



APPROVED

MEETING MINUTES

HOUSING AND HOMELESSNESS COMMISSION

Thursday, December 5, 2019, 7:00 P.M.

Lorraine H. Morton Civic Center, Room 2402

Present: Chair Larry Donoghue, Kathy Feingold, Noelle Gilbreath, Moika Long, Neda Nozari, Renee Phillips, Ald. Eleanor Revelle

Absent: Monika Bobo, Ellen Cushing

Staff: Sarah Flax, Housing and Grants Manager

Call to order

Chair Donoghue called the meeting to order at 7:07 PM with a quorum present.

Approval of minutes for September 5, 2019 meeting

Kathy Feingold moved approval, Noelle Gilbreath seconded the motion; it was approved unanimously.

Public comment

Doreen Price referenced Giving Tuesday, spoke about the importance of preserving existing modest size homes, and the need to maintain economic, social, and racial/ethnic diversity in Evanston.

Consideration of ArtSpace Consulting Services

Staff provided an overview of the proposal for a preliminary feasibility study for creating live/work space for artists. Discussion included how to assess the need for live/work spaces for artists relative to the need for affordable housing for other segments of the population, including people on wait lists for affordable units, and the relationship of this effort to addressing the broader needs for affordable housing already identified, and questioned how this related to the affordable housing planning process already underway. Staff explained that it was complementary and would address the needs of a segment that could not be effectively evaluated based on census or American Community Survey data; discussion about the need for work space and housing that is affordable for artists had been initiated in the Florence-Greenleaf neighborhood and with tenants of the Noyes Arts Center. There was additional discussion about what affordability restrictions might apply to the housing and work space, and what types of artists would be eligible. It was noted that the economic development aspect of such a study was equal or more important to Evanston than the housing aspect and that resources other than the Affordable Housing Fund might be considered. Discussion ensued to develop the following motion: the Commission recognizes the potential value to Evanston of the ArtSpace feasibility consulting proposal, but as it is more aligned with economic development goals, an alternative source of funding for this worthwhile endeavor should be considered; an allocation of up to \$25,000 from the Affordable Housing Fund is not recommended. Alderman Revelle moved Neda Nozari seconded the motion; it was approved unanimously.

Affordable Housing Plan – Community Outreach Work

Staff updated the Commission on the community outreach underway by the Affordable Housing Plan Steering Committee working with Millennia Consulting and explained the materials being used for individual interviews and small group discussions with residents and stakeholders. Commissioners were invited to help with these efforts in the month and a half ahead. Interested parties would be connected with Quentin Crane, VISTA Housing Associate, for additional training and resource materials, to identify individuals and groups they would like to interview, and also to be matched with committee members, particularly for group sessions. Two commissioners expressed interest; commissioners could contact Sarah Flax in the future to get involved.

2020 Meeting Schedule

Noelle Gilbreath moved approval of the 2020 meeting schedule as proposed, Moika Long seconded the motion and it was approved unanimously.

New/Other Business

Chair Donoghue and staff provided an update on the denial by City Council to fund the pilot ADU project by the Evanston Development Cooperative that the Commission had recommended for funding. Reasons included the property owners benefiting were not low income, there should be opportunities for property owners that meet program criteria to benefit, overall cost of the project, and that other sources of financing should be secured. EDC was working to develop one or more projects that aligned with the input. In addition, revisions to the zoning ordinance that would facilitate development of ADUs, including allowing them on residential properties other than single family, waiving additional parking requirements in TOD areas and with affordability restrictions, and allowing additional height with larger setbacks from property lines, are on the December 9 P&D agenda.

Adjournment

Kathy Feingold moved to adjourn at 8:37 PM, Neda Nozari seconded the motion and it was approved unanimously.

The next scheduled meeting of the Commission is Thursday, January 9, at 7:00 PM. in room 2402.

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