

COMMITTEE OF THE WHOLE MINUTES
June 10, 2019

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF PRESENT
Bruno Burghart Clements Hruby Kaven Kilburg (chair) Maladra Marks McGowan Swanson Burns		Dawkins DeGroot McCready Fornari

1. CALL TO ORDER

Mayor Burns called the meeting to order at 7:00 PM noting all aldermen were present.

2. POLICY DISCUSSION ON AFFORDABLE HOUSING STRATEGIES

Dir. DeGroot stated the purpose of the discussion was to review affordable housing strategies available to the City and to provide staff with direction on which to pursue and have staff prepare for formal consideration. DeGroot stated the goals the council laid forth in their 2018 Strategic Planning update session. He then explained the State's Affordable Housing Planning and Appeal Act and how it affects the city's strategy. DeGroot then presented preliminary information on the various strategies to gain affordable housing: incentives to developers, enacting inclusionary zoning ordinances, demolition tax, property contribution, accessory dwelling units, and TIF.

DeGroot concluded by giving some examples of what other nearby communities have used to address the issue. Staff was looking for direction on the council's desire to either meet the State's required minimum threshold of available house, provide on-going contributions, or both.

Alex Finke, representing the Illinois Realtors Association, encouraged the council to consider incentives to developers and to make sure they are included in all future discussions.

The following members of the public voiced their support for all aspects of affordable housing, including affordable senior housing and urged the council to take action:

- Chuck Miles, Cookie Olson, Colin Campbell, Ann Hoteling, Maureen McHugh, Margaret Egan

The following members of the public voiced concerns on implementing affordable housing:

- Jon Kefer, Emily Erickson

Aldermen discussed how non-home rule status affects decisions on implementation. They also discussed how nonprofits could assist the city in managing the housing process. Some voiced concerns on using incentives, with all requesting more details from staff to discuss the first four strategies on the agenda list. Dawkins stated they would schedule another discussion no later than August 26.

3. ADJOURNMENT

On a motion by Ald. Kilburg, seconded by Ald. Bruno, the meeting was adjourned by unanimous voice vote at 9:46pm.

- *Submitted by Recording Secretary Fornari*