AFFORDABLE HOUSING PLAN STEERING COMMITTEE

Wednesday, February 12, 2020
7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge, Parasol Room 4900

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: November 13, 2019, January 15, 2020

3. COMMUNITY OUTREACH & ENGAGEMENT WRAP UP:
   a. Share experiences with one-on-ones and small group meetings
   b. Discuss agenda for Mar 5 workshop

4. PUBLIC COMMENT
   Comments/input on the Affordable Housing Plan may also be submitted to
   housingplan@cityofevanston.org

5. NEW/OLD BUSINESS
   a. Confirm next meeting date – March 5 for the Community workshop
   b. Set April committee meeting date
   c. Other

6. ADJOURNMENT

Next Meeting: Affordable Housing Community Workshop on March 5 at 7:00 PM in the Parasol Room

Members of the public are welcome to speak at Affordable Housing Plan Steering Committee meetings. Those wishing to speak should sign their name and check the box on the sign-in sheet indicating their desire to provide Public Comment. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, each individual shall be allotted no more than three minutes for public comments.

As part of the Steering Committee agenda, a period for public comments shall be offered at the end of each regular Steering Committee meeting. Public comments will be noted in the Steering Committee Minutes and become part of the official record. Steering Committee members do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

Individuals may also submit comments in writing to housingplan@cityofevanston.org

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.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications assistance should contact Savannah Clement at 847.448.8679.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
MEETING MINUTES
AFFORDABLE HOUSING STEERING COMMITTEE
Wednesday, November 13, 2019, 7:00 P.M.
Lorraine H. Morton Civic Center, Parasol Room

Present: Chair Michael Roane, Ellen Cushing, Corina Boeckeler, Rodney Orr, Uri Pachter, Timothy Stroh, Ald. Eleanor Revelle, Stephanie Murray

Absent: Sarah Delgado, Stephanie Gerberding, Christopher Rothwell

Staff: Quentin Crane, VISTA Housing Associate, Marion Johnson, Housing Intern. Sarah Flax, Housing and Grants Manager (by phone)

Guest speakers: Tom Lenz and Wendy Siegel, Millennia Consulting

Call to Order
Chair Roane called the meeting to order at 7:02 PM with a quorum present.

Approval of Meeting Minutes: October 16, 2019
Uri Pachter moved approval of the minutes as presented, Stephanie Murray seconded the motion; minutes were approved unanimously.

Community Outreach & Engagement Planning
Tom Lenz, Millennia Consulting led a short conversation about a Citylab article: “Minneapolis Saw that NIMBYIsm has victims too”. Committee members discussed their takeaways from the article. Michael Roane shared that the inclusion of equity in the conversation on housing was interesting and commented on a point from the article stating that zoning can sometimes be used as an extension of redlining policies. He noted the link to the recent redlining exhibit at the City Hall. Uri Patcher mentioned it was interesting how Minneapolis used an iterative approach to tackle the housing challenges but was also able to enact major change within 5 years. Committee members discussed the major single-family zoning changes Minneapolis enacted, the fact that Minneapolis decided to enact it throughout the city rather than in specific areas, and the possible conflicts with landmark and preservation districts.

Mr. Lenz reviewed with the group the assignment sheet for community interviews and focus groups scheduled to take place in the next 2 months. Mr. Lenz reviewed Millennia Consulting’s assignment and received committee members’ agreement on the schedule and list of interviewees. Ellen Cushing requested the dates and times of the Millenia assigned groups so that committee members could sit in and learn how to run a focus group.
The committee then reviewed the full list of assignments planned so far by the members, adding and volunteering for additional interviews and groups. Committee expressed a desire to ensure that interviews and focus groups reached residents from every ward. The committee agreed to pair up for focus groups to ease note-taking and feedback gathering and discussed going through city staff to organize such pairings based on availability. City staff also volunteered to help find meeting locations and provide printouts for the meetings. Committee members agreed they wanted to meet again next month to check progress on the interviews and focus groups.

