

**VILLAGE OF RIVER FOREST
COMMITTEE OF THE WHOLE MEETING MINUTES
Monday, June 8, 2020**

A Committee of the Whole meeting was held on Monday, June 8, 2020 at 5:30 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m. Upon roll call, the following persons were:

Present: President Adduci, Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Also Present: Village Clerk Kathleen Brand-White, Village Administrator Eric Palm, Assistant Village Administrator Lisa Scheiner, Assistant to the Village Administrator Jonathan Pape, Management Analyst Sara Phyfer, Village Planner John Houseal, Plan Commission Chair David Crosby

2. APPROVAL OF REMOTE PARTICIPATION

Trustee O'Connell made a motion, seconded by Trustee Bachner, to allow the meeting to occur by remote audio and video conference.

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

3. PUBLIC COMMENT

Judith McDevitt, 411 Ashland #5B. Ms. McDevitt spoke about affordable housing being seen as a problem rather than a solution. She stated the plan can be strengthened and discussed provisions to be added.

David Flint. Mr. Flint urged the Board to vote no on the proposed plan and discussed including more quantitative and qualitative research.

Deb Wolkstein, 1138 Franklin. Ms. Wolkstein request that the Board not accept the plan as presented. She commented that this is checking a required box rather than actually creating a specific and strong plan that values diversity.

Mark Shelstad, 1435 Monroe. Mr. Shelstad spoke in favor of plan, stating it is a good start. He expressed concern about property values and how to economically accomplish a goal of more than 10%. He urged the Board to vote yes.

Daniel Lauber, 7215 Oak. Mr. Lauber urged the Board to vote no on the plan. He presented five recommendations. He asked that the document have teeth and provide guidance in order to address social justice and inequity.

Megan Keskitalo, 8125 Lake. Ms. Keskitalo requested that the Board pause and reach out to an independent expert on the plan. She stated it should identify affordable housing locations, track growth and loss and include goals tied to metrics.

Phil Carmody, Opportunity Knocks. Mr. Carmody stated the proposed plan lacks conviction, creativity and substance. He spoke to the need for an affordable and supportive housing plan for people with development disabilities.

Tim Brandhorst, 601 Ashland. Mr. Brandhorst urged the Board to vote no and be the model for other communities. He commented that a more economically diverse village is a stronger village, and stated the plan is missing data, tracking, and specific language.

Megan Hodge, 1338 Park. Ms. Hodge urged the Board to vote no or postpone. She asked that the plan be revised for the community to have an opportunity to provide feedback. She stated that now is the time to ensure actions reflect values and that discussing the plan is critical to integrity and inclusivity in River Forest.

Josh Ehart, 522 Park. Mr. Ehart urged the Board to postpone or vote no on the plan. He commented on the opportunity to build more diversity into the community.

Carolyn Kilbride, 1335 Park. Ms. Kilbride stated that she is a member of the Plan Commission and stated that in the process of developing a plan, it is reasonable to use a template from another municipality. She stated Mr. Lauber's comments were given serious consideration, and that the Commission meetings were open and transparent. She recommended that the Board approve the plan.

Susan Conti, 711 Thatcher. Ms. Conti addressed the comments about Village Planner Houseal's work and commended his efforts. She stated the plan was created by a democratic process to formulate the best plan for River Forest within the constraints of the Village. She urged the Board to vote yes.

John Grant, 923 Thatcher. Mr. Grant stated it is worth the effort to more carefully and deeply consider housing policies to foster diversity and inclusivity. He suggested a housing expert address this in addition to residents and businesspeople.

Phyllis Rubin, 411 Ashland. Ms. Rubin discussed the language in the plan, particularly a section she stated refers to affordable housing decreasing property values. She offered the Highland Park plan as a model plan and urged the Board to vote no.

4. DISCUSSION: AFFORDABLE HOUSING PLAN

Assistant Village Administrator Scheiner presented the State's requirements regarding the Affordable Housing Planning and Appeal Act, including the timeline and goal of the plan. She

reported that the Plan Commission's unanimous recommendation was to increase the percentage of affordable housing to at least 10%. She summarized their recommendations: consider text amendments to the Zoning Ordinance; identify strategies to preserve and enhance existing affordable housing; and leveraging TIF funds to support affordable housing initiatives.

David Crosby, Plan Commission Chair. Chair Crosby stated he understood the criticism of a lack of specifics but that it is by design. He noted that the plan suggests the Development Review Board consider the Affordable Housing Plan when making decisions about developments, giving the DRB the opportunity to inject more density, which is frequently sought by developers. He explained the difficulty of injecting affordable housing into Single Family Home zoning districts and the potential to allow accessory dwelling units.

