

# Increasing Lake County's Housing Supply



Illinois REALTORS® recently financed a Housing Analysis in [Lake County](#) which underscored the diversity, complexity, and enormity of our supply shortage. As showcased in [The Housing Supply Accelerator Playbook](#), the issue of supply is an issue nationwide, but one that leaders in Lake County must meet at the local level. As housing experts, REALTORS® will help you navigate the complexities of development. Below, we offer ways your community can improve the affordability and availability of housing in Lake County.

## Conduct a Housing Needs Assessment to Evaluate Market Demand and Gaps

- Engage directly with community members of all backgrounds to understand housing needs.
- Use data from REALTORS® and third parties to identify gaps in housing for various incomes, age groups, and family sizes.
- Compare average income to prices to calculate average housing cost burden.  
*If residents are spending 30% or more of their income on housing, they are considered “cost burdened.”*
- Assess the current housing stock to identify existing types and styles and determine ways in which housing diversity and density could benefit the community.

## Identify Suitable Land for Development

- Use GIS to locate and track available lots and parcels for development (or infill). Prioritize land near public transportation, schools, and employment centers to improve housing access in areas with existing infrastructure, such as sewer and water systems.
- Engage REALTORS® and property owners to identify areas ripe for development, and proactively upzone parcels to encourage denser developments.
- Issue a Request for Proposal (RFP) to developers and streamline the process by offering development incentives for municipal or land bank-owned properties.

## Evaluate Zoning Requirements

- Review current zoning regulations, and interview local developers, to identify existing barriers such as building height, density, parking, or mixed-use developments.
- Discuss real estate trends with REALTORS® (“adaptive reuse”) and align updates with population projections.
- Implement zoning changes to encourage smaller lot sizes, accessory dwelling units (ADUs), and mixed-use projects (See “Housing Supply Accelerator Playbook for more examples).

## Explore Funding Strategies

- Collaborate with developers to secure public funding sources like Community Development Block Grants (CDBG), HOME Illinois, Low Income Housing Tax Credits (LIHTC), and Housing Trust Funds. Layer these sources with local incentives such as reduced taxes and fees.
- Collaborate with nonprofit and philanthropic organizations with affordable housing missions.
- Explore tax increment financing (TIF) or bond issuances to encourage housing development.

## Streamline Permitting and Approval Processes

- Ensure permitting and developing processes are laid out in an accessible manner online.
- Work with departments to fast-track the approval process for housing, minimizing delays.
- Provide waivers or reductions on impact fees, permit fees, and utility connection fees.