

Observer: Betty Hayford

Aldermen present: Five. Fiske, Wilson, Braithwaite, Rue Simmons absent.

Media present: Four. Evanston Now, Roundtable, Review, NU Daily

Meeting started: 7:15pm

Meting ended: 9:30pm

Announcements. The Mayor explained it is a special council meeting, with a focus on affordable housing.

Public comment. 30 speakers. Most– 20– spoke in support of affordable housing. Different approaches emphasized, including Accessory Dwelling Units (ADUs) outside or inside the main unit; housing on parking lot on South Boulevard; forcing developers to include affordable housing and not just make in lieu payments; affordable housing on the Library parking lot; senior housing including CJE project on Howard Street; zoning changes for more density. Others spoke in favor of Evanston Voter Initiative (EVI), citizen participation in City Manager search, sustainability steps, or concern for city harassment of home owners.

Special Orders of Business. (SP1) Report on Affordable Housing Work Plan Progress to date. Sarah Flax provided a detailed report with a power point outlining numerous initiatives. An ordinance passed to allow expansion of Accessory Housing Units. Fees for developers in lieu of units were indexed to inflation and will increase contributions to the Affordable Housing Fund. ETHS Geometry in Construction produced a house last year and is doing so this year. A bank is offering a program in Financial Wellness to assist residents working toward home ownership. The National League of Cities is including Evanston with five other cities in a study to identify and dismantle barriers to home ownership. She then described efforts underway to do a complete census count in Evanston, since those numbers can influence federal fund transfers, including for housing.

Aldermen offered no comments. It was moved and seconded to accept and place the report on file. The motion passed.

(SP2) Age Friendly Market Assessment for Independent and Assisting Living Needs in Evanston.

Margaret Gergen, representative of the Task Force on an Age Friendly City provided a report on the findings of the Task Force, including the Sawgrass Market Assessment of needs for seniors in Evanston. The plan assessed housing needs for independent seniors, additional assisted housing units, and shared housing options which are widely used in a few communities, including a few in Illinois. Seniors 75-84 are the fastest growing segment in the community and there is a growing need for housing. It was moved and seconded to accept the report and place it on file. The motion passed.

(SP3) Consideration of a Waiver of Building Permit Fees for Coach Houses (ADUs) with Affordable Rental Restrictions.

Alderman Fleming asked City staff to look into this proposal. City staff does not recommend such a waiver. Fleming explained that residents building ADUs planned to be affordable are taking a risk and waiving the building permit fee would be a modest incentive and recognition of the value of affordable housing. Rainey expressed some support, but was wary about waiving usual fees. She suggested perhaps a 50% waiver. Revelle offered support for the proposal. City Manager Storlie explained that permit inspections were substantial costs, and overseeing the rental to see it remained affordable would be continuing costs. Worthy non-profits had requested waivers in the past and the City

was reluctant to waive them. Revelle then withdrew her support. Fleming acknowledged she did not have a proposal for the length of the affordable rental period. Wynne said she is not in favor of waiving fees because they support an important city role. Fleming moved to hold the issue. She would like more discussion on incentives for affordable ADUs. The motion to hold passed.

(SP4) Consideration of funding for ArtSpace for a Preliminary Feasibility Study. ArtSpace has offered to conduct a feasibility study for \$25,000 to determine the feasibility of building affordable living and working units for artists. The Housing Commission does not support this. Fleming said it is not a priority and she does not support it. The motion failed 5-0.

(SP5) Ordinance to approve a special use permit for a planned development to construct a 4 story building with 60 additional affordable units for seniors 62 and older at 999-1015 Howard Street. Alderman Rainey spoke strongly in favor. The motion passed 5-0.

(SP6) Allocation of \$2 million in HOME Investment Partnership and Affordable Housing Fund Dollars for Evergreen Real Estate/CJE Senior Housing Project. This is the 60 unit project at 1015 Howard Street. The motion passed 5-0.

The meeting adjourned at 9:30pm.