In response to a question about penalties, Mr. Houseal explained the State knows the challenges of complying with the Act for communities that are built out and that there are no penalties for noncompliance.

There was discussion about how to incentivize developers to include affordable housing units in projects, and Ms. Scheiner stated the proposed plan makes a recommendation that the Village consider text amendments to create opportunities for zoning bonuses as a right as opposed to seeking permission.

In response to a question from Trustee Brennan about the challenging of incentivizing developers even without affordable housing, Mr. Houseal stated the standards could be recalibrated to consider allowances for affordable housing. For example, he stated if a developer proposes affordable housing or retails, they would get an allowance and the rest would have to live by the standards.

Trustee Henek discussed the Lake and Lathrop project and emphasized that the plan needs more of a narrative and more specific language and concrete guidance. She stated she was not sure how the current plan would inform the DRB.

Chair Crosby stated considering projects on a case by case basis allows for more flexibility than a blanket approach, noting that there are some scenarios where a property would not get developed otherwise. He recalled the concerns raised by residents about increasing density and height of buildings during other discussions.

Mr. Houseal explained that specificity was intentionally not included. He also clarified that the section in the plan speaking to the impact on adjacent property owners is related to buildings being taller to accommodate affordable housing leading to the property value decrease, not the affordable housing itself.

President Adduci commented that it is not the responsibility of the Plan Commission to look at standards for the Zoning Board of Appeals.

Mr. Houseal stated that the plan sets for several actionable recommendations, which would give the Development Review Board direction when considering project proposals.

Trustee Henek stated she disagreed and that the documents should help inform everyone else to all other decisions being made. She emphasized the plan has to go in tandem with other considerations.

Trustee O'Connell commented that the plan is a framework for discussion and a starting place. He noted that because the Village is landlocked, there is no opportunity for a big development. He compared this to the cannabis discussion and the Board's creation of a Special Use to control where it goes. He further commented that a restrictive policy would not get the Village to economic development.

In response to a question from President Adduci about tracking the losses/gains of units, Ms. Scheiner stated that the Village is required by the plan to use the State's data but that metrics can be established and incorporated in order to track them.

Trustee Bachner concurred with Trustee Henek. She stated that the Development Review Board does not have any reason to consider affordable housing if not required by the plan.

In response to a question from Trustee Bachner, Mr. Houseal explained his rationale for using Wilmette's Affordable Housing Plan as a template, noting the similarities between the villages and the challenges of developing a plan. Regarding Highland Park, Mr. Houseal stated it was not feasible to use their plan as a model because they have a housing commission and own affordable housing developments. He emphasized that suggestions were discussed and considered, not ignored, and that the process worked as it should.

In response to a follow up question from Trustee Bachner, Mr. Houseal stated that the focus was on communities that had the same charge for their plans, which was to meet the requirements of the Act.

In response to a question from Trustee Bachner about tools noted in the Plan, Mr. Houseal stated the record indicates discussions of things not included in the plan, and he emphasized the plan can be amended and updated.

Chair Crosby concurred and stated Mr. Houseal guided the Commission through the process and there was healthy debate about all kinds of options. He stated he was happy with the final product and that he only sees River Forest in the document.

In response to question from President Adduci, Chair Crosby stated the Commission pursued and discussed many different options and that Mr. Lauber was a big help in getting the commissioners to consider alternatives and ways to rethink items. Chair Crosby stated his background is architecture and he has been in practice for 16 years.

5. ADJOURNMENT

Trustee Cargie made a motion seconded by Trustee Vazquez, to adjourn the Committee of the Whole meeting at 7:51 p.m.

Roll call:

Ayes: Trustees Bachner, Brennan, Cargie, Henek, O'Connell, Vazquez

Absent: None

Nays: None

Motion Passes.

Kathleen Brand-White, Village Clerk

From: [roberta.appleby](#)
To: [Sara Phyllis](#)
Subject: Affordable Housing Plan
Date: Monday, June 8, 2020 3:59:58 PM

Request is made for the following recommendations to be addressed as respects the affordable housing plan

- A recommendation to amend River Forest's Comprehensive Plan to establish a policy of preserving existing housing affordable to households with modest incomes
- A recommendation to adopt effective incentivized inclusionary zoning
- A recommendation to adopt the policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes
- A recommendation to adopt a precise policy for TIF districts to either maintain existing multi-family and single family housing affordable to households with modest incomes or replace existing affordable housing with new affordable units in new developments in the TIF districts on a one for one basis
- Establish a goal of *at least 10%* housing affordable to households with modest incomes instead limiting it to 10%

[Sent from Yahoo Mail on Android](#)

From: [Denise Burns](#)
To: [Sara Doyle](#)
Subject: Housing plan
Date: Monday, June 8, 2020 2:46:43 PM

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Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy where at least 15 percent of dwelling units in all new developments include family housing that is affordable to households of modest incomes..
5. Adopt goal of at least 10% affordable housing rather than just 10%

As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are.

