

August 20, 2020

Honorable Cathy Adduci
Village President, Village of River Forest
Attn: Eric J. Palm and Sarah Phyfer
400 Park Ave
River Forest, IL 60305

Re: Affordable Housing Plan Submittal

Dear Ms. Adduci:

This letter acknowledges the Illinois Housing Development Authority's (IHDA) receipt of the Village of River Forest's Affordable Housing Plan as required for compliance with the Affordable Housing Planning and Appeal Act (310 ILCS 67/) ("AHPAA").

Our records will note that the Affordable Housing Plan was adopted by the Village of River Forest on June 8, 2020 and was received by IHDA on June 17, 2020 (via mail) and July 13 (via email). Your plan appears to include the following minimum requirements set forth by the Affordable Housing Planning and Appeal (AHPAA) statute:

1. **A statement of the total number of affordable units that are necessary to exempt the local government from the operation of the Act:**

The Village of River Forest provided a statement of its total year-round units: 3,788. The Village provided a statement of its total affordable housing units: 340 units. The Village established that it requires an additional 39 units (379 total) to become exempt from the Act. A total of 379 units would represent 10% of its total year-round units (per the 2018 published AHPAA Non-Exempt Local Government update).

2. **An identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing and of existing structures most appropriate for conversion to, or rehabilitation for, affordable housing:**

1. Properties along the Village' perimeter corridor (Madison Street, North Avenue and Harlem Avenue).
2. Possible other areas designate for multi-family and mixed-use developments by the River Forest Comprehensive Housing Plan.
3. **A statement of incentives that may be provided for the purpose of attracting affordable housing to the jurisdiction:**
 1. Zoning bonuses for buildings incorporating a certain percentage of affordable units
 2. Allow for taller and more dense development in designated commercial/mixed-use areas, consistent with recommendations of River Forest's Comprehensive Plan.
 3. Explore possible strategies and means with which to preserve and enhance existing affordable housing in the village, i.e. utilizing funding aimed at assist upkeep, maintenance and improvements to identified properties.
 4. Explore amending the zoning to ordinance to accommodate Accessory Dwelling Units (ADU) as conditional use in the R1 and R2 zoning districts.
 5. Consider amending the Planned Development standards (section 10-19-3) to specifically identify consistency with the goals and policies of the Affordable Housing Plan as a standard of review.
 6. Leveraging TIF funds to support affordable housing initiatives.
7. **A statement of an affordable housing goal:**

The Village of River Forest's goal for complying with the AHPAA is requiring a minimum of 10% of affordable housing within its jurisdiction. Additionally, the Village identifies two strategies it intends to pursue to achieve 10%. These include:

- 1.) Protecting and enhancing the existing affordable housing that currently exists in the Village, primarily affordable multi-family units located along the Village's perimeter corridors.
- 2.) Concentration attention on new multi-family development and mixed-used buildings and providing developers opportunities to include affordable housing units.

If you should have any further questions or concerns, please feel free to contact IHDA's Department of Strategic Planning and Reporting at 312-836-5379 or by email at bfenton@ihda.org.

Sincerely,

Benjamin Fenton

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