

# Affordable Housing Planning and Appeal Act (AHPAA)

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2023 REPORT OF NON-EXEMPT LOCAL GOVERNMENTS

PUBLISHED IN ACCORDANCE WITH 310 ILCS 67 BY:  
ILLINOIS HOUSING DEVELOPMENT AUTHORITY  
STRATEGIC PLANNING AND REPORTING DEPARTMENT

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## Report Purpose

In 2003, the Illinois General Assembly passed the Affordable Housing Planning and Appeal Act (AHPAA) ([310 ILCS 67](#)), to address the shortage of affordably priced, accessible, safe, and sanitary housing in communities across Illinois. As in 2003, the growth in home purchase and rental price values continues to outpace relative growth in household income throughout the state. This ongoing situation leads to challenges in households finding housing near to their places of employment, and for retirees in continuing to reside in their preferred communities.

The law established a process for identifying communities with the most acute shortages of local housing stock available at an amount which would be affordable to:

- Homebuyers at 80% of the regional median household income
- Renters at 60% of the regional median household income.

The law also identifies two types of communities, Exempt and Non-Exempt Local Governments (NELG(s)).

- **Exempt Local Governments** are those which:
  - Must be an incorporated municipal government (county, town, village, city, etc.) with a population below 1,000 persons.
  - Must have a portion of its total year-round occupied housing stock considered affordable (per AHPAA's requirements), which is at least 10%.
- **Non-Exempt Local Governments** are those which:
  - Must be an incorporated municipal government (county, town, village, city, etc.) with a population of at least 1,000 persons.
  - Must have a portion of its total year-round occupied housing stock considered affordable (per AHPAA's requirements), that is below 10%.

Per the law, the Illinois Housing Development Authority (IHDA) must determine and then publish which local governments in Illinois are Exempt and Non-Exempt from the operations of the Act. Determining a community's status is done by first tallying the total number of year-round occupied housing units available to owners and renters at amounts which would be considered affordable per the Act's requirements, and then dividing that amount against the community's total count of year-round occupied housing units, to generate a percentage referred to as an "Affordable Housing Share".

This report, commonly referred to as the "Non-Exempt Local Government (NELG) Listing", provides a summary of all communities in Illinois, with populations of 1,000 persons or greater, for which an "Affordable Housing Share" was determined to be less than 10%, during the 2023 AHPAA process.

Across the report's two sections, these local governments are first listed in an ordinal manner, based on their relative affordable housing share, and then nominally based on individual community name. Do note that Exempt Local Governments are not included in this report. For this information, readers should review the corresponding [2023 Statewide Report on Local Government Affordability](#).

For more information on the 2023 AHPAA calculation process, including the datasets and methodology used by IHDA, please consult the corresponding [Affordable Housing Planning and Appeal Act: 2023 Non-Exempt Local Government Handbook](#).

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2023 Report of Non-Exempt Local Governments – Ordinal Listing

(Determination based on 2021 U.S. Census, American Community Survey (ACS), 5-year estimates)

**Ordinal Listing of Non-Exempt Local Governments**

In this section, Illinois NELGs are listed in an ordinal manner relative to their affordable housing share, as determined in 2023 per the AHPAA.

#	Place	County	Population	Total Year-Round Units	Total Affordable Units	Affordable Housing Share
1	Kildeer	Lake	4,093	1,317	5	0.4%
2	Timberlane	Boone	1,323	385	5	1.3%
3	Inverness	Cook	7,684	2,768	40	1.4%
4	Riverwoods	Lake	3,742	1,298	20	1.5%
5	Kenilworth	Cook	2,423	755	12	1.6%
6	Tower Lakes	Lake	1,340	457	8	1.8%
7	Deer Park	Lake	3,638	1,269	24	1.9%
8	Western Springs	Cook	13,550	4,510	95	2.1%
9	South Barrington	Cook	5,012	1,661	35	2.1%
10	Lincolnshire	Lake	7,905	3,249	72	2.2%
11	Campton Hills	Kane	10,468	3,498	83	2.4%
12	Lily Lake	Kane	1,278	406	10	2.5%
13	North Barrington	Lake	2,814	992	26	2.6%
14	Bull Valley	McHenry	1,250	476	13	2.7%
15	Glencoe	Cook	8,824	3,195	87	2.7%
16	Hawthorn Woods	Lake	8,959	2,867	81	2.8%
17	Lake Bluff	Lake	5,878	2,150	63	2.9%
18	Barrington Hills	Cook	4,236	1,425	49	3.4%
19	Winnetka	Cook	12,658	4,353	159	3.6%
20	Hinsdale	DuPage	17,148	5,700	208	3.7%
21	Lakewood	McHenry	4,489	1,486	64	4.3%
22	Long Grove	Lake	8,258	2,449	106	4.3%
23	Burr Ridge	DuPage	11,167	4,506	201	4.5%
24	Deerfield	Lake	19,228	7,475	358	4.8%
25	Wilmette	Cook	27,895	10,331	501	4.8%
26	Northbrook	Cook	35,108	13,395	674	5.0%
27	Wayne	DuPage	2,548	924	50	5.4%
28	Lake Forest	Lake	19,450	7,014	407	5.8%
29	Third Lake	Lake	1,137	428	26	6.2%
30	Northfield	Cook	5,853	2,383	150	6.3%
31	Spring Grove	McHenry	5,713	1,772	112	6.3%
32	Highland Park	Lake	30,245	12,079	766	6.3%
33	Frankfort	Will	20,040	6,405	406	6.3%
34	Oak Brook	DuPage	8,178	3,071	202	6.6%

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2023 Report of Non-Exempt Local Governments – Ordinal Listing

(Determination based on 2021 U.S. Census, American Community Survey (ACS), 5-year estimates)

#	Place	County	Population	Total Year-Round Units	Total Affordable Units	Affordable Housing Share
35	Lincolnwood	Cook	13,358	4,766	318	6.7%
36	Geneva	Kane	21,472	7,964	584	7.3%
37	Homer Glen	Will	24,664	8,054	595	7.4%
38	Prairie Grove	McHenry	1,928	696	57	8.1%
39	Park Ridge	Cook	39,562	15,199	1,237	8.1%
40	Port Barrington	Lake	1,686	572	47	8.3%
41	Glenview	Cook	48,150	18,406	1,625	8.8%
42	Libertyville	Lake	20,616	7,458	691	9.3%
43	Elmhurst	DuPage	45,661	16,476	1,550	9.4%
44	River Forest	Cook	11,742	4,428	430	9.7%

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2023 Report of Non-Exempt Local Governments – Nominal Listing

(Determination based on 2021 U.S. Census, American Community Survey (ACS), 5-year estimates)

**Nominal Listing of Non-Exempt Local Governments**

In this section, Illinois NELGs are listed nominally.

#	Place	County	Population	Total Year-Round Units	Total Affordable Units	Affordable Housing Share
1	Barrington Hills	Cook	4,236	1,425	49	3.4%
2	Bull Valley	McHenry	1,250	476	13	2.7%
3	Burr Ridge	DuPage	11,167	4,506	201	4.5%
4	Campton Hills	Kane	10,468	3,498	83	2.4%
5	Deer Park	Lake	3,638	1,269	24	1.9%
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