NOTICE OF PUBLIC HEARING

Skokie Plan Commission, Thursday, January 19, 2023, Village of Skokie, 5127 Oakton Street, Skokie, Illinois 60077, at 7:30 P.M., to consider the following:

<table>
<thead>
<tr>
<th>NEW</th>
<th>ACTION TAKEN</th>
</tr>
</thead>
</table>
| **2023-01PD – Parking Determination: 7800 Austin Avenue**  
Proposed UPS Distribution Facility | No Vote Required |
| *(7:45 P.M.)* **Discussion: Affordable Housing**  
Listen and learn session featuring speakers who develop and work towards the preservation and creation of new affordable housing development | No Vote Required |

FOR YOUR INFORMATION:
Plans and related documents are available at the Planning Division office at Village Hall Monday through Friday from 8:30 AM to 5:00 PM. 847-933-8447

SPECIAL AID: Available upon request for the disabled. Call 847/673-0500 or email info@skokie.org.

This notice is for information purposes only.

Paul Luke, Chairman
To: Paul Luke, Chairman, Skokie Plan Commission  
From: Paul Reise, Planning Manager

**General Information**

<table>
<thead>
<tr>
<th>Petitioner</th>
<th>BRIDGE POINT SKOKIE LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose</td>
<td>A parking determination for a truck and freight transportation services use at 7800 Austin Avenue</td>
</tr>
</tbody>
</table>

**PETITIONER’S SUBMITTAL**

UPS intends to operate a delivery distribution center, which is a *truck and freight transportation services* use in the Zoning chapter, at 7800 Austin Avenue. Off-street parking requirements for truck and freight transportation services are determined by the Plan Commission.

As proposed, the site will be developed with a UPS distribution facility with an approximately 171,753 square-foot building. The facility will serve as a transfer point between feeder trucks (long-haul semi-trailer trucks) and package cars (vans or other vehicles used in local distribution). Off-loading of the feeder trucks will occur via 24 loading bays on the west side of the proposed building. Staging of the package cars will occur within the proposed building.

The site will provide a 72-space parking lot on the north side of the proposed building and a 228-space parking lot on the east side of Austin Avenue for on-site employees and package car drivers.

**STAFF ANALYSIS**

The zoning is M3 and the proposed land use truck and freight transportation services is permitted. Staff has reviewed the petitioner’s Traffic Impact Study by KLOA, dated December 14, 2022. The submitted use letter from the applicant indicated a 72-space parking lot on the north side of the proposed building and a 228-space parking lot on the east side of Austin Avenue for on-site employees and package car drivers.

Staff accepts this analysis and is recommending the 300 on-site parking spaces be required for this use.
STAFF RECOMMENDATION
Staff recommends that the Plan Commission determine the off-street parking requirement for BRIDGE POINT SKOKIE LLC at 7800 Avenue be 300 on-site parking spaces. Any increase in the employment level or mode of operation at the subject site will require that the parking requirement be evaluated. This determination is not transferrable to another truck and freight transportation services use at this location.
Memorandum
Community Development Department

TO: Chair Luke & Plan Commission Members
FROM: Johanna Nyden, AICP, Director of Community Development
DATE: January 10, 2023
SUBJECT: Development of Affordable Housing Policy Recommendations

On December 20, 2022, the Board of Trustees unanimously approved a motion that directed the Plan Commission to convene public hearings to discuss and provide the Board with recommendations on the Village’s affordable housing policy. This memorandum serves as an overview and reference document for the anticipated meetings and discussion on this subject for the coming months. It includes:

- Background on Skokie’s ongoing support and commitment to being an affordable community and existing work to create and preserve affordable housing;
- Background on regional efforts to support affordable housing; and
- Timeline and schedule for meetings on the Plan Commission’s discussion of an affordable housing policy recommendations.

Affordable Housing in Skokie:
As highlighted in Skokie’s Commitment to Affordable Housing (attached), Skokie has had a history of inclusive housing policies that support a diverse and affordable housing stock. Presently, the Village has 19.9% of its housing stock considered as “affordable”. For context, the Illinois General Assembly passed the Affordable Housing Planning and Appeals Act (AHPAA) in 2003 to address the state’s affordable housing shortage. The Act requires communities with less than 10% affordable housing (as determined by data sources from the Census) to submit an Affordable Housing Plan to the Illinois Housing Development Authority (IHDA). The Village currently has the second highest percentage of affordable units in the area. In recent months, the Village has discussed how best to extend and expand this support for affordable and mixed-income housing. The success of recently opened rental residential development, like 8000 North, has increased interest by the development community in constructing new multi-family housing projects coupled with the adoption of a new sustainability plan, and the demonstrated ability for projects to provide units that are affordable at 100% of Area Median Income (AMI)\(^1\) has further highlighted the need to explore the Village’s next steps with regard to its housing policies.

Skokie is engaged in regional and local efforts to promote the preservation of high-quality housing that is affordable to low- and moderate-income households. Efforts have included:

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\(^1\) Area Median Income is designated by the Department of Housing & Urban Development. Skokie utilizes the Chicago-Joliet-Naperville, IL HUD Metro Fair Market Rent (FMR) Area Income Limits. The 2022 Limits are attached to this memorandum.
• **Supporting multi-family housing projects.** When many suburban communities were not allowing multi-family projects on small lots (or at all), Skokie permitted these projects and continues to support the creation of multi-family housing.

• **Offering Home Improvement Programs.** Through the Village’s Community Development Block Grant (CDBG), the Village funds up to $12,000 (per household) for housing rehab to income-eligible households to fund rehabilitation of units. Annual allocation of this program is $70,000.

• **Creating Programs to support Neighborhoods.** The newly established Neighborhood Enhancement Program allows for the coordinated investment in owner-occupied multi-family properties in CDBG Target Areas.

• **Providing Housing & Financial Assistance During COVID.** During COVID the Village provided $200,000 in payments for rent, mortgage, and utility assistance to support low- and moderate-income households.

• **Establishing and Implementing the Neighborhood Integrity Ordinance.** This is a component of rental registration and requires landlords complete training with the Village. Residents also are required to sign a crime free addendum as part of a lease.

