	10%
On-site requirement	None	None	None	None
Fee-in-lieu	\$100k	\$175k	\$150k	\$50k
Bonus for on-site units	1 unit per	2 units per		
Parking	NA	Not required.	Not required for affordable on-site units.	

Option 3: Market conservative

Requirement	Current	Area A	Area B	Area C
Applicable	25+ units	20+ units	20+ units	
Development types	Rental/ Townhome	Rental/ Townhome/ Condo		
Affordable share	10%			IHO not applicable
10-19 units		10%	10%	
20+ units		20%	10%	
On-site requirement	None	None	None	
Fee-in-lieu	\$100k	\$125k	\$100k	
Bonus for on-site units	1 unit per	2 units per		
Parking	NA	Not required.	Not required for affordable on-site units.	

Modeled Changes - Area A

	The Porter			
	Current	Option 1	Option 2	Option 3
Total Units	158	172	158	158
Affordable units required	16	32	32	32
On-site units required	0	7	0	0
Fee-in-lieu	\$1,600,000	\$3,750,000	\$5,600,000	\$4,000,000
Bonus units	0	14	0	0

Modeled Changes - Area B

	Maeve on Madison			
	Current	Option 1	Option 2	Option 3
Total Units	42	42	42	42
Affordable units required	5	5	5	5
On-site units required	0	0	0	0
Fee-in-lieu	\$500,000	\$625,000	\$750,000	\$500,000
Bonus units	0	0	0	0

Modeled Changes - Area C

	North Avenue Apartments			
	Current	Option 1	Option 2	Option 3
Total Units	24	24	24	24
Affordable units required	0	3	3	0
On-site units required	0	0	0	0
Fee-in-lieu	\$0	\$150,000	\$150,000	\$0
Bonus units	0	0	0	0

Strategic Vision Goal Alignment

Goal	Option 1	Option 2	Option 3
Increase The Supply Of Affordable Rental Housing	Direct	Indirect	Indirect
Expand The Variety Of Homeownership Opportunities	Direct	Indirect	Indirect
Increase Racial Diversity Across All Parts Of Oak Park	Indirect	Indirect	Indirect
Progress Towards The Goals Established In Climate Ready Oak Park.	Indirect	Indirect	Indirect
Respond To Racial Disparities In Access To Homeownership	Indirect	Indirect	Indirect

Strategic Vision Goal Alignment (cont.)

Goal	Option 1	Option 2	Option 3
Expand The Supply Of Housing Options For Unhoused Populations.	Indirect	Indirect	Indirect
Increase Housing Options For Older Adults To Downsize And Age-In-Community.	Indirect	Indirect	Indirect
Increase The Number Of Physically Accessible Homes.	Indirect	Indirect	Indirect
Support Housing Options For Adults With Developmental Disabilities.	Indirect	Indirect	Indirect
Address Housing Maintenance Issues Across A Variety Of Housing Types.	Indirect	Indirect	Indirect

Next Steps

- Board discussion
- Refinement
- Potential Board action