

PROPOSED UPDATE OF SOCIO-ECONOMIC STUDY CONSENSUS (1994) (REVISED 2005) (REVISED 2012)

QUESTION 1

1. Is there a need for more affordable housing in Glen Ellyn? If so, to what degree is the need being met?

SAFE, QUALITY, AFFORDABLE HOUSING IS ESSENTIAL TO THE HEALTH & WELL-BEING OF INDIVIDUALS, FAMILIES, AND THE COMMUNITY.

The Glen Ellyn Planning Department reports that our Village meets and exceeds the requirement that 10% of all housing stock in a community be affordable, as defined in the Illinois “Affordable Housing Planning and Appeal Act (AHPAA). The League of Women Voters of Glen Ellyn believes however, that as older multi-family housing and other properties continue to be redeveloped into higher-priced housing, and single-family homes continue to increase in value, meeting and exceeding this minimal threshold will not be sustained unless proactive steps are taken by the Village.

As the Village assesses housing needs, consideration also needs to be given to changing demographics, including the housing needs of our aging population, of singles and young married couples, many just beginning their professional careers, and the increasing number of people working in service sector jobs in our Village.

Glen Ellyn has the opportunity through thoughtful, informed and deliberate planning to influence the types and price points of housing especially within the downtown retail and transit-oriented district. Deliberate planning can result in housing that appeals to and is affordable for people with a wide range of incomes and lifestyles, and promotes a vibrant, welcoming community. This will require the Village to purposefully use its zoning and approval process to influence developers, based on the Village’s Comprehensive Plan and with input from the community.

The League encourages the Village to require builders of large multifamily developments to include a percentage of affordable housing as well as encourage the use of tools, such as inclusionary zoning and density variances as a way to leverage well-planned housing development.