• **Planning for a more sustainable housing stock.** The adopted Environmental Sustainability Plan (ESP) identifies areas to support housing that is sustainable in Skokie. The ESP highlights numerous action steps to improve energy efficiency in housing throughout Skokie. In particular, recognizing that lower quality housing can result in “high energy poverty” (poorly weatherized homes might have higher energy costs) and that lower income households are more likely to be impacted by this condition. LH1-1 (Action) within the plan, identifies that for Phase 1, the Village assess and support ways in which low- and moderate-income households housed within Skokie’s housing stock can become more sustainable. LH-2, “Reduce the share of the population living in high energy poverty from 15.4% to 10% by 2030.”

• **Inclusion of Affordable Housing in the Village’s IPLAN.** The Skokie Health and Human Services (HHS) Department has been working for the past several months on the Illinois Project for Local Assessment of Needs (IPLAN) Community Health Assessment process. As part of the IPLAN process, the “Toward Health Equity in Skokie” event was held on November 18, 2022 to allow community stakeholders the opportunity to review highlights from the Community Health Assessment and vote on three issues to address over the next five years. The community stakeholders chose Affordable Housing as one of a priority.

### Regional Efforts in Support of Affordable Housing

There are numerous communities, agencies, organizations, and statewide entities are working on addressing affordable housing issues. Examples of the efforts for creating more affordable housing, helping people stay in their homes, maintaining existing housing as affordable, and looking at the specific housing needs of different populations are summarized in this section. Additionally, speakers at the January 19, 2023 “Listen and Learn” session will speak to some of these efforts and are engaged in regional projects and activities.

**Residential Tenant Landlord Ordinance.** In January 2021, [Cook County](https://www.cookcountyillinois.gov) adopted a RTLO that covers all property in suburban Cook County. As a result, Skokie is currently covered by this ordinance. The adopted ordinance (which was effective June 2021) covers all rental units in
suburban Cook County (including mobile homes and subsidized units) with the exception of Chicago, Evanston, and Mount Prospect (which all had existing RTLOs in place). It excludes units in owner-occupied buildings with 6 or fewer units, units in hotels, motels, rooming houses unless rent is paid monthly, and school dormitory rooms, employee’s quarters, non-residential rental properties, and owner-occupied co-ops.

The Cook County RTLO outlines the rights that both tenants and landlords have in a residential rental agreement. It creates a uniform leasing experience in most of Cook County (since the ordinance is similar to Chicago, it is nearly completely uniform). A few key highlights include:

- Creates protections around the enforcement and activity around an eviction (i.e. no lockouts);
- Establishes renter rights (i.e. essential services like water, gas, and electricity, compliance with local building codes, temperature settings, repair in timely manner, etc.); and
- Identifies renter responsibilities (i.e. keep unit in safe working order, remove garbage, allow reasonable access to the unit, use dwelling unit as a dwelling unit, not abandon property, etc.).

Cook County offers resources to assist renters and landlords with situations that are out of conformance with the RTLO.

*Chicago Metropolitan Agency for Planning (CMAP)* has completed several case study examinations of regional communities that are undertaking the work to create more affordable housing opportunities through its [Homes for a Changing Region Project](#). Recognizing that this work is not only establishing inclusionary housing ordinances, there is additional work that can be done to support housing options and opportunities that includes:

- Zoning code changes such as inclusionary housing, increase allowable density, reduce parking requirements, allow accessory dwelling units, adopt form-based codes;
- Programs to support senior housing, keeping older adults in their homes, home sharing, and multi-generational communities;
- Regulatory changes that improve or streamline inspection and permitting processes;
- Sustainability initiatives that support the development of green buildings that are affordable, energy efficiency savings that can be passed to tenants or homeowners on fixed income;
- Preservation of existing housing such as creation of land trusts that reduce housing costs by removing the land value from housing costs;
- Identify opportunities for counseling and financial literacy to prevent issues of foreclosure, high tenant turnover, and other vacancy related issues.

Recommendations from CMAP’s Homes for a Changing Region Toolkit Recommendations Guide can be found [here](#). Many of these suggestions would be appropriate for inclusion in Skokie’s affordable housing policy and would enhance existing work preserving Skokie’s affordability and preserving diversity.

**Timeline:**
The following is the anticipated schedule of discussion and activities for the Plan Commission’s public hearings, and process for review of affordable housing policy for the Village of Skokie.
• **Listen & Learn Session** (Thursday, January 19, 2023, 7:45p). Speakers from Brinshore Development, Community Partners for Affordable Housing, and the Housing Authority of Cook County, Chicago Metropolitan Agency for Planning, and (additional speakers have been invited) will share the work they are doing to support affordable housing in the region. The public is encouraged to attend; opportunity for questions and further discussion will be included during the Listen & Learn Session. This session will be hosted by the Plan Commission and will start after the regular Plan Commission meeting at 7:45p. Meeting materials will be posted on the Plan Commission’s meeting page on Thursday, January 12, 2023.

• **Public Hearing Session #1** (Thursday, February 2, 2023, 7:30p). The Plan Commission will start to formulate affordable housing policy recommendations to the Board of Trustees. Meeting materials will be posted on the Plan Commission’s meeting page on Thursday, January 26, 2023.

• **Public Hearing Session #2** (Thursday, March 2, 2023, 7:30p). Plan Commission will finalize draft affordable housing policy recommendations to the Board of Trustees. Meeting materials will be posted on the Plan Commission’s meeting page on Thursday, February 23, 2023.

• **Board of Trustees Meeting** (Monday, March 20, 2023, 7:30p). Policy recommendations from the Plan Commission on the Village’s Affordable Housing strategy will be presented by Plan Commission Chair Paul Luke and discussed at the Board meeting.

**Attachments:**
- Inclusionary Housing Ordinances
- Village of Skokie’s Commitment to Affordable Housing, October 1, 2020
Inclusionary Housing

There are several communities in northeastern Illinois that have moved forward with establishing inclusionary housing ordinances. Below is information on these ordinances and they are attached for reference:

- **Lake Forest**’s inclusionary housing policy applies to all residential or mixed-use developments that result in or contain five or more dwelling units (excluding any single-family detached dwellings) and requires that at least 15% of the total units shall be affordable. To offset these costs for complying developers, Lake Forest will waive all application fees, building permit fees, impact fees, and other costs which may be imposed by the city (adjusted proportionately to reflect the fees for the affordable housing units).

