



Housing & Community Development Committee

Tuesday, June 18, 2024 @ 7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Room 2404

**COMMITTEE MEMBER
PRESENT:**

Hugo Rodriguez, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, and Chloe Thurston, Commission Member

**COMMITTEE MEMBER
ABSENT:**

Devon Reid, Councilmember

STAFF PRESENT:

Sarah Flax, Community Development Director, Elizabeth Williams, Planning Manager/Interim Housing & Grants Manager, Uri Prachter, Senior Housing Planner

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Revelle called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

W. Carter, G. Schechter, A. Bida, D. Cannon, B. Ester, R. Sutherland, T. Connolly, S. Nells, J. Trujillo

3. APPROVAL OF MEETING MINUTES

A. Approval of minutes from the April 16, 2024 meeting.

Motion to approve the minutes from the April 16, 2024 meeting.

Moved by Councilmember Geracaris

Seconded by Zolomij

Ayes: Rodriguez, Zolomij, Burns, Revelle, Geracaris, and Thurston

Motion Passed 6-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

A. Discussion: 2024 Inclusionary Housing Ordinance Update

Uri Pachter, Senior Housing Planner, introduced the committee to the upcoming Inclusionary Housing Ordinance update process including focus topics and the legislative schedule.

Committee members indicated the following areas would create a successful update - increased minimum requirements (per City Council goals), increased in-lieu fees paired with the Consumer Price Index, incentivizing larger units, incentivizing more than the minimum requirements, eliminating parking minimums or establishing parking maximums, aligning zoning bonuses with the new Cook County property tax incentives, increased housing production, and achieving climate action goals. The final two areas were not included in the staff memo or presentation and will be incorporated moving forward.

Committee members also requested information on inclusionary housing policies from other jurisdictions with a focus on both best practices and poor practices.

B. Discussion: Strategic Housing Plan

Uri Pachter, Senior Housing Planner, introduced the committee to the upcoming Strategic Housing Plan process including the plan outline, legislative schedule, and engagement.

Committee members indicated the following areas would create a successful plan, based on the plan outline:

Housing Needs Assessment: Address people we are and are not currently serving, various living arrangements including co-housing, multi-generational housing, and the aging population

Objectives and Goals: Ambitious, specific, measurable; a diversity of housing types for a diversity of needs; promote home ownership and efficient housing; the centralized housing waitlist is empty and temporary shelter and housing subsidies are available

Local Policy Tools: Leverage community land trusts; expand homeowner incentives, i.e. One Stop Shop; decarbonize residential buildings

Monitoring and Evaluation: Regular reporting

5. STAFF REPORTS AND UPDATES

S. Flax provided updates on the Wesley properties.

6. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:58 p.m.