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MP Reviews Future Housing Situation

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Mt. Prospect trustees were presented with several recommendations Tuesday night on housing in the community.

By the year 2040, it is projected the village could see a population rise with an additional 2,900 various types of homes constructed, meaning an average of three people per household.

The Northwest Suburban Housing Collaborative comprised of Mt. Prospect, Arlington Hts., Buffalo Grove, Palatine and Rolling Meadows formed an intergovernmental agreement in 2011 to develop solutions that address short and long-term housing needs in those communities.

"Homes for a Changing Region" is a project provided to each of the communities by the Metropolitan Mayors Caucus (MMC) and the Chicago Metropolitan Agency for Planning (CMAP) with support from the Metropolitan Planning Council (MPC).

In terms of foreclosures, recommendations presented by CMAP Associate Planner Jonathan Burch are to map and monitor foreclosures, create a registration program, monitor foreclosures within buildings, discuss data trends and hear concerns and issues, and develop benchmarks identifying when a property is "troubled."

Another recommendation calls for implementing changes to the south side of Mt. Prospect by exploring annexation to create an assortment of mixed-use buildings.

A third recommendation consists of coordinating Algonquin Road work with Arlington Hts. and Rolling Meadows by supporting transportation improvements, considering renovation/redevelopment opportunities and exploring shared social services.

Opportunities for new housing sees recommendations consisting of exploring owner and renter occupied housing for households earning less than \$50,000, and to continue providing a mix of housing options.

In terms of senior housing, recommendations are to build a monitoring relationship with Horizon Senior Living, identify opportunities for senior housing in the community and increase walkability around senior projects.

Other recommendations include identifying units affordable to households earning less than \$50,000 that could be lost and continue to identify fund sources and develop programs.

"We are already relatively a diverse community and that is what makes Mt. Prospect a good place to live," said trustee Paul Hoefert. "There are a lot of opportunities for people just starting out in life to rent in town and then there is the other end where people who make lots of money can purchase bigger homes. As people's lives improve, they can stay in town and go from one type of home to another, if so desired."

Trustee John Korn said he would like to see senior housing in town so residents who have been part of the Mt. Prospect community for three decades can remain in town and not leave to a nearby city.

Director of Community Development Bill Cooney said there are a couple properties in town that could be home to senior housing down the road.

"These recommendations capture what we are pursuing now and what is being projected," trustee Michael Zadel said. "The recommendations are well-thought through and are heading in the right direction."

In November, the village will receive a full draft plan. The village will then have the opportunity to suggest revisions before a final plan is created.