- **St. Charles**’ inclusionary housing policy allows developers to request the City Council to approve an Alternative Affordable Housing Plan if the developer demonstrates criteria such as financial hardship (that is not of the developer’s own making) or site development difficulties such as environmental or grade issues. If the developer proposes the Alternative Affordable Housing Plan, they must supplement their plan by applying for external funding sources such as grants, purchase offsite units that are for sale or in foreclosure and sell or rent them at affordable housing prices, or construct only a portion of the required affordable units and pay a fee in lieu of the remaining portion of units.

- **Evanston**’s inclusionary housing policy requires that 10% of the dwelling units within a privately funded development shall be affordable dwelling units and that 20% of the dwelling units within a publicly funded development shall be affordable dwelling units. Additionally, prior to a development application being deemed complete, an Inclusionary Housing Plan must be submitted, which includes the number and pricing schedule of market and affordable dwelling units as well as a marketing plan on how they will promote the sale of the affordable dwelling units.

- **Highland Park**’s inclusionary housing policy allows for off-site affordable housing units (a portion or all) in lieu of on-site affordable housing units, with the approval of City Council and consideration from the Housing Commission. Highland Park also allows for cash payment in lieu of affordable housing units if the covered development consists solely of 19 or fewer single-family detached dwelling units or if the City Council approves such payment with consideration from the Housing Commission and the determination that such a payment will further other opportunities for affordable housing developments in the City.

- **Northbrook**’s inclusionary housing policy states that any governed development providing the minimum number of affordable housing units will be eligible to obtain greater flexibility in development design such as reduced setbacks, increased floor area ratio, and fee waivers and reductions on affordable units. Additionally, affordable units must have access to all of the same amenities, common areas, and energy efficient features as the market rate units.
• **Deerfield**’s affordable housing policy applies to all developments that result in the addition of or contain 11 or more residential dwelling units in a multi-family, attached development or 30 or more residential dwelling units in a single-family detached development. Additionally, at the developer’s request, the Village or its designee shall assist the developer in marketing the affordable housing units to eligible households, for an additional charge to be determined by the Village.

• **Arlington Heights**’ affordable housing policy dictates that for multi-family rental developments containing 9 or fewer dwelling units, no actual affordable units are required, however a linkage fee of $3,500 per market rate unit is due as part of the building permit fees. If the developer chooses to provide actual on-site affordable units, no linkage fee is required. Additionally, the maximum gross rent for affordable units shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30% of their gross monthly housing expenses as calculated by the Illinois Housing Development Authority based on the number of bedrooms in the unit.
VILLAGE OF SKOKIE

Skokie’s Commitment to Affordable Housing

Community Development Department
October 1, 2020
SKOKIE'S COMMITMENT TO AFFORDABLE HOUSING

The Village of Skokie has a long tradition of inclusive housing policies that support affordable housing and have driven the Village to achieve 19.9% affordable housing, which is one of the top rates in the North Shore area. To supplement this approach, the Village has also developed several programs that support low income renters and homeowners with a focus on investing in their homes and neighborhoods. Lastly, Village staff is participating in regional initiatives that support affordable housing.

Housing is considered affordable when housing costs are no greater than 30% of household income, particularly for low income households, which is 80% of median household gross income. Affordable housing is out of reach in many parts of the Chicagoland area. For suburban growth areas, this is largely due to a lack of older housing stock and overall housing diversity, favoring single family homes over multi-family developments. Inner ring suburbs like Skokie are well-positioned to provide affordable housing opportunities due to the age of our existing housing stock and supply of multi-family buildings. Provided the Village continues to support inclusive land use policies and protect existing housing stock, the Village’s higher percentage of affordable housing should continue.

This document is intended to provide an overview of Skokie’s current affordable housing position and insights into policies that have enabled the Village to achieve and maintain one of the highest affordable housing rates in the North Shore area.

Affordable Housing Profile

According to data from the 2016 American Community Survey (ACS), 19.9% of the Village of Skokie’s housing stock is affordable in accordance with HUD’s definition. With over 22,446 households in the village, 4,467 units are affordable.

As shown in Table 1, Skokie outpaces all North Shore communities except Niles, which registers over 30%. Evanston is closest, just two percentage points below, while Morton Grove is over six points behind. The remaining cities are below 10% which is the threshold enacted by the Illinois’ Affordable Housing Planning and Appeals Act (AHPAA).

Another data point to consider is the level of owner-occupied properties. A greater availability of rental units typically correlates with greater affordability and ease of entry into the market. As per 2019 US Census estimates, shown in Table 2, just over 70% of homes in the Village are owner-occupied. In Evanston, 56.3% of homes are owner-occupied and has a high percentage of rental due to its university population. Morton Grove has the highest rate of owner-occupancy at 91.3%.

The type of housing is also a key indicator that correlates with affordable housing. Places that have more multi-family housing typically have a higher percentage of affordable housing. Just under 60% of housing is within single family detached or attached structures. The remaining 40% are within multi-family buildings with a shared entrance, and of that percentage, 20% is within buildings with 10 or more units. Niles is very similar to Skokie with 62% single family and 38% multi-family. The difference is the Niles has more buildings with 10 or more units. Morton Grove has nearly 82% single family and just 8%
multi-family. Home to a major university, Evanston has a much higher rate of multi-family at 63% of which over 37% are within buildings with more than 10 units.

