



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

**MINUTES OF THE HOUSING COMMISSION
TUESDAY, MARCH 2, 2021
6:00 P.M.**

REMOTE MEETING BROADCAST LIVE ON CHANNEL 6 AND YOUTUBE

Members Present: Jeff Head
 Earl Chase
 Lorelei McClure
 Elissa Morgante
 Ryan Shannahan
 Lisa Williams
 Caroline Goldstein

Members Absent: None

Staff Present: John Adler, Director of Community Development
 Lisa Roberts, Assistant Director of Community Development
 Kate McManus, Planner III
 Jeff Stein, Assistant Village Manager/Corporation Counsel

I. CALL TO ORDER

Chair Head called the meeting to order at 6:05 p.m.

II. WELCOME REMARKS

Chair Head welcomed the new Commission members and stated that he is looking forward to working with the Commission to address housing needs in Wilmette.

III. COMMITTEE MEMBERS' SELF INTRODUCTIONS

Commissioners introduced themselves and reviewed their experience and interest in affordable housing.

IV. NEW COMMISSION ORIENTATION – OVERVIEW OF RULES AND PROCEDURES

Mr. Stein gave an overview of the laws pertaining to the Housing Commission and public meeting process including the Open Meetings Act, Freedom of Information Act, Gift Ban Act and Ethics Act. He encouraged the Commissioners to reach out to staff with any questions regarding the rules and procedures of the Commission. He reviewed the rules for a quorum noting that 4 members are required for a quorum. He explained how meetings will be conducted virtually during the pandemic. He explained that all Commissioners

should attend the meeting with both audio and visual; and in the event that video is not working properly, should identify themselves before speaking.

V. AFFORDABLE HOUSING PRESENTATION

Ms. Roberts gave a presentation on affordable housing that was prepared for the Village Board in the summer of 2020. She stated that the creation of affordable housing began in 1976 with the construction of Gates Manor, followed by Shore Line Place in 1984 and the Village Green Atrium in 1985. She stated that Cleland Place, located at 1925 Wilmette, is in development and will provide low income housing with no age or disability requirements. She reviewed the State of Illinois' Affordable Housing Planning and Appeals Act (AHPAA) and the Village's 2004 Affordable Housing Plan. She stated that the Village complies with the State act and that currently 4.5% of the Village's housing is considered affordable.

Ms. Roberts provided an overview of housing programs in Wilmette including the Village's Emergency Housing Assistance Program (EHAP) and Housing Our Own – Wilmette (HOOW), a non-profit which transitioned out of the Village's Housing Assistance Program.

Ms. Roberts explained that the Village's Comprehensive Plan will be updated this year and the Commission will be asked to evaluate and provide input on housing related goals and policies in the housing section of the Comprehensive Plan.

In response to questions from Chair Head, Mr. Adler stated that the disparity between the affordable housing contributions from 611 Green Bay Road and the Optima development were due to timing of the projects. He explained that the 611 Green Bay Road property was purchased by the Village as a result of a lawsuit and that the timing of the sale of the property during the recession, resulted in very limited interest. The developer contributed \$80,000 to affordable housing. He explained that the Optima project is very different because the economy has since improved and resulted in a different model for affordable housing.

In response to a question from Commissioner Goldstein, Mr. Adler stated that the payment from Optima to Community Partners for Affordable Housing (CPAH) will be made when the building permit is issued. He stated that the Commission will be asked to provide input on how best to utilize the funds for affordable housing. He added that a later date, Rob Anthony from CPAH, will meet with the Housing Commission.

VI. DISCUSSION OF NEXT MEETING DATE

The Commission discussed setting a consistent meeting date for the third Tuesday of the month. The next meeting was tentatively scheduled for Tuesday, April 20th.

VII. APPROVAL OF MINUTES FROM MARCH 18, 2015

Commissioner Morgante moved to accept the meeting minutes as submitted and Commissioner Williams seconded the motion. The motion passed.

VIII. PUBLIC COMMENT

There were no comments from the public. Ms. McManus confirmed there were no public comments submitted via You Tube.

IX. ADJOURNMENT

Commissioner McClure moved to adjourn the meeting, seconded by Commissioner Morgante.

The meeting was thereafter adjourned at 7:23 p.m.

Respectfully Submitted,

Kate McManus
Planner III