

**Village of Arlington Heights**  
**Multi-Family Affordable Housing**  
**Toolkit**  
**For Rental Housing**

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2018

# **Village of Arlington Heights Affordable Rental Housing Guidelines**

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## **Village of Arlington Heights Affordable Housing Policies**

Village Code, Section 6-504(a)(1):

“It is a policy of the Village of Arlington Heights to promote adequate housing for all of the community’s people; to create and/or maintain sound viable neighborhoods; to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals; and to expand housing opportunities for all members of the community.”

Policy approved by the Village Board of Trustees on December 7, 1998:

“Inclusion of housing units to be made available at affordable rates will be included in the review and consideration of new multi-family Planned Unit Development applications and amendments to existing multi-family Planned Unit Development, in accordance with the intent, requirements and procedures for Planned Unit Developments, as stipulated in the Village Code, Chapter 28, Section 9.”

Goal #8 of the Village Board Goals adopted on July 23, 2013:

- 8. Continue to explore and encourage affordable private housing
  - 8a. Investigate availability of handicapped accessible and attainable apartments
  - 8b. Assure Arlington Heights meets State attainable housing percentage requirements
  - 8c. Encourage and support the promotion of the Affordable Housing Trust Fund

## **Implementation of Affordable Housing Policies:**

In order to implement this Village policies, it is required that all Plan Commission applications for multi-family residential Planned Unit Development and amendments to multi-family Planned Unit Developments contain an assessment of the affordability of the proposed development, information concerning the inclusion of affordable units, and other information related to the development’s responsiveness to the Village’s affordable housing policies.

## **Need for Affordable Rental Housing**

According to data provided by the HUD U.S. Department of Housing and Urban Development (HUD) and based on the 2000 U.S. Census, the Village of Arlington Heights there are 2,043 renter households in the Village of Arlington Heights that had at least one housing problem (cost burden, extreme cost burden, substandard housing and/or overcrowding).

Housing is considered affordable to a household if its monthly cost is at or below 30% of the household’s gross monthly income. According to the 2005 – 2009 American Community Survey conducted by the U.S. Census Bureau, there were 2,544 Arlington Heights renter households whose monthly housing costs exceeded 30% their gross monthly income, and therefore, whose housing was considered unaffordable to those households.

### **Beneficiaries of Affordable Rental Housing Programs**

Consistent with many programs and policies of the U.S. Department of Housing and Urban Development (HUD), the Village's affordable rental program is targeted to individuals and households with annual incomes at or below 60% of the Chicago area median income, adjusted for household size.

<b>Household Size</b>	<b>Maximum Annual Income for 2018 (60% Area Median Income)</b>
1 person	\$35,580
2 person	\$40,620
3 person	\$45,720
4 person	\$50,760
5 person	\$54,840
6 person	\$58,920
7 person	\$63,000
8 person	\$67,020

### **Affordable Rent Levels**

The Village considers affordable rent levels for households at or below 60% of the area median income to be the same levels set by the Illinois Housing Development Authority (IHDA) as Affordable Rent Levels for households at 60% of Chicago Area Median Income, adjusted for household size. Those rent levels are updated and published on the IHDA website:

<b>Unit Size</b>	<b>Maximum Monthly Rent (2018)</b>
Efficiency Apartment	\$889
One Bedroom	\$952
Two Bedroom	\$1,143
Three Bedroom	\$1,320
Four Bedroom	\$1,473

### **Integration of Affordable Units in Developments**

As a guideline, the suggested rate of inclusion of affordable units in PUDs is as follows with partial units to be rounded up or down to the nearest whole number:

Number of Residential Units in the Project	Percentage of Units to be Affordable
5 or fewer	0%
6 – 25	10%
26 or more	15%

- Affordable housing units are to be dispersed among the market rate units in a development.
- The exterior appearance of affordable housing units shall be the same as for market rate units.
- Sizes and interiors of the affordable units are to be of the same standard finishes as market rate units, unless otherwise approved by the Village.
- Differences between affordable units and market rate units may not differ with respect to energy efficiency, mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

The construction of the affordable units is preferred. However, in lieu of providing affordable units as per the Village's guidelines above the suggested payment in lieu of providing the affordable units is \$75,000 per unit with the funds to be used by the Village exclusively to create and/or preserve affordable housing in the Village.

#### **Affordability Period and Reporting**

Affordable units are to be rented to income eligible households at affordable rental rates (as described above) in perpetuity. The owner, or the owner's designee, shall be responsible for reporting on compliance with the affordable rental requirements utilizing a form prescribed by the Village of Arlington Heights similar to the form that is attached.

#### **Alternative Guidelines**

With the approval of the Village, income and rent guidelines of Federal affordable housing programs (ex. the Federal HOME program) may be substituted for the income and rent level guidelines stipulated in this policy.

#### **Contact:**

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 Department of Planning & Community Development  
 33 S. Arlington Heights Road  
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 Updated June 6, 2018

**VILLAGE OF ARLINGTON HEIGHTS**

**AFFORDABLE RENTAL HOUSING COMPLIANCE REPORT**

Period of \_\_\_\_\_ Year \_\_\_\_\_  
Development Name: \_\_\_\_\_

Number	Last Name of Tenant	Unit Number	Gross Annual Income	Monthly Rent	Lease Start Date
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Vacant but reserved for affordable rent tenant: \_\_\_\_ number of units \_\_\_\_ percentage of all units  
Occupied by affordable rent tenants: \_\_\_\_ number of units \_\_\_\_ percentage of all units  
Total affordable rent units \_\_\_\_ number of units \_\_\_\_ percentage of all units

The Village of Arlington Heights provides information on the calculation of gross annual income. Once initially eligible for an affordable rent unit, the resident is eligible throughout their residency in that unit.

By: Name of Owner or Agent of Owner (Company Name)  
By: \_\_\_\_\_  
Signature of Owner or Agent of Owner

Due the 10<sup>th</sup> day following each quarter of the calendar year or on alternative reporting schedule as determined on a case-by-case basis.

Return to: Village of Arlington  
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