Table 1: Percentage of Affordable Housing Units in Relation to Overall Housing Supply

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2011</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Niles</td>
<td>20.2%</td>
<td>30.4%</td>
</tr>
<tr>
<td>Skokie</td>
<td>14.7%</td>
<td>19.9%</td>
</tr>
<tr>
<td>Evanston</td>
<td>15.4%</td>
<td>17.5%</td>
</tr>
<tr>
<td>Morton Grove</td>
<td>7.9%</td>
<td>13.1%</td>
</tr>
<tr>
<td>Glenview</td>
<td>7.4%</td>
<td>7.3%</td>
</tr>
<tr>
<td>Lincolnwood</td>
<td>4.6%</td>
<td>5.5%</td>
</tr>
<tr>
<td>Wilmette</td>
<td>4.1%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Golf</td>
<td>0.8%</td>
<td>2.8%</td>
</tr>
<tr>
<td>Winnetka</td>
<td>2.5%</td>
<td>2.7%</td>
</tr>
<tr>
<td>Glencoe</td>
<td>1.4%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Kenilworth</td>
<td>0.5%</td>
<td>2.2%</td>
</tr>
</tbody>
</table>

Table 1 Source: American Community Survey 2011 and 2016.

Table 2: Home Occupancy & Median Monthly Housing Costs

<table>
<thead>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Niles</td>
<td>73.4%</td>
<td>$1,819</td>
<td>22.7%</td>
<td>$1,117</td>
</tr>
<tr>
<td>Skokie</td>
<td>70.5%</td>
<td>$2,154</td>
<td>24.9%</td>
<td>$1,226</td>
</tr>
<tr>
<td>Evanston</td>
<td>55.3%</td>
<td>$2,470</td>
<td>40.7%</td>
<td>$1,366</td>
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<tr>
<td>Morton Grove</td>
<td>91.3%</td>
<td>$2,144</td>
<td>7.8%</td>
<td>$1,817</td>
</tr>
<tr>
<td>Park Ridge</td>
<td>82.4%</td>
<td>$2,763</td>
<td>18.4%</td>
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</tr>
<tr>
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<td>82.8%</td>
<td>$2,755</td>
<td>17.6%</td>
<td>$1,761</td>
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<tr>
<td>Northbrook</td>
<td>86.8%</td>
<td>$2,980</td>
<td>11.7%</td>
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<tr>
<td>Lincolnwood</td>
<td>84.8%</td>
<td>$2,640</td>
<td>12.3%</td>
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<tr>
<td>Wilmette</td>
<td>86.8%</td>
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<td>89.6%</td>
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<td>94.7%</td>
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<td>Winnetka</td>
<td>89.0%</td>
<td>$4,000+</td>
<td>8.6%</td>
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<tr>
<td>Kenilworth</td>
<td>82.4%</td>
<td>$4,000+</td>
<td>8.2%</td>
<td>$2,000+</td>
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</table>

Table 2 Sources: Census Quick Facts (census.gov/quickfacts) and American Community Survey 2010 to 2014

According to “Regiona Housing Solutions” website, which categorizes affordability within housing submarkets, Skokie’s housing stock was primarily built in two eras - the years after World War II and in the 1960’s-70’s – as shown in Table 3. This housing stock has remained intact with 84% considered between moderate to lower cost and remains affordable. Only 6% of Skokie’s stock is considered high cost, low density suburban which is out of reach for low to moderate income families.

Niles which has by far the most affordable housing has 94% in the lower cost range and 6% in the high cost range. Evanston also has little mid-range diversity with 24% lower cost and 76% higher cost.
Morton Grove is 71% lower cost, 29% in the middle, and 1% high cost. The farther north, housing is less affordable.

<table>
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<tr>
<th>Submarkets</th>
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<tbody>
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<td>68</td>
<td>16</td>
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<td>13</td>
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<td>47</td>
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<td>-</td>
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<td>8</td>
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<td>-</td>
<td>-</td>
<td>68</td>
<td>13</td>
<td>11</td>
</tr>
<tr>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>98</td>
<td>7</td>
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<tr>
<td>Lincolnwood</td>
<td>-</td>
<td>-</td>
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<td>32</td>
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<td>100</td>
<td>-</td>
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<tr>
<td>Northfield</td>
<td>-</td>
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<tr>
<td>Glencoe</td>
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<tr>
<td>Kenilworth</td>
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<td>100</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Submarket Characteristics

Submarket 1: Higher density urban, high foreclosure and vacancy, low income.
Submarket 2: Higher density urban and suburban, large households, high foreclosure/moderate vacancy, low/moderate income.
Submarket 3: Higher density urban, high income, young, high home prices and rents.
Submarket 4: Suburban post-war housing stock, middle-income, lower cost stock.
Submarket 5: Suburban 1960-79 housing stock, moderate but declining incomes, lower cost stock.
Submarket 6: High cost suburban housing stock, low density, high income, aging population.
Submarket 7: High population growth, newest housing stock.
Submarket 8: Suburban 1980-99 housing stock, high/middle income, suburban, aging population.

Table 3 and Submarket Characteristics Source: regionalhousingsolutions.org.

Skokie’s Affordable Housing Priorities

The Village of Skokie’s historic commitment to diversity is the main driver for its affordable housing success. This includes a diverse economy, diverse housing types, and a diverse community. The commitment is primarily demonstrated by a long history of planning and zoning decisions that allowed higher density housing developments.

Skokie is also committed to a high standard of living for affordable housing. The Village has developed the Neighborhood Enhancement and Home Improvement programs, which are funded through CDBG, to help maintain structures occupied by low income residents. The Village is also providing direct rental assistance to low income families through the Housing Financial Assistance and Emergency Financial Assistance programs. In addition, the Neighborhood Integrity Initiative, which includes the Rental Registration and Landlord Training programs, requires landlords to conduct regular maintenance to their buildings and to ensure a safe and livable environment for their tenants.
Village staff also participates in Chicago Regional Assessment of Fair Housing. This initiative is helping a partnership of Cook County municipalities coordinate affordable housing efforts through a regional approach instead of beyond their municipal boundaries.

**Housing Development Policies**

The starting point for the Village's housing affordability involves housing development policies that were instituted during Skokie's post-WWII growth period and have continued through today. During the postwar era through the 1970's, Village leaders elected to allow the construction of multi-family structures on smaller lots. As a result, 40% of households are within multi-family buildings, and 84% of our housing stock is within Submarket 4 and 5, which are lower cost and serves diverse household incomes. If you fast forward 70 years, these buildings have become the cornerstone of affordable housing in the Village and created development patterns and a housing stock that sets Skokie aside as one of the most affordable communities in the North Shore.

