

Appendices

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Appendix I

Interview questions

Interview with Susannah Levine from Business and Professional People for the Public Interest on 21st November, 2007.

Questions:

1. What is your role in the Illinois affordable housing mandate?
2. Do you think the mandate will work?
3. Do you think the goals of the mandate are realistic?
4. Is the mandate a good method to change the attitude of prosperous suburban municipalities towards affordable housing?
5. How do you encourage local governments to develop affordable housing?
6. Do you think local governments, like the municipalities that are non-compliant to the mandate are active to develop affordable housing?
7. Do you know if there is resistance or negative thinking towards the mandate or affordable housing in general?
8. Do local officials and/or residents of (non-compliant) suburbs say that that property values may drop because of the development of affordable housing?
9. Have you faced problems when local governments use exclusionary zoning to exclude the development of affordable housing, and if yes in which suburban communities?
10. The suburb Wilmette defends home-rule authority saying that the state has no authority to impose a planning mandate on Wilmette. What is your opinion about this?

Interview with Charles Hoch of College of Urban Planning and Public Affairs at the University of Illinois at Chicago on October 10th 2007.

Questions

1. Do you think the Illinois mandate will work?
2. Can the state force the municipalities to comply to the mandate?
3. Is it possible for local officials to ignore the mandate?
4. Do you know if every non-compliant municipality has made an affordable housing plan following the mandate?
5. Do you think inclusionary zoning will result in higher dwelling prices?
6. Do you think city officials will change their approach towards affordable housing?
7. Which municipalities are determined as home rule municipalities and what does this mean for the mandate?
8. Do you think property values will drop because of the development of affordable housing?
9. Do you think suburban municipalities will be active in developing affordable housing?
10. Will subsidies further stimulate city officials to develop affordable housing, because a mandate alone may not be enough?
11. Is more state control necessary because city officials will look to their best benefit to keep higher incomes and city officials may use exclusionary zoning?

Interview with Nick Brunick from Applegate & Thorne-Thomsen, P.C. on 21st November, 2007

Questions

1. How was the Affordable Housing Planning and Appeal Act established?
2. What is your opinion about the mandate?
3. Do you think the mandate will work and if not how can it be successful?
4. Is a mandate a good method to change the attitude of prosperous suburban municipalities towards affordable housing?
5. Do you know the Massachusetts' Comprehensive Permit and Zoning Appeals Act and what can the Illinois Act learn from it?
6. What is the relationship between the state and the communities?

Questions about Illinois Housing Council (IHC)

6. Do you think the non-compliant suburban communities are willing to cooperate to develop affordable housing?
7. Do you know if there is resistance from local governments towards affordable housing and could you give an example?
8. Have you faced problems when local governments use exclusionary zoning to exclude the development of affordable housing, and if yes in which suburban communities?
9. Has IHC developed plans to built affordable housing in non-compliant municipalities?
10. Do you work together with other developers and/or organizations to encourage the development of affordable housing?
12. Do you think home-rule can be problem when non-compliant municipalities which are home-rule argue that the mandate doesn't apply to them or do you think act can overrule the zoning ordinances and policies of these municipalities?

Interview with Margaret Feit Clarke from Interfaith Housing Center of the Northern Suburbs on 30th October, 2007

Questions

1. What is the role of your organisation in the affordable housing mandate?
2. Do you think the mandate will work?
3. Do you feel resistance from city officials towards the mandate?
4. Opponents of affordable housing are afraid house values will drop in value. Do you agree?
5. Do you work together with suburban communities to develop affordable housing?
6. Do you face problems when suburban communities use exclusionary zoning to exclude the development affordable housing, and if yes in which suburban communities?
7. Do you think the communities do to little in providing affordable housing?

Interview with Mary Smith from the City of Highland Park on 30th October, 2007

Questions

1. How is your government organised?
2. What is your relationship with the state of Illinois? Problems etc.
3. Do you think the mandate will work?
4. How can the mandate be successful?
5. Do you have partnerships with other communities for developing affordable housing?
6. Are residents resistant to affordable housing?
7. Is there competition between your suburb and other suburbs to attract residents?
8. What is the role of Highland Park Housing Commission in developing affordable housing?
9. Do you think you can encourage developers to develop affordable housing?
10. Do the residents have influence on the planning decisions, because your municipality is not so big?
11. Do you think the goals of the mandate are realistic?
12. Is Highland Park built as a suburb of Chicago?
13. Why is Highland Park so active in building affordable housing?
14. Will the mandate result in more awareness from the local governments to facilitate more affordable housing?

Interview with Alan Quick from the Illinois Housing Development Authority on 28th November, 2007.

