

**DuPage Homeless
Alliance
Affordable Housing
Presentation to Housing
Advisory Commission**

February 4, 2019
Municipal Building

Presentation Overview:

1. Definition of Affordable Housing
2. Illinois' Affordable Housing and Appeals Act
3. Real world faces of those statistics
4. What Does Affordable Housing Look Like?

DuPage Homeless Alliance: Who We Are

Active Members:

- Naperville Homeowners Confederation
- HOPE Fair Housing
- St. Thomas the Apostle Church
- DuPage Unitarian Universalist Church
- DuPage Housing Authority

Partnered and allied with:

- Naperville Housing Advisory Commission
- Country Wood Apartments
- Small property landlords
- Several other Faith-Based and Non-Profit Institutions not listed above



DuPage Homeless Alliance: What Are We Fighting For?

- Changing the narrative on fair and affordable housing in Naperville, DuPage County
- Pushing the City of Naperville to implement the recommendations in the Analysis of Impediment to Fair and Affordable Housing
- Fighting for the 5th Ave. Development to include affordable housing
 - GOAL: 10% of the total residential units developed must be affordable, at price points varying from 60-80% of Regional Median Household Income (RMHI)[definition to follow]



5th Ave Development Parcels



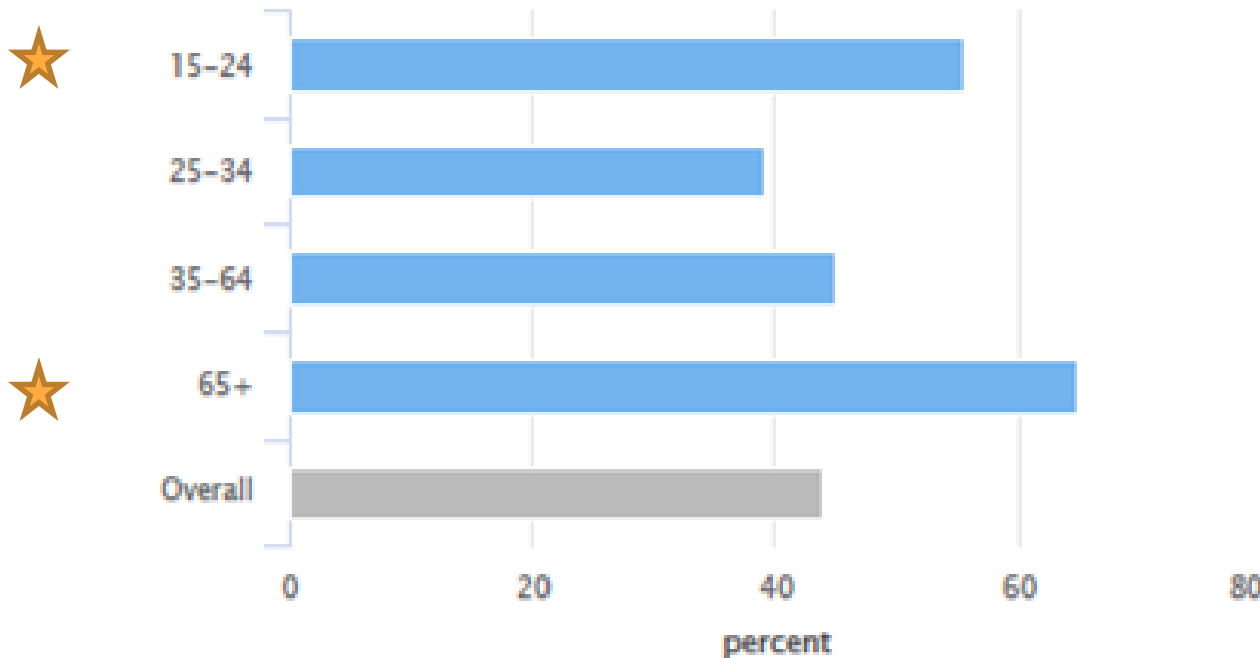
What is Affordable Housing?