**Neighborhood Enhancement & Home Improvement Programs**

In addition, the Village has developed two direct investment programs to fund improvements to structures owned by low income residents and/or within low income areas. The Neighborhood Enhancement program was added to the CDBG Annual Action Plan this year and is currently being rolled-out. The program provides funding for improvements to low income, multi-family structures. The initial focus is on low income homeowners, but depending on the demand, assistance may be provided to rental buildings in low income areas. The list of qualified improvements includes exterior door and window replacement, accessibility improvements, tuckpointing, painting, roof replacement, landscaping and hardscaping, lighting, and safety improvement. The Neighborhood Enhancement Program is budgeted for a total of $180,976 this year.

The Home Improvement Program is also funded through CDBG and has been a long-standing program with nearly 400 units improved. The program provides up to $12,000 to cover the cost of exterior improvements that are similar to the list of improvement for the Neighborhood Enhancement program. The difference between the two program is the Neighborhood Enhancement program has a focus on multi-family buildings while the Home Improvement Program assists low income homeowners of one and two-family homes. The Home Improvement Program is typically budgeted for $70,000 each year.

**Housing Financial Assistance & Emergency Assistance Programs**

The Village also provides direct assistance to low income homeowner and renters through two programs that have arisen from the COVID-19 Pandemic. The Housing Financial Assistance program is funded through CDBG-CV supplemental funding through the CARES Act. The Village is providing $200,000 to provide rent, mortgages, and/or utility assistance to low to moderate income households. The Emergency Assistance Program, which is funded by donation from the Skokie Community Foundation, provides grants up to $500 for rent and utility assistance. According to reports from the Human Services Departments, through the end of July, 84 households benefitted from the program during the pandemic.
Neighborhood Integrity Initiative

The primary component of the Neighborhood Integrity Initiative, which was created in 2014, is the Rental Unit Registration ordinance, Chapter 22 of the Village's Code of Ordinances. The code requires the registration and inspection of every residential rental unit prior to being offered for rent or being sold. The purpose of the program is to ensure landlords are providing safe and livable environment for their tenants. While there is added cost to the property owner, this step ensures units are well-maintained, which is a priority. Skokie's approach to affordable housing not only provides opportunities to low income resident but also takes steps to ensure their homes are safe and livable.

The Rental Unit Registration ordinance also requires the owner or operator of a rental unit to successfully complete the Village's Landlord Seminar within three months from the date of registration. The seminars consist of 3 four-hour information/training seminars, which are held throughout the year. The seminars are held at the Skokie Police Department on weekdays, evenings and Saturday mornings. Landlords are only required to attend one seminar; however, if a property is found to have numerous nuisance complaints or issues, the landlord maybe required to attend an additional seminar. Overall, the seminar informs landlord about the Rental Unit Registration program, building and property maintenance codes, tenant rights and responsibilities, and the duties of the Neighborhood Standards Police Officer.

The crime free provisions are another important aspect of the ordinance. Owners are required to have tenants sign a crime free addendum as part of the lease. The addendum makes it a violation of the lease for any tenant or guest of the tenant to engage in violent or drug related crimes or to use the leased premises for such purposes. In conjunction with landlord training and the crime free elements of the code, the Village also provide Landlord Certification if the owner/operator agrees to a security inspection and a neighborhood social event offered by the Police Department.

Regional Efforts

The Village is also taking part in the Regional Assessment of Fair Housing, which is a regional effort to address fair housing issues. Although the assessment is focused on fair housing, affordability is a primary component of the assessment.

The Regional Assessment of Fair Housing is led by Cook County with technical assistance initially provided by the Chicago Metropolitan Agency for Planning (CMAP) and Enterprise Community Partners as the lead consultant. The assessment is a collaboration of over 17 local communities in Cook County, which has been coined the Chicago Area Fair Housing Alliance. If not for this partnership, the Village would have had to undertake the assessment on its own to fulfill CDBG requirements. The Village's participation in the assessment is $12,000, which is covered by CDBG funds.

The assessment is an ongoing project. To date, broader regional objectives and best practices have emerged, and the group is currently working on local recommendations.
Skokie, housing and the region

Jonathan Burch, Principal
Chicago Metropolitan Agency for Planning
### Priority housing issues

<table>
<thead>
<tr>
<th>What are the priority issues facing your municipality on the topic of housing?</th>
<th>Responses (#)</th>
<th>Responses (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing stock does not meet the needs of seniors</td>
<td>47</td>
<td>20.0%</td>
</tr>
<tr>
<td>Not enough diverse housing stock types</td>
<td>47</td>
<td>20.0%</td>
</tr>
<tr>
<td>Absentee landlords</td>
<td>35</td>
<td>14.9%</td>
</tr>
<tr>
<td>Lack of affordable housing</td>
<td>34</td>
<td>14.5%</td>
</tr>
<tr>
<td>Housing stock does not reflect market demands</td>
<td>30</td>
<td>12.8%</td>
</tr>
<tr>
<td>Housing conditions are less than satisfactory</td>
<td>27</td>
<td>11.5%</td>
</tr>
<tr>
<td>Homes are too expensive</td>
<td>22</td>
<td>9.4%</td>
</tr>
<tr>
<td>Rental dwellings are too expensive</td>
<td>22</td>
<td>9.4%</td>
</tr>
<tr>
<td>High rates of vacancy, foreclosure, or abandonment</td>
<td>18</td>
<td>7.7%</td>
</tr>
<tr>
<td>Decreasing home values</td>
<td>12</td>
<td>5.1%</td>
</tr>
<tr>
<td>Issues with HOA’s</td>
<td>4</td>
<td>1.7%</td>
</tr>
<tr>
<td>Prevalent housing discrimination practices</td>
<td>3</td>
<td>1.3%</td>
</tr>
</tbody>
</table>
What housing issues are important in Skokie?
Housing in Skokie
Population vs Households, 2000-2020

- Population 2000: 63,348
- Households 2000: 23,223
- Population 2010: 64,784
- Households 2010: 23,531
- Population 2020: 67,824
- Households 2020: 24,173
Housing type by tenure

- Single-family: 58% Owner-occupied, 4% Renter-occupied
- Townhome: 1% Owner-occupied, 2% Renter-occupied
- Multi-family: 13% Owner-occupied, 21% Renter-occupied
What is included in gross rent?