Questions:

1. What is your role in the Illinois affordable housing mandate?
2. Which non-compliant suburban municipalities are (very) resistant to the mandate?
3. Is more state influence on local level necessary, because city-officials will look for their best benefit to keep higher incomes?
4. How do you monitor the progress of the municipalities in providing affordable housing?
5. Why don't the suburban municipalities get funded by the state to develop affordable housing?
6. What is your opinion about the mandate?
7. Do you think the mandate will work?
8. Is the mandate a good method to change the attitude of prosperous suburban municipalities towards affordable housing?
9. Is the state going to help local municipalities with technical assistance in preparing plans to comply to the mandate?
10. What is your relationship with the non-compliant suburbs in the Chicago Metropolitan Area?
11. How do you think the mandate will encourage the non-compliant municipalities to develop affordable housing?
12. Can you force a suburban municipality to comply to the mandate?
13. Do you have sanctions if a municipality is ignoring the mandate and what kind of penalties do you have if a suburb ignores the mandate, like Park Ridge that didn't make plan?
14. Do you have problems with communities which use home-rule?
15. Can local government use the home- rule argument by saying that with their certain degree of independency we can ignore the mandate and is that legitimate?
16. Do you expect lawsuits when communities don't have a plan and developers will go appeal?

Appendix II

Non Exempt Local Governments

Affordable Housing Planning and Appeal Act: 2007 Annual Report of Non Exempt Local Governments

(determination based on decennial Census data)

Municipality	County	Affordable Ownership Units	Affordable Rental Units	Total Affordable Units	Total Units ¹	% Affordable Units
Algonquin *	McHenry ²	516	249	765	7,927	9.80%
Barrington Hills	Cook *	33	0	33	1,370	2.40%
Burr Ridge *	DuPage ²	87	14	101	3,485	2.90%
Deer Park *	Lake ²	9	11	20	1,008	2.00%
Deerfield	Lake ²	92	134	226	6,451	3.50%
Frankfort *	Will ²	93	154	247	3,460	7.10%
Gilberts *	Kane	26	5	31	394	7.90%
Glencoe *	Cook	60	46	106	3,111	3.40%
Green Oaks *	Lake	0	4	4	1,131	0.40%
Hainesville *	Lake	14	34	48	735	6.50%
Hawthorn Woods *	Lake	8	8	16	1,894	0.80%
Highland Park *	Lake	223	653	876	11,518	7.60%
Hinsdale *	DuPage ²	112	399	511	6,102	8.40%
Inverness	Cook	32	24	56	2,222	2.50%
Kenilworth *	Cook	0	3	3	803	0.40%
Kildeer	Lake	4	3	7	1,129	0.60%
Lake Barrington *	Lake	16	8	24	2,056	1.20%
Lake Bluff *	Lake	7	95	102	2,173	4.70%
Lake Forest *	Lake	60	279	339	6,681	5.10%
Lake Zurich * +	Lake	216	227	443	5,727	7.70%
Lakewood *	McHenry	17	4	21	861	2.40%
Lincolnshire	Lake	34	5	39	2,169	1.80%
Lincolnwood	Cook	107	56	163	4,492	3.60%
Lindenhurst *	Lake	345	57	402	4,307	9.30%
Long Grove *	Lake	29	25	54	1,895	2.80%
Morton Grove *	Cook	550	228	778	8,177	9.50%
Naperville	DuPage ²	2,299	1,921	4,220	44,832	9.40%
North Barrington *	Lake	12	10	22	1,000	2.20%
Northbrook *	Cook	439	205	644	12,197	5.30%
Northfield *	Cook	65	34	99	2,177	4.50%
Oak Brook	DuPage ²	44	5	49	3,054	1.60%
Oakbrook Terrace	DuPage	38	78	116	1,314	8.80%
Olympia Fields *	Cook	81	27	108	1,878	5.80%
Palos Heights *	Cook	196	26	222	4,153	5.30%
Palos Park *	Cook	26	13	39	1,740	2.20%
Park Ridge	Cook	497	632	1,129	14,284	7.90%
Riverwoods *	Lake	7	16	23	1,205	1.90%
Sleepy Hollow *	Kane	21	54	75	1,220	6.10%
South Barrington	Cook	12	0	12	1,152	1.00%
Spring Grove *	McHenry	39	43	82	1,149	7.10%
Sugar Grove *	Kane	63	59	122	1,299	9.40%
Third Lake *	Lake	25	3	28	443	6.30%
Tower Lakes *	Lake	5	0	5	451	1.10%
Wadsworth	Lake	47	39	86	1,028	8.40%
Wayne *	DuPage ²	3	11	14	703	2.00%
Western Springs *	Cook	71	71	142	4,399	3.20%
Wilmette *	Cook	309	245	554	10,032	5.50%
Winfield	DuPage	263	22	285	2,958	9.60%
Winnetka *	Cook	49	121	170	4,176	4.10%

* Non-exempt communities that submitted an Affordable Housing Plan

+ Communities that submitted annual affordable housing tracking documentation

¹ Units for which affordability can be determined

² Primary county for municipalities located in more than one county

Source: Illinois Housing Development Authority, 2007