



**APPROVED**

## **MEETING MINUTES**

### **HOUSING AND HOMELESSNESS COMMISSION**

Thursday, October 4, 2018, 7:00 P.M.

Lorraine H. Morton Civic Center, Room 2402

**Present:** Chair Ellen Cushing, Vice-Chair Geri Palmer, Alderman Eleanor Revelle, Monika Bobo, Noelle Gilbreath, Larry Donoghue, Renee Phillips

**Absent:** Mark Kruse, Moika Long

**Staff:** Savannah Clement, Housing Policy and Planning Analyst

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#### **Call to order**

Chair Ellen Cushing called the meeting to order at 7:06 PM with a quorum present.

#### **Approve minutes of September 6, 2018 meeting**

Ald. Revelle moved for approval, and Vice-Chair Geri Palmer seconded; Chair Ellen Cushing abstained. The motion was approved 6-0.

#### **Public comment**

Sue Loellbach, of Joining Forces for Affordable Housing and Connections for the Homeless, provided public comment on changes to Affordable Housing Fund description - concerns about funds available to help people at 120% AMI. She stated she has concerns about AHF no longer conforming to Consolidated Plan. She said there is no longer a condition that the use of funds needs to conform to a plan. She is in favor of increasing the demolition tax.

Doreen Price, provided public comment on a townhouse development, and said she is concerned about public land not being used for what it's worth.

#### **Demolition Tax Increase Discussion**

Chair Ellen Cushing said the Commission should outline how to attack this. She asked if the Commission should develop a timeline and working groups. She suggested Commissioners bring back research and suggestions on the demolition tax to the November meeting. Then, she said staff could draft ordinance to bring back to the Commission in December.

Commissioners discussed whether the tax should include non-residential buildings. Commissioners like the idea of calling it a fee instead of a tax. Commissioners suggested structuring the fee so that certain property values have different fees, in order to discourage tearing down affordable housing and building McMansions. Commissioners said that could also look at square footage of buildings, too. The Commission stated there could be a fee differential between the old structure and the new, depending on the difference in value and/or square footage - perhaps look at value differential, the higher the difference the higher the fee. Commissioners asked whether

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to assess the neighborhood or location of structure being demolished. Alderman Revelle suggested looking at the last five to ten demolitions to assess the type of structure torn down and the new structure that went in place. Should tax be dependent on area? Such as x number of feet from a church, or school, etc.? Commissioners suggested maybe taking into consideration neighborhood disruption. Other municipalities have impact fees due to impact on neighborhood. Commissioners asked if impact fees are allowed in Illinois. At a City Council meeting, impact fees were discussed and staff stated IL has one of the toughest laws against impact fees. Monika Bobo says other IL municipalities do have them.

Staff will create a Google doc with questions and share with group, and will include current Affordable Housing Fund description in next meeting packet. The redlined version in the meeting packet for October 4<sup>th</sup> is from a couple of years ago – the changes have not been approved, and more revisions are required based on the updates to the Inclusionary Housing Ordinance. The Commission can work on updating the AHF description, in addition to the demolition fee.

**Staff Reports**

Commissioners asked about the proposed consolidation of boards, committees, and commissions. The consolidation is proposed to better align work with the STAR Community framework. Staff said future discussions on the consolidation will not occur until a more cohesive outreach strategy is developed. However, staff can provide the Commission with the STAR Community framework. Staff also provided updates on affordable housing activities and the Affordable Housing Plan Steering Committee.

**Chair's Report**

Chair Ellen Cushing has a question about the recycling center letter from Joining Forces for Affordable Housing, and thinks future RFPs should include affordable housing proposals. Sue Loellbach said she will be meeting with Economic Development Manager to discuss the topic.

**New/Other Business**

Commissioners agreed that the Metropolitan Tenants Organization (MTO) report is sufficient after some discussion. The Commission suggested asking MTO for a report in six months. Renee Phillips wants to know more information about the personality of the TBRA program.

**Adjournment**

Vice-Chair Geri Palmer motioned to adjourn, Alderman Revelle seconded, and the motion was unanimously approved. The meeting was adjourned at 8:23 p.m.

The next scheduled meeting of the commission is Thursday, November 1, at 7:00 p.m. in room 2402.

Respectfully submitted,  
Savannah Clement, Housing Policy and Planning Analyst