Share of average monthly costs for renters in Chicago metropolitan area, 2017

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 American Housing Survey (AHS).

Note: The 2017 AHS data is for the core-based statistical Area for metropolitan Chicago, including Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties in Illinois.
Cost-burdened owners 2010-2019

Owners 2010-2014 ACS
- 50%+ of income: 14%
- 30% - 50% of income: 22%

Owners 2016-2021 ACS
- 50%+ of income: 13%
- 30% - 50% of income: 16%
Skokie Comparison of Owner Household Incomes with Occupied Units Affordable at Each Income Level

- Estimated Occupied Housing Units Affordable at Income Level (with mortgage)
- Estimated Occupied Housing Units Affordable at Income Level (without mortgage)
- Actual Households at Income Level

Income Levels:
- <$19,999
- $20,000-$49,999
- $50,000-$74,999
- $75,000-$99,999
- $100,000-$149,999
- $150,000 or more
What is included in monthly owner costs?

Share of average monthly costs for owners in Chicago metropolitan area, 2017

Source: Chicago Metropolitan Agency for Planning analysis of the 2017 American Housing Survey (AHS).

Note: The 2017 AHS data is for the core-based statistical area for metropolitan Chicago, including Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties in Illinois.
Cost-burdened renters

Renters 2010-2014 ACS
- 50%+ of income: 27%
- 30% - 50% of income: 32%

Renters 2016-2021 ACS
- 50%+ of income: 25%
- 30% - 50% of income: 25%
Skokie Comparison of Rental Household Incomes with Occupied Units Affordable at Each Income Level

- Actual Households at Income Level
- Estimated Occupied Housing Units Affordable at Income Level

Income Levels:
- <$19,999
- $20,000-$49,999
- $50,000-$74,999
- $75,000-$99,999
- $100,000-$149,999
- $150,000 or more
Find strategies for addressing housing challenges in your community and the Chicago region.

Understanding housing submarkets can help communities develop new initiatives that are responsive to local needs.

Find a community (Aurora, Englewood, etc)...

Browse by: Chicago community Municipality County City of Chicago

What is a submarket? Issues + strategies
Housing Submarket Clusters

1. Lowest income, high distress, declining population, urban
2. Low/moderate-income, distressed, large households
3. Higher-income, young, educated, strong market urban
4. Moderate-income, lower cost, post-war housing stock
5. Moderate-income, declining, 1960-79 stock, suburban
6. Highest-income, high cost, stable, suburban, aging
7. Growth cluster, newest stock, large households, core/fringe
8. High/middle-income, 1980-99 housing stock, suburban, aging
# Issues + strategies

Quantitative analysis and many interviews with housing experts from across the region helped identify issues facing the region's housing markets, as well as potential solutions. Although many more housing and non-housing issues affect submarkets, the housing issues and strategies identified below represent the most significant challenges and most promising solutions in this submarket. The outlined strategies feature proven projects, programs, or other efforts undertaken in communities across the region to address similar challenges or capitalize on similar opportunities.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Submarkets with primary focus</th>
</tr>
</thead>
<tbody>
<tr>
<td>+ Accessory dwelling units (ADUs)</td>
<td>![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark]</td>
</tr>
<tr>
<td>+ Affirmative marketing</td>
<td>![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark]</td>
</tr>
<tr>
<td>+ Affordability through reduced parking</td>
<td>![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark]</td>
</tr>
<tr>
<td>+ Affordable housing trust fund</td>
<td>![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark]</td>
</tr>
<tr>
<td>+ Community education</td>
<td>![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark] ![checkmark]</td>
</tr>
</tbody>
</table>
What housing issues are important in Skokie?
Affordable Housing Options
Village of Skokie

home
Brinshore Development

Strengthening neighborhoods through creative and collaborative real estate developments:

- Established 1994
- Based in Evanston, IL
- 10,000 units in over 100 residential communities valued at over $1.5 Billion
- Specializing in mixed income rental and for sale housing
- Experience in Master Planned Communities
- Partnering with Municipalities, Housing Authorities, Institutions and Nonprofits
Brinshore Development

National Developer
  - Active in 18 States and D.C.

Chicagoland Area
  - Skokie
  - Chicago
  - Evanston
  - Highland Park
  - Deerfield
  - Melrose Park
  - Aurora
Setting Policy Priorities

**Demographics**
What is the current income mix?

**Existing Stock**
What affordable housing options currently exist in the Village?

**Gaps in Housing Provision**
Who is currently having issues obtaining affordable housing?

**Target Populations**
Which market segments does the Village want to serve better?

**Future Concerns**
Does the Village want to address future gentrification concerns by locking in affordability?
Affordable Housing Options

**New Construction**
- Workforce Housing
- Mixed Income/Mixed Use
- Senior Housing

**Rehabilitation**
- Single Family
- Small Buildings
- Large Buildings
- Special Needs
- Artist Housing

**Other Ideas**
- Inclusionary Zoning
- Incentive Zoning
- Land Bank
- Request for Proposals
Workforce Housing
Hyacinth Place - Highland Park

City of Highland Park

Community Land Trust acquired the site

Procured Brinshore Development as Developer

10 For Sale Affordable Townhomes for Working Families

4 Affordable rental apartments owned by Community Land Trust

Financing from IHDA

Village of Skokie

BRINSHORE
Workforce Housing
Emerson Square-Evanston

City of Evanston
Assisted in acquisition, environmental remediation, and Neighborhood Stabilization Program Funding

Procured Brinshore Development as Developer

32 Affordable rental apartments owned

Financing from IHDA
Affordable Family-Supportive Housing
Zion Woods-Deerfield

Zion Lutheran Evangelical Church/HODC

Church donated land. Half permanent supportive housing/half affordable family housing

