

Village of River Forest
 Affordable Housing Plan - Implementation Plan
 June 2020

ITEM/RECOMMENDATION	COMMENTS/ NEXT STEPS	ADVISORY COMMITTEES/ STAKEHOLDERS	TIMING	
1 Establishing possible TIF fund allocation guidelines for the Village to assist in the provision of affordable housing development and initiatives in River Forest, including development of new affordable housing and the improvement and enhancement of existing affordable housing.	Items #1 & 2 are interrelated to one another and can be accomplished in tandem. Staff to research other policies and best practices and compile various recommendations. Such research will be conducted with input from outside groups in next column.	VRF: Input and review from EDC and PC; Outside Organizations: Seek third party technical assistance from groups such as Voorhees Center for Neighborhood and Community Improvement (UIC), Housing Forward, OP Housing Authority, Opportunity Knocks	Six to nine months to complete.	
2 Identifying strategies and the means with which to preserve and enhance existing affordable housing in the Village, such as possible funding or programs aimed at assisting with upkeep, maintenance, and improvements to identify existing affordable housing properties.			Six to nine months to complete.	
3 Amending the River Forest Zoning Ordinance, and possibly other Village regulations, to specifically accommodate "integrated supportive housing."	Opportunity Knocks (OK) has indicated that they have been working on a residential supports initiative that has researched various models across the country. Work with OK to review their work and see what can be integrated into Village zoning.	VRF: PC, ZBA; Outside Organizations: Opportunity Knocks	Six to nine months to complete.	
4 Amending the River Forest Zoning Ordinance to accommodate Accessory Dwelling Units (ADU) as a conditional use in the R1 and R2 zoning districts.	Seek technical assistance from third party consultant to help manage these two items.	VRF: PC, ZBA, AF; Outside Organizations: DU, CUC, OK and other housing groups identified above.	Seek RFPs for consultant to provide technical assistance for project. Award contract first meeting in Sept. Anticipate project to take 6 - 9 months.	
5 Amending the River Forest Zoning Ordinance, specifically the Planned Development standards (section 10-19-3) to identify consistency with the goals and policies of the Affordable Housing Plan as a standard of review.				6 Amending the River Forest Zoning ordinance to allow for taller and more dense development in designated commercial/mixed-use areas, consistent with the recommendations of the Comprehensive Plan, in order to better accommodate possible inclusion of affordable housing as part of new development.
7 Identify processes to better track metrics related to affordable housing.	Staff to research and create process to track housing units in River Forest.	VRF: PC; Outside Organizations: Possibly UIC and other statistical organizations	Ongoing	