(on a micro level)

- Total Housing Costs, including utilities, etc. (THC); Household Income (HI)
- IF $THC \leq 30\%$ of HI it is “Affordable”
- IF $THC > 30\%$ AND $\leq 50\%$ of HI it is “Unaffordable”
- IF $THC > 50\%$ of HI it is “Extremely Unaffordable”

DUPAGE COUNTY

Renters Spending 30% or More of Household Income on Rent by Age



From www.impactdupage.org, May, 2018

Who is Impacted by the Affordable Housing Crisis?

- It's Not Only Residents with a lower income
 - The Elderly
 - The Disabled
 - Veterans
 - Immigrants/Refugees



IL Affordable Housing Planning and Appeal Act (AHPAA) - 2003

- Passed to address lack of moderately priced housing in many communities
- Established 60%/80% criteria for measuring lack of affordable housing in communities
- “Regional Median Household Income” (RMHI)
- Illinois Housing Dev. Authority (IHDA) goal for each city=20% of housing stock affordable

[Excerpted from IHDA AHPAA 2013 Handbook]

Municipalities Subject to, or At-Risk of being Subject to, AHPAA → Aff Hsg %

Villa Park	Now Exempt	Carol Stream	Now Exempt
Lombard	Now Exempt	Downers Grove	Now Exempt
Wood Dale	Now Exempt	Lisle	16.5%
Roselle	Now Exempt	Glen Ellyn	15.9%
Darien	17.9%	Itasca	17.6%
Wheaton	13.7%	Bloomingtondale	Now Exempt
Clarendon Hills	14.1%	Winfield	18.7%
Oakbrook Terrace	11.3%	Elmhurst	8.2%
Bartlett	10.2%	Naperville	7.5%
Hinsdale	3.3%	Oak Brook	2.6%
Burr Ridge	3.3%	Wayne Village	4.8%

Source: Statewide 2018 Affordability List at www.ihda.org based on 2016 ACS 5 yr estimate

DuPage County Employees	2017 base pay per county job	Monthly income	30% of monthly income
Deputy Sheriff	75,000 - 146,000	6, 250-12,167	1,875-3,650
Equipment Operator	53,000	4.416	1,325
Certified Nurse Asst	28,000	2,333	700
Non County EEs	2017 median base	Monthly Income	30% of monthly
Ave Naperville Elementary Teacher	58,700 (2018)	4,892	1,468
Max S.S. Benefit	32,244	2,687	806
AVE S.S. DI Bene	14,364	1,197	359

Median household inc 2016 (Data USA)	85,000	7,083	2,125
Median rent Du Page (all units) (Zillow)	(before utilities)		1,750
Median rent Naper (Apt List) 2 BR	(before utilities)		1,550

**But What Does
“Affordable
Housing” Look
Like?**

NOT This !!!



Spring Creek Nehemiah is an affordable housing success story in East New York

The development off Flatlands Ave. is home to 233 first-time homeowners who won the right to live there via lottery.

BY JASON SHEFTELL / NEW YORK DAILY NEWS / Friday, July 27, 2012, 11:43 AM

AAA

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AARON SHOWALTER/FOR NEW YORK DAILY NEWS

Grayslake Senior Housing



AFFORDABLE HOUSING EXAMPLE

*Fairhaven Crossing,
Mundelein, IL*



Before



After

Fairhaven Crossing

Is affordable because of IL housing tax credits. Over the last 15 years:

The state has invested \$7 Million in housing tax credits, which has lead to:

- \$3.3 Billion in private investment,***
 - 18,000 affordable housing units and***
 - 25,000 jobs.***
-
- Mundelein alone will receive \$740,000 in impact fees (schools, library, park district, village), and***
 - Fairhaven Crossing will generate \$60,000 a year in property tax on a piece of land, 3x more in taxes than when it was a vacant building.***

**Grove Apartments in Oak Park,
51 Units - Permanent
Supportive Housing**



Questions?