

RESOLUTION

Resolution approving a memorandum of understanding with Chicago Metropolitan Agency for Planning to facilitate the Housing Readiness Action Plan (10)

WHEREAS, The County's 2022-2025 Strategic Plan identifies Economic and Workforce Development priorities that include understanding workforce housing needs and availability in McHenry County; and

WHEREAS, the Department of Planning & Development participated in the research and development of the Workforce Housing Work Group's Final Report, Draft 2050 Comprehensive Plan, and the Analysis of Impediments to Fair Housing as part of the Consolidated Plan where housing was identified as a high priority; and

WHEREAS, the Chicago Metropolitan Agency for Planning (CMAP) has selected McHenry County to participate in the Housing Readiness Action Plan, a pilot program intended to help communities build skills to access and administer housing funding; and

WHEREAS, the County would not be required to provide any financial contribution beyond staffing, the program is fully funded through CMAP; and

WHEREAS, the 18-24 month long project would commence in the 2nd Quarter of FY 2025 and conclude with a housing readiness checklist to help communities within McHenry County become housing ready.

NOW, THEREFORE BE IT RESOLVED, by this County Board of McHenry County, Illinois, that it hereby authorizes the County of McHenry to enter into a memorandum of understanding between McHenry County and the Chicago Metropolitan Agency for Planning to facilitate the Housing Readiness Action Plan; and

BE IT FURTHER RESOLVED, this memorandum of understanding will be effective from the day of the last signature hereto and attached herein and will remain in force for a period of three (3) years with a possibility of renewal at the end of the three year period; and

BE IT FURTHER RESOLVED, the County will not be required to provide any financial commitment or match; and

BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized to distribute a certified copy of this Resolution to the County Administrator, Community Development Administrator, and Director of Planning and Development.

DATED at Woodstock, Illinois, this 18th day of February, A.D., 2025.

Michael Buehler, Chairman
McHenry County Board

ATTEST:

Joseph J. Tirio, County Clerk
PlanDev-2025-001

RESOLUTION

SUBJECT: Resolution approving a memorandum of understanding with Chicago Metropolitan Agency for Planning to facilitate the Housing Readiness Action Plan (10)

Board / Committee Action Requested:

To approve the memorandum of understanding with the Chicago Metropolitan Agency for Planning (CMAP) to facilitate the Housing Readiness Action Plan

Background and Discussion:

Be it the initial survey responses received for the Consolidated Plan, the presentations provided to the Workforce Housing Work Group, or the existing conditions report presented for the 2050 Comprehensive Plan, the demand for additional housing in McHenry County was prioritized. This pilot program administered by CMAP intends to build the skillsets necessary to access and administer housing funding by the Illinois Housing Development Authority, the County, and other community development programs.

As with any solution, the best answers are only found with a full understanding of the problem(s). The Housing Readiness Action Plan will analyze the county's current land use, zoning ordinances, and various zoning areas and districts intended for redevelopment, live/work, workforce housing, transit-oriented development, and other ordinance provisions that encourage housing development or preservation. The result will be a checklist with supportive zoning and land use policies that would simplify, streamline, or change overlays that create barriers to housing within McHenry County.

Impact on Human Resources:

None. Current staff will be able to support this project.

Impact on Budget (Revenue; Expenses, Fringe Benefits):

None. The program does not require financial match or contribution from the County beyond staff hours.

Impact on Capital Expenditures:

None.

Impact on Physical Space:

None.

Impact on Other County Departments or Outside Agencies:

The program intends to provide municipalities with additional tools and resources to accommodate housing development and preservation.

Conformity to Board Ordinances, Policies and Strategic Plan:

This program will advance the progress made related to item 6 of the Strategic Plan section on Economic and Workforce Development which calls for a better understanding of the workforce housing needs and availability.