Procured Brinshore Development as Developer

25 Affordable rental apartments owned

Rental Assistance from RHI Financing from IHDA

Village of Skokie
Mixed Income/Mixed Use
Clybourn 1200-Chicago

City of Chicago
Provided Land, TIF, Tax Credits, Donation Tax Credits

Procured Brinshore

84 rental apartments:
  32 Market Rate
  10 at 80% of AMI
  16 at 60% of AMI
  26 Public Housing

17,000 Square Feet of Retail:
  Day Care Center
  Chase Bank Branch
  Motorcycle Apparel
  Mattress Store
Senior Housing
Sunset Woods-Highland Park

City of Highland Park
Community Land Trust
Assembled the Land

Procured Brinshore Development:

60 senior apartments:
48 affordable condos
12 affordable rentals owned by the Community Land Trust

Residents of Highland Park given preference to purchase and rent

IHDA assisted with financing.
Senior Housing
Melrose Commons - Melrose Park

Melrose Park Senior Campus
Private Developer Assembled a site for senior campus

Brinshore Development purchased site and built new construction project

94 affordable senior rental apartments

Senior campus:
Independent Living-Rental
Independent Living-Condo
Assisted Living

IHDA assisted with financing.
Rehab-Single Family
Neighborhood Stabilization Program-Evanston

City of Evanston
Provided NSP Funds and
administration of Program

Procured Brinshore
Development to apply for NSP
grant and run program

Purchased 100 detached single
family, townhome and condos
in two census tracts

50 homes sold as affordable
50 rented as affordable
Rehab-Small Buildings
HODC - Skokie

Housing Opportunities Development Corporation
Purchased several small buildings

Procured Brinshore’s General Contractor, BCM to rehab small buildings

Rehabilitated 18 units
7850 Niles Avenue-4 units
8218 Kilpatrick-4 units
8256 Keating-4 units
8519 Niles Center Road-6 units

IHDA provided financial assistance
Rehab-Large Building
Boxelder Court-Woodlawn-Chicago

City of Chicago
Working with Mercy Housing acquired foreclosed property through the NSP program

Procured Brinshore Development to rehab and own property

Created:
19 Rental apartments
10 Affordable rental at 50% of AMI
9 Affordable rental at 120% AMI
Rehab-Special Needs
Buffett Place-Lakeview, Chicago

City of Chicago
Issued a RFP for developers, provided Tax Credits, TIF, and Donation Tax Credits

Procured Brinshore and Thresholds to rehab 101 unit in a historic SRO

Created:
51 units of permanent supportive housing for the chronically mentally ill

All units have project based subsidy.

IHDA and CHA provided assistance including project based vouchers.
Rehab-Artist Housing/Mixed Use
Hairpin Lofts-Logan Square-Chicago

City of Chicago
Issued RFP for developer. Provided Tax Credits, Historic Tax Credits and TIF

Procured Brinshore Development to rehab and own property

Created:
28 Affordable Rental apartments with a preference for artists
Hairpin Arts Studio
Storefronts lining the street

Impact:
Drew private investment north of the column on Milwaukee
Other Ideas/Opportunities

Inclusionary Zoning
Developer builds affordable housing into luxury development, or Developer pays into a fund to build affordable housing elsewhere.

Incentive Zoning
Developers given bonus FAR in exchange for adding affordability.

Land Bank
Village or nonprofit affiliate acquires land and procures developers through RFP in exchange for affordable units.
Questions and Answers

Contact information:

Brinshore Development
1603 Orrington, Suite 450
Evanston, IL 60201

David Brint
Principal
(224) 927-5052
plevavi@brinshore.com

Peter Levavi
Executive Vice President
(224) 927-5057
plevavi@brinshore.com
Everyone should have a place to call home.
MISSION:
To develop affordable housing and provide services that empower individuals and families to secure and retain quality housing.

VISION:
Thriving Communities. Diverse Housing. Successful Residents.
Growth Rate of Median Home Prices v. Median Household Incomes v. Median Rents Nationwide
**BUY a Home**

**Education:** Learn how to navigate the complex process of buying and maintaining your home.

**Counseling:** Personalized guidance and individual action plans to help you overcome barriers to homeownership.

**Forgivable Grants:** Forgivable grants of up to 5% of the purchase price for down payment and closing costs.

**Affordable Homes:** Affordable homes for sale throughout the northern suburbs.

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**REPAIR your Home**

**Home Repair Grants:** Forgivable grants to make necessary home repairs and improvements.

**Accessibility Grants:** Forgivable grants to make your home accessible for residents with disabilities and limited mobility.

**Amortized Loan:** Low cost loans to make other types of home improvements.

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**RENT a Home**

**Rental Housing:** Affordable rental units available throughout the northern suburbs.

**Rental Assistance:** Rental assistance for income-qualified residents.

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**SAVE your Home**

**Counseling:** Provides a free in-depth assessment of your situation and, where appropriate, intervenes with your lender to help save your home from foreclosure.

**Mediation:** Facilitated by a neutral court-appointed mediator, mediation puts legal proceedings on hold while lenders and homeowners work towards a resolution acceptable to all parties.
Inclusionary Housing
Access to safe, affordable housing is fundamental - without it, everything else falls apart.

- Children perform better in school
- People get & keep employment and advance in their careers
- Physical and mental health outcomes improve
- Families plan for the future and achieve long-term housing stability
- Residents build financial stability and intergenerational wealth
- Lives come together when residents are in housing they can afford
Contact Information

- Rob Anthony
- 847-263-7478 ext 22
- ranthony@cpahousing
Affordable Housing

Supporting residents with sustainable programming

175 W. Jackson Blvd., Suite 350 Chicago, IL 60604 | www.thehacc.org | (312) 663-5447
About the Housing Authority

The Housing Authority of Cook County is the second largest public housing authority in Illinois. Established in 1946, the Housing Authority of Cook County is a municipal corporation whose jurisdiction spans 108 suburban communities. We believe that when residents have access to affordable housing, economic opportunity and a suitable living environment free from discrimination, people thrive.
**Mission:** Promote affordable housing, economic opportunity, and a suitable living environment free from discrimination throughout suburban Cook County.

