



Memorandum

To: Members of the Affordable Housing Plan Steering Committee

From: Sarah Flax, Housing and Grants Administrator
Savannah Clement, Housing Policy and Planning Analyst

Subject: April 10, 2019 Affordable Housing Plan Steering Committee Meeting
Cover Memo

Date: April 8, 2019

Attached please find:

- The meeting agenda
- Item 1: Draft minutes of the March 19, 2019 meeting for approval
- Item 2: Affordable Housing Plan Timeline
- Item 3: Affordable Housing Plan Strategies Assessment

We look forward to seeing you on April 10th.



AFFORDABLE HOUSING PLAN STEERING COMMITTEE

Wednesday, April 10, 2019

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge, Parasol Room 4900

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. PUBLIC COMMENT**
- 3. APPROVAL OF MEETING MINUTES:** March 19, 2019
- 4. SUSTAINABILITY PRESENTATION FROM KUMAR JENSEN**
- 5. OUTREACH PLANNING DISCUSSION**
- 6. NEW/OLD BUSINESS**
- 7. ADJOURNMENT**

Next Meeting: Wednesday, May 8th, at 7:00 p.m. in room 4900

Order & Agenda Items are subject to change. Information about the Affordable Housing Plan Steering Committee is available at: www.cityofevanston.org/government/agendas-minutes. Questions may be directed to Savannah Clement at 847.448.8679.

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DRAFT

MEETING MINUTES

AFFORDABLE HOUSING PLAN STEERING COMMITTEE

Tuesday, March 19, 2019, 7:00 P.M.

Lorraine H. Morton Civic Center, Parasol Room 4900

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

Absent: Aum Harvey

Staff: Sarah Flax, Housing and Grants Manager; Savannah Clement, Housing Policy and Planning Analyst

Call to order

The meeting was called to order at 7:09 PM with a quorum present.

Public comment

Doreen Price, Evanston resident and homeowner, provided comments on sustainability and resiliency in housing.

Doug Sharp, Reclaim Evanston, believes racial equity has to be included in the plan.

Approval of Meeting Minutes: February 13, 2019

Chair Michael Roane moved approval, Uri Pachter seconded and the minutes were approved unanimously.

2009 Housing Plan Accomplishments

Staff reviewed accomplishments and answered questions from the Steering Committee.

Ellen Cushing requested reports on revenues and expenses for the City's HOME grant and Affordable Housing Fund since 2009.

Evanston Housing Market and Data Summary Presentation

Staff provided a presentation on housing demographics.

Discussion of Working Groups and Member Assignments

Chair provided an overview of a potential timeline for developing a plan and hiring a facilitator. Steering Committee members suggested looking to universities for assistance and Enterprise Community Partners. Members will reach out to contacts for technical assistance with data gathering and outreach. Staff will share with the Steering Committee contact information for each of the members. Staff will post presentations and articles on the Steering Committee's web page.

New/Other Business

No new business.

Adjournment

Chair Michael Roane motioned to adjourn, Ellen Cushing seconded, and the meeting was adjourned at 9:03 p.m.

The next scheduled meeting of the Steering Committee is Wednesday, April 10, at 7:00 p.m. in the Parasol Room (4900).

Respectfully submitted,
Savannah Clement, Housing Policy and Planning Analyst

Affordable Housing Plan Steering Committee Timeline

Phase One: Education sessions, outreach plan development, hire facilitator

April Meeting

- *Presentation:* Kumar Jensen, Chief Sustainability Officer, on the City's Climate Action and Resilience Plan, and the need for more energy efficient, resilient homes
- Begin power analysis to identify stakeholders for community outreach
- Materials sent in advance of meeting:
 - Strategies Assessment
 - [Why Housing Policy Is Climate Policy](#), *The New York Times*
 - [It's 2050 And This Is How We Stopped Climate Change](#), *NPR*

May Meeting

- *Presentation:* Scott Mangum, Planning and Zoning Manager, on the City's zoning laws, Inclusionary Housing Ordinance, and changes needed to allow for smaller lots and accessory dwelling units
- Continue power analysis, begin identifying key stakeholders
- Discuss Strategies Assessment and identify any other areas for education
- Materials sent in advance of meeting:
 - [Why Cities Must Tackle Single-Family Zoning](#), *CityLab*
 - Other items TBD

June Meeting

- *Presentation:* Nancy Firfer and Kyle Smith, Homes for a Changing Region, on regional demographics and housing needs, and the northern suburbs
- Finalize identification of key stakeholders for community outreach
- Materials sent in advance of meeting:
 - Steering Committee members will be tasked with watching the [Housing Finance Workshop Presentation video](#) and answering questions
 - Other items TBD

Phase Two: Community outreach and engagement, begin work with facilitator

July, August and September Meetings

- Hold meetings, workshops throughout the community
- Other details and materials TBD

Phase Three: Work with facilitator to develop plan

October, November and December Meetings

- Possibly create working groups to divide the work
- Other details and materials TBD

Strategies Assessment for the Affordable Housing Plan

Strategy	Importance					Feasibility					Knowledge				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
1. Modernize State Planning Laws															
1.1 Work with planning organizations (CMAP, MPC, MMC, etc.) to develop regional policy initiatives such as property tax relief for affordable housing units															
1.2 Partner with other municipalities in the region to complete an assessment of fair housing															
2. Reform Local Codes															
2.1 Amend the zoning code to allow for smaller lot sizes and accessory dwelling units															
2.2 Revise occupancy standards to allow for more shared and cohousing															
3. Promote Inclusionary Growth															
3.1 Create more affordable units in market rate buildings through the City's Inclusionary Housing Ordinance, and in exchange for zoning relief															
3.2 Continue providing assistance to help people rehab and stay in their homes															
3.3 Partner with nonprofits and banks to provide access to financial literacy, housing counseling and homebuyer assistance programs															
3.4 Continue using a land trust model to ensure long-term affordability															
4. Remove Barriers to Multifamily Housing															
4.1 Amend the zoning code to allow for more density															
4.2 Pilot a Landlord Mitigation Fund to incentivize more landlords to work with low-income and subsidized tenants															
4.3 Continue funding the creation of new rent restricted units															
4.4 Continue funding rental assistance programs for low-income households															
4.5 Provide access to resources and programs to make housing more energy efficient and resilient to climate change, for low- and moderate-income households															
5. Turn NIMBY Into YIMBY															
5.1 Provide trainings and workshops on affordable housing strategies and topics															
5.2 Partner with community based organizations to reach segments of the community that are not typically heard															
6. Rethink Finance															
6.1 Increase the City's demolition tax															
6.2 Adjust the IHO fee-in-lieu annually using the Consumer Price Index															
6.3 Create new sources of funding for the AHF															
6.4 Leverage outside resources for affordable housing preservation and creation															

Assessment Scale: 1 - very low; 2 - low; 3 - neutral or average; 4 - high; 5 - very high