



APPROVED
MEETING MINUTES

AFFORDABLE HOUSING PLAN STEERING COMMITTEE

Wednesday, June 19, 2019, 7:00 P.M.
Lorraine H. Morton Civic Center, Parasol Room

Present: Chair Michael Roane, Alderman Eleanor Revelle, Sarah Delgado, Stephanie Murray Rodney Orr, Christopher Rothwell, Timothy Stroh

Absent: Ellen Cushing, Uri Pachter,

Staff: Sarah Flax, Housing and Grants Manager

Guest speaker: Kyle Smith, Metropolitan Mayors Caucus

Call to order

The meeting was called to order at 7:00 PM with a quorum present.

Approval of Meeting Minutes: May 15, 2019

Alderman Revelle moved approval, Stephanie Murray seconded the motion; the minutes were approved unanimously.

Homes for a Changing Region Presentation by Kyle Smith

Kyle Smith, Director of Housing + Community Development at the Metropolitan Mayors Caucus, presented the Homes for a Changing Region's analysis of Evanston's housing market data, including demographic and housing trends, Evanston's submarkets and peer communities based on the Homes for a Changing Region model, who lives and works in Evanston by job category, types and tenures of Evanston housing stock, availability of housing by income level, and information on housing cost burden levels. Kyle answered questions from the committee and members of the public in attendance.

Discussion by the committee ensued on a variety of topics. Additional data needed to inform the development of the housing plan included changes in the number and percentage of households by size triggered by discussion about the increase in population and decrease in number of households (slide 17); and mobility rate in Evanston schools, both within and outside the districts' boundaries. What learnings from studying peer communities strategies to address affordable housing needs was also discussed.

Outreach Planning Discussion Continued

Staff suggested that input from committee members on what outreach activities they would work on would be sought via email before the next meeting, as it was getting late. A short discussion about cities that were undertaking zoning changes to address housing affordability and availability followed. The recent New York Times article on this topic that provided the percent of land restricted for single family zoning for several major cities was referenced; staff will work with GIS to get comparable data for

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Evanston. Alderman Revelle noted that educating the public about the impact of zoning changes would need to be a major part of outreach and education, and suggested a presentation by outside experts on the subject should be planned for September. Materials that would be needed on different housing topics was also discussed.

Public comment

Sarah Vanderwicken referenced the 15-unit project proposed at 2211 Maple Ave and asked if small affordable units were the greatest need in Evanston.

Keith _____ (Joining Forces) noted that Chicago requires developers to provide onsite units and asked why they are allowed to pay a fee in lieu of affordable units in Evanston; he also asked why basement units are not allowed in Evanston.

Allie Harned asked if there are data that would allow tracking of why people leave Evanston and if changes in the reasons for leaving from earlier years could tracked.

An individual who did not identify herself asked if the City would allow renting out of parts of homes/home sharing and the impact of the 3 unrelated rule on home sharing.

Doreen Price commented on patterns of ownership in Evanston and in different wards.

Marion Johnson noted that European countries use co-housing to address both housing affordability and social isolation and asked if co-housing was being evaluated as a strategy in Evanston.

Ginny Ayers, Interfaith Action, asked about the impact of Northwestern university requiring freshmen and sophomores to live on campus on the rental housing market.

New/Other Business

Moving the next meeting from July 10 to July 18 to address schedule conflicts of members was discussed. Staff will contact members to confirm their availability for that date by email.

Adjournment

Alderman Revelle moved to adjourn the meeting, Rodney Orr seconded the motion. The meeting was adjourned at 8:53 p.m.

The next scheduled meeting of the Steering Committee is July 10 but may be changed, as noted above.

Respectfully submitted,
Sarah K. Flax, Housing and Grants Manager