- **16k** Households Served
- **18** HACC-Managed Development/Sites
- **130+** Municipalities
Resident Demographics

Vulnerable Populations

- **9,282** Individuals with Disabilities
- **13,557** Children
- **5,447** Seniors
- **734** Individuals from Families Homeless at Admission

Demographics

- Black / African-American
- Hispanic
- Asian
- American Indian or Alaska Native
- Multiracial
- No Data
- White
- Non-Hispanic
Review: Types of Public Housing

**Housing Choice Vouchers (HCV)**
HCV’s help pay a portion of a unit rented on the private market. The family chooses a private unit, HACC inspects/approves it, and the family pays 30% of their total monthly income to the landlord, while the voucher covers the rest. Also known as Section 8.

**Project Based Voucher (PBV)**
These vouchers are tied to a specific property, and a family with a PBV must use it to live in that unit. Renters can use their voucher to live in a typically privately owned property.

**Low Income Public Housing (LIPH)**
Multifamily sites owned by PHA’s. The PHA operates the development and subsidizes the rent. Think: “public housing”.
Affordable Housing Programs

The Housing Authority of Cook County administers several rental assistance programs to meet the housing needs of those who need it most in Suburban Cook County. The Housing Authority of Cook County’s conventional public housing program consists of over 2,100 owned units of low-income housing.

The Rental Assistance Division services over 13,000 families, senior citizens, and persons with disabilities. Other programs such as the Community Choice Program, Family Self-Sufficiency Program, and Homeownership Program are designed to help clients reach their goals and move toward independence.
Obtaining Housing

Qualification, Applications, and Waitlists
How do I get housing assistance from HACC?

A household must be under certain income limits to qualify (usually 50% AMI; $46,600 for a family of 4).

Each program has its own waitlist. PBV and public housing waitlists open several times a year, while the HCV waitlist will not reopen until at least 2025.

Some properties and programs have special requirements (elderly/disabled, etc). *These demographic requirements no longer apply to RAD-converted properties.

What is Rental Assistance Demonstration (RAD)?

“RAD is a central part of the Department’s rental housing preservation strategy, which works to preserve the nation’s stock of deeply affordable rental housing, promote efficiency within and among HUD programs, and build strong, stable communities.”
Applying for Housing

The reality of voucher waitlists: Although the need for affordable housing is greater than ever, there is a limited number of housing vouchers.

The HCV waitlist is tens of thousands of people long, and all waitlists are currently closed.

HACC opened its HCV waitlist in 2020 for the first time in over a decade. In the week it was open, over 10k people applied.

When a waitlist is closed, one cannot “apply” or “add their name” to the list.

Those seeking HACC vouchers should:

• Stay up to date with HACC news and waitlist openings through our website and social media (where openings are posted).
• Applicants can also enter their email address on our website to receive email notifications of waitlist openings.
• When a waitlist opens, one can apply through the HACC website by calling our office.

While the HCV waitlist is rarely open, waitlists for HACC properties (including PBVs) open more frequently (but still randomly).

We also refer clients to alternative housing programs such as Entry Point or findshelter.gov.
HACC Programming

- Community Choice Program
- Family Self Sufficiency Program
- Homeownership Program
- Human Services Support
Resident works with an FSS Coordinator to set their individual and family goals: reducing debt, earning a degree, starting a new career, owning a home, and more!

The FSS and Human Services teams are there to help participants get connected to the resources necessary to achieve their goals.

As the resident's household income increases, HACC manages an escrow account to help them build financial assets.

Upon completion of the program, the resident will receive a payout from the escrow account.
Eligible participants in the FSS program can also become a part of Homeownership, which helps first time homebuyers afford their mortgages.

How it works: Rather than covering a portion of the residents’ rental payment, Homeownership Program vouchers cover a portion of their monthly mortgage payment.
Community Choice Program (CCP)

Our Mobility Counselors help families with Housing Choice Vouchers move to Opportunity Areas, which are identified by HACC as suburban communities with low poverty and unemployment rates, high-performing schools, and demonstrated diversity.

Program features:

- Grants up to $2,000 to cover security deposits and other moving costs
- Referrals to landlords and apartments
- Free workshops: financial literacy, tenants’ rights, housing search tips, and more
- Credit improvement help
- Dedicated Mobility Counseling team
Along with our other housing programming, HACC residents are encouraged to take advantage of the resources and programs shared/hosted by the Human Services team.

Goal: Use a bottom-up approach to promote self sufficiency among our residents and remove barriers to success.

How do we do this?

**Assess** the needs of our clients through community data (CEDA), personal interactions, and surveys.

**Network** with local government, community action agencies, nonprofits, and more to find opportunities and resources for our residents.

**Build programs** and organize events that respond to the needs of our residents.

**Engage** with residents one-on-one through our customer relations management interface.

**Market** programming, services, and events through our various channels of communication.

Make referrals, push along applications, and serve as *advocates* for our residents.
Human Services Support

What does this support look like?

- ARPA grant for Care Coordinators in all HACC buildings
- Maintaining relationships with local organizations and community stakeholders: Park districts, food pantries, etc.
- Connecting residents with services/programs/benefits offered by the Government, CEDA, workforce development organizations, community colleges, Top Box Foods, etc.
- Connect with residents virtually via our Customer Relations Interface, Zendesk.
- Attend building events and tenant meetings to collect feedback and assess needs.
- Market programming through email newsletters, text, and direct mail.
Thank You!
Housing Opportunity Development Corporation

Richard Koenig, PhD, FAICP
Executive Director
HODC Background

- Nonprofit community-based affordable housing developer founded 1983
- Mission is to develop, preserve and manage housing that is affordable to low- and moderate-income people throughout the northern suburbs
- Developed 30 properties with over 500 units
- Manages over 450 units in 12 municipalities
- HUD-certified housing counseling agency
- Community Housing Development Organization (CHDO)
HODC Developments

- Rental & For Sale
- Rehabilitation & New Construction
- Senior, Family, Special Needs
- Sole developer & Joint ventures
- Supportive Housing
Heart’s Place, Arlington Heights
Accessory Dwelling Unit, Evanston
Contact

- Richard Koenig, Executive Director
- Housing Opportunity Development Corporation
  5340 Lincoln Avenue
  Skokie, IL 60077
- 847-564-2900
- rkoenig@hodc.org
- www.hodc.org