

**RECOMMENDATION**

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: August 27, 2009

RE: Workforce (Affordable) Housing

We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the consideration of a workforce housing plan for the Village of Deerfield. The Plan Commission held workshop meetings on April 16, June 25, August 13, and August 27, 2009. Attached are copies of the Plan Commission workshop minutes regarding this issue.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

**FINDINGS OF FACT**

**Background**

At their February 4, 2009 Committee of the Whole meeting, the Board of Trustees discussed workforce (affordable) housing and it was agreed that the matter be referred to the Plan Commission. At the February 17, 2009 Board of Trustees meeting, the Board formally directed the Plan Commission to consider a workforce (affordable) housing plan appropriate for the Village over the next several months, and to develop a report and recommendation. The Plan Commission was provided with much background information on this issue, including the various tools and strategies that can be used to implement an affordable housing plan. The information provided to the Plan Commission can be found on the Village's web site by going to Departments, Community Development, Planning Division, Upcoming Public Hearings, and then going to the bottom of this page and clicking on information on the Plan Commission's consideration of workforce housing.

**CONCLUSIONS**

The Plan Commission studied this issue over of the past several months and came to the conclusion that the issue of workforce (affordable) housing needs to be studied by a specific group, such as a housing task force or commission that can focus on and study this issue. The issue of a workforce housing is complex and very broad and the Plan Commission believes that a specific group needs to be established to focus on this matter. The Plan Commission believes a recommendation for a workforce housing plan should be created in the same way as the Comprehensive Plan update was – a specific group should be organized to study the issue and create a plan which will be sent to the

Board of Trustees and the Plan Commission. If a group is organized to study this issue, it could contain representatives of the existing various commissions, including the Plan Commission as well as members from the community. Plan Commissioner Stuart Shayman has expressed a willingness to become a member of the housing task force or commission.

The Plan Commission believes the establishment of a housing task force or a commission is the best way to move forward on this complex issue. The Plan Commission's workshop minutes reflect the extent of their discussions on this issue; those minutes are attached to this recommendation, and these minutes will be provided to the new workforce housing task force or commission.

### **RECOMMENDATION**

Accordingly, it is the recommendation of the Plan Commission that either a housing task force or commission be established to study the issue of workforce (affordable) housing in Deerfield.

Ayes: (7) Berg, Gussis, Jacoby, Shapiro, Shayman, Wasserman, Swartz

Nays: (0) None

Respectfully submitted,  
Michael Swartz, Chairman  
Deerfield Plan Commission