

INCENTIVES FOR DEVELOPING AFFORDABLE HOUSING



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT / CITY OF ST. CHARLES

(630) 377-4443

AFFORDABILITY REQUIREMENTS

The City's Inclusionary Housing Ordinance requires new residential developments to incorporate a percentage of affordable housing. Developments consisting of 1-15 units require 5% of units to be affordable; developments of more than 15 units require 10% affordable. As an alternative, fee in-lieu payment may be accepted. The 2020 fee is \$39,665.75 per required affordable unit.

What is "Affordable Housing"? Housing that is within the means of a household at or below 80% of area median income for owned housing or 60% of area median income for rented housing. Housing costs may not exceed 30% of a household's annual income.

DEVELOPMENT COST OFFSETS

- ✓ **Density Bonus** – 1 bonus unit for each affordable unit constructed, up to 120% of base density.
- ✓ **Permit Fees** – Waiver of building & demolition permit, plan review and sewer/water connection fees for required affordable units.
- ✓ **School & Park Fees** – Waiver of School District & Park District cash contributions for required affordable units.

DESIGN & PRICE OF AFFORDABLE UNITS

- Exterior appearance to be substantially the same as market rate units.
- Different interior finishes may be used.
- Units may be smaller in square footage.

Affordable Rents*	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom
	\$936	\$1,002	\$1,203	\$1,390
Income Limits (60% AMI)	\$37,440 (1-person household)	\$42,780 (2-person household)	\$48,120 (3-person household)	\$53,460 (4-person household)

Affordable Purchase Price*	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	\$158,472	\$178,333	\$198,056	\$214,028
Income Limits (80% AMI)	\$57,050 (2-person household)	\$64,300 (3-person household)	\$71,300 (4-person household)	\$77,050 (5-person household)

*Figures established by Illinois Housing Development Authority, effective as of 4/24/2019.

HOUSING TRUST FUND ASSISTANCE

The City has allocated a portion of the St. Charles Housing Trust Fund to the Kane County Affordable Housing Fund (AHF). The AHF is available to provide gap financing to developers seeking to construct affordable housing within in Kane County. The AHF incorporates multiple funding sources with St. Charles funds reserved solely for projects in St. Charles.

Developers can apply for funding through the AHF during Kane County's annual application cycle. Find more information here: <https://www.countyofkane.org/Pages/ocr/AHF.aspx>

MORE INFO:

The Inclusionary Housing Ordinance can be accessed here: <https://codebook.stcharlesil.gov/title-19>

Contact the Community & Economic Development Department for more information: cd@stcharlesil.gov or (630) 377-4443.