Wendy Sieger provided some tips on how to run a small group meeting, such as establishing general participation rules, making sure everyone gets to participate and share their feedback, or using a visual aid to keep track of feedback and notes such as a poster board.

The committee went over the documents to be used as a tool during the interviews and discussed a few edits. City staff confirmed they would get the agreed-upon edits done.

Public Comment
Toni Ray from Joining Forces for Affordable Housing / Connections for the Homeless and Interfaith Action commented that lots of people, including people their organization serves, are living in housing that cost them 50% or more. Many of them come to get food at the produce mobile because they spend so much on housing they cannot afford groceries. Ms. Ray noted that the committee was meeting with residents of the YMCA Men’s residence but that shelter is only for men. She mentioned that First United Methodist Church and Connection for the Homeless was discussing creating a shelter for women and that it would be good to get feedback from women with housing instability issues as well. Ms. Ray suggested reaching out to Family Promise and YWCA to get feedback.

New/Old Business
December 18th and January 15th at 7 PM were confirmed as the next meetings date.

Adjournment
There being no further business before the committee, Ms. Revelle moved to adjourn at 8:32 PM, Ms. Murray seconded the motion and it was approved unanimously.

Respectfully submitted,
Marion Johnson, Housing and Grants Intern
MEETING MINUTES

AFFORDABLE HOUSING STEERING COMMITTEE
Wednesday, January 15, 2019, 7:00 P.M.
Lorraine H. Morton Civic Center, Parasol Room

Present: Chair Michael Roane, Corina Boeckeler, Ald. Eleanor Revelle, Stephanie Murray, Christopher Rothwell

Absent: Ellen Cushing, Sarah Delgado, Stephanie Gerberding, Rodney Orr, Timothy Stroh, Uri Pachter

Staff: Sarah Flax, Housing and Grants Manager, Marion Johnson, Housing Intern, Quentin Crane, VISTA Housing Associate

Guest speakers: Tom Lenz and Wendy Siegel, Millennia Consulting

Call to Order
Chair Roane called the meeting to order at 7:02 PM without a quorum present.

Approval of Meeting Minutes: November 13th, 2019
Minutes were not approved due to lack of quorum and will be approved at a future meeting.

Community Outreach & Engagement Planning
Chair Roane opened by welcoming everyone to the meeting. Tom Lentz, Millennia Consulting started with reviewing the outreach schedule for 2020.

The group agreed on completing all individual and group meetings by February 15th. City staff mentioned the creation of a digital survey that should go live around February 1 and will cover the same themes and questions as the discussion guide used in the interviews. Millennia Consulting shared they are targeting March 1st to identify key themes and findings from the data gathered during the interviews.

It was agreed that March 5th would be the date for the affordable housing public workshop, after consulting with Larry Donoghue, Chair of the Housing and Homelessness Commission (HHC) who was present at the meeting. March 5 would be appropriate, as there are no items requiring action by the HHC on that date, so HHC members would be able to attend the public workshop on affordable housing, as well. The format and content for the public workshop will be discussed at the next committee meeting in February. Staff will share and gather feedback on the key dates of this schedule with committee members who were not able to join today’s meeting before finalizing.
Tom Lentz, Millennia Consulting, recapped the community engagement outreach work completed by Millennia and the committee members to date. Approximately 125 people had been interviewed so far, with additional meetings already scheduled before February 15. Committee members also shared information about additional meetings scheduled and interview data that they still needed to enter in the Survey Monkey system.

Mr. Lentz and Ms. Siegel shared Millenia’s insights from their individual interviews and small group discussions to date, including that most of the Evanston teachers interviewed do not live in Evanston but wished they could, with some commuting a long distance, and parking around schools was also mentioned by teachers as a potential concern in regards to increased residential density. Another focus group suggested a strong need for lower-cost rentals and a service to match potential roommates to share housing and help with affordability.

Committee members shared their experiences with their interviews and highlighted some of the input received. Property tax was a topic that came up frequently in the conversation relating to affordability. The lack of availability of housing for people with disabilities or senior-friendly housing was also mentioned. Corina Boeckeler shared a creative housing solution in Palatine, IL that combined shared living and an accessory dwelling. The parents of a disabled adult moved to an accessory dwelling (ADU) and repurposed their main home as a shared home with in-house care for their disabled son and roommates in the main home to reduce the cost of housing and care.

