

Committee of the Whole Meeting
Monday, January 27, 2020
Council Chambers
5:00 p.m.

1. Call to Order
2. Roll Call
3. Public Comment
4. Active Shooter Training (10 minutes)
5. Presentation by Go Green Deerfield (30 minutes)
6. Walgreens Sales Tax Receipts (10 minutes)
7. Village Attorney Cost Recovery Code Provisions (15 minutes)
8. Strategic Planning Discussion (25 minutes)
9. Affordable Housing Discussion (30 minutes)
10. Adjournment

REQUEST FOR BOARD ACTION

COW #9

Agenda Item: _____

Subject: Affordable Housing Discussion

Summary of Background and Reason for Request

Staff is seeking to determine if there is agreement to move forward with an inclusionary zoning ordinance that would mandate a certain percentage of affordable housing units be included in developments above a certain size (regardless of whether or not the development contains rental or owner-occupied units).

The current text of the Comprehensive plan notes the following:

Pursuant to its home rule powers, the Affordable Housing Planning and Appeal Act, 310 ILCS 67/1, et seq, does not apply within the Village and shall be superseded by the Village's Zoning Ordinance and Comprehensive Plan. The Comprehensive Plan recognizes the need for affordable housing within the Village and the region in which the Village is located and will give due consideration to those needs and to the opportunity to accommodate new affordable housing options within the Village when opportunities are presented to develop or redevelop significant parcels for residential uses.

The Village Board last discussed affordable housing in October, 2018. Since that time a new report has been issued by the Illinois Housing Development Authority, dated December 28, 2018, showing the Village's relative share of affordable housing. The report indicates that Deerfield has 7.3% affordable housing share or 486 total affordable housing units. This reflects an 87% increase in the number of affordable housing units when compared to 2013 data that indicated a 4.0% share with 259 affordable housing units. Notably, the 2018 figure does not account for the 25 affordable housing units that were approved in the preliminary development plan for Zion Woods or the 18 additional affordable housing units that were approved in the final development plans for REVA.

A high level overview of the pros and cons of affordable housing are listed below:

Pro	Con
Intentionally influences real estate market and development to meet a desired purpose	Interferes with free market economy
Diversifies housing stock	Increased cost/reduced return on investment to develop
Provides proximate workforce housing that could benefit local area labor pool and help meet employer recruitment and hiring demands	Requires on-going government resources for oversight and compliance (e.g. audits, housing commission, fund management, recourse for non-compliance)
Often includes incentivizing mechanisms to mitigate barriers to development (e.g. density bonuses, permit fee waivers, cash in lieu)	Incentive mechanisms could have unintended adverse consequences. Density bonuses could cause greater impact on neighbors. Fee waivers could result in Village not recovering costs associated with development.

Additionally, there are a number of advantages and disadvantages associated with each of the possible affordable housing scenarios depending on which incentive mechanisms are included in an affordable housing program. These various affordable housing incentive mechanisms have been previously discussed with the Village Board in recent years.

Allotted Time: 30 Minutes

Reports and Documents Attached:

None

January 27, 2020

Date Referred to Board: _____