Committee members reported feedback on the difficulties that some homeowners were having with maintaining their homes, with costly repairs and affordability issues, and concern about residents’ ability to age in place in the community. Interviewees shared issues with the lack of maintenance of rentals in Evanston as well as difficulties finding larger units to rent. Rent costs were also a major concern cited with many moving to Rogers Park for rent or other suburban communities when looking to buy.

Committee members agreed that they heard strong interest and support from the interviewees for the majority of the solutions discussed, but also some pushback when it came to implementing solutions in the interviewees’ immediate neighborhoods.

Mr. Lenz thanked committee members for their participation in the interview efforts.

Public Comment
Sue Loellbach from Connections for the Homeless/Joining Forces shared that her organization was also gathering feedback on similar topics and will be sharing her information with the city shortly. Ms. Loellbach said that she is not getting pushback on the affordable housing solutions concepts, but that NIMBYism (Not In My Backyard) is still a challenge. She suggested asking “what would work in your neighborhood?” to engage the community on the topic. Ms. Loellbach also shared that the reparations sub-committee was likely to start discussing housing affordability issues as well and that
connecting both committee’s efforts could help strengthen their impact and help with the process.

Sarah Vanderwicken from Joining Forces commented that coming up with clear goals, actions, and accountability in ways to assess progress made to address the goals of the affordable housing plan would be critical to the success of this effort. She also shared that asking what other things have not been including in the plan would be an important step.

Doreen Price commented on the urgent need for helping residents stay in the community, particularly through home rehabbing programs. She shared that rehabbing homes and helping residents stay in their homes could help the community overall through preserving neighborhoods but also job creation. Ms. Price shared a concern with the impact of taxes on housing affordability. Ms. Price suggested including Betty Ester in the interview process.

**New/Old Business**
February 12 at 7 PM was confirmed as the next meeting date.

City staff noted that discussion of a moratorium on condo deconversions was not needed at this time, following City Council’s vote not to proceed with the moratorium at its January 13 meeting.

**Adjournment**
There being no further business before the committee, Chair Roane adjourned the meeting at 8:11 PM.

Respectfully submitted,
Sarah K. Flax, Housing and Grants Manager
Evanston Affordable Housing Plan Steering Committee
March 5, 2020 Affordable Housing Community Workshop

Goals
1. Share initial results/themes of the relational outreach with people with whom we have talked.
2. Provide an opportunity for those not yet engaged by the process to share their ideas.

Pre-Work
- MC synthesizes initial findings from relational outreach
- Email invitation to those who expressed interest (mid-February) plus additional publicity via city and social media channels.
- Meeting with City staff and Committee members to finalize agenda, room set up and walk through the meeting elements.
- Finalize written materials and discussion guide.

Agenda
7:00 Welcome/Purpose and Focus of Meeting (Mike Roane, Chair)
7:10 Affordable Housing in Evanston Presentation (MC and City Staff)
  - Housing facts in Evanston and national trends
  - Summary of focus groups and 1:1s (mainly stories about need and support of change)
  - Housing solutions overview
7:30 Small Group Discussions
  - Name, where you live, whether you rent/own/work in Evanston.
  - Two main questions:
    o What three groups of Evanstonians should be prioritized by the affordable housing plan (homeless residents, low-income residents (to 50% AMI), moderate income residents (50 to 80% AMI), middle income residents (80 to 120% AMI), first-time homebuyers, senior citizens, residents in Wards facing displacement pressures, other)? Why?
    o What three housing strategies should Evanston prioritize in its affordable housing plan (using housing solutions document)? Why?
  - Housing steering team members take notes and facilitate (plus MC/city staff if we need them).
8:20 Large Group Report Out
  - Steering team members provide quick sharing of what was learned in the small groups
8:35 Wrap Up and Next Steps (Mike Roane)
8:45 Adjourn