And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, that encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

Thank you in advance for your willingness to look into this matter. I know there's so much to fight for right now, but our voices can make a difference.

Denise Burns
617 Franklin
River Forest

From: [Susan Charrette](#)
To: [Sara Phyfer](#)
Subject: Public Comment for the Committee of the Whole's discussion on Affordable Housing
Date: Monday, June 8, 2020 3:20:42 PM

Hello Sara,

Could you please acknowledge receipt of this message due to the timely nature. Below is my comment to be entered into the public record. Thank you,
Susan Charrette

I recently became aware of the Affordable Housing Plan for the Village of River Forest to address the village's shortfall of the state mandated 10% affordable housing presented to RF Village trustees and nearly voted on at the May 26th meeting.

I feel that giving Village residents less than two weeks to read and comment on this important issue is inadequate and gives the impression the plan is being rushed through with minimal input from resident stakeholders. Further, potentially voting on the issue directly after the Committee of the Whole meeting would not allow adequate time for residents to absorb and respond. I checked with our State Representative and any deadlines for complying with the State's mandate for affordable housing have been extended due to Covid-19, so there is no justifiable rationale for expediting this process.

I myself am not well versed in Affordable Housing Policy. With no background, this is a lot to absorb in such a short amount of time. Reading the recent op-ed in the Wednesday Journal by a resident who does have a wealth of experience, this appears to be a flawed and rushed plan.

In addition, it has come to my attention that this portion of the Villages Comprehensive Plan, which **Houseal Lavigne Associates** was paid by the village over \$86,000 to put together, was largely replicated from the Village of Willmette's affordable housing plan. Perhaps I am naive in thinking our village is special and unique and should not be slapping together a plan based on another village's experience. Careful stewardship of Village funds would require sending the well-paid consultant back to the drawing board to come up with a unique plan for our village. And I would hope future consulting jobs would note **Houseal Lavigne Associates** laziness on this project and not expect conscientious work to be completed.

At this time when the entire nation is focused on diversity and inclusivity, it is imperative the Village adopts a plan that not only protects existing affordable housing (my understanding is the current plan does not) but also increases the stock of inclusionary housing. The Village has recently lauded the hard work of River Forest's essential workers who could scarcely afford to live in the village they work so hard to protect.

Cordially,
Susan Charrette
River Forest Resident

From: [Kristen Coe](#)
To: [Sara Phyfer](#)
Cc: [Kristen Coe](#)
Subject: Public Comments for VBOT June 8, 2020 COW Meeting
Date: Monday, June 8, 2020 8:06:35 AM

Dear Sara,

Please share the following statement with the Board of Trustees as public comment at the June 8, 2020 Committee of the Whole meeting.

With appreciation,

Kristen Q. Coe

[REDACTED]

[REDACTED]

Project of the heart: www.betheboat.org

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Dear River Forest Board of Trustees,

I am unable to attend tonight's Village Board meeting and thus, submit the following comments for your consideration. I am writing regarding agenda item 8. a. (Approval of the Affordable Housing Plan), and respectfully ask you to delay voting on the plan. While an adherence to "process" usually guides my thinking and consideration of this plan is "in process", I believe that, at this moment in time, process is beside the point.

If there is anything that we have learned through the tragedy of COVID-19, it is the value of a "break" from the administria of life – an opportunity to reflect on life's "big" issues rather than merely barreling along, checking boxes off as we speed through each day. As a village, we were just emerging from such an intermission when an incident occurred at Jewel which showed us both the best and worst of our community. Village communications were crafted about unity and community and, thankfully to the credit of the RFPD, action was taken which affirmed the Board's public statements. Bravo.

Now, we are here. In the Affordable Housing Plan, "you" – as representatives of the "we" in River Forest – have the *opportunity* to make actionable our village's commitment to inclusivity, economic and otherwise. Such opportunities are infrequent, making it all the more urgent to grasp them when they arise. Let us not sacrifice this inferior plan on the altar of expediency when we have the rare chance to step back, view the plan through the scrim of this week's and month's events, and set a course that makes clear the village's commitment to all residents.

Please, be bold and take advantage of this pause to set claim to a new, compelling course which reflects the definitive statements we've seen from this Board in the past week.

Respectfully submitted,

Kristen Q. Coe

[REDACTED]

[REDACTED]

Project of the heart: www.betheboat.org

From: [Keary Cragan](#)
To: [Sara Phyfer](#); [Lisa Scheiner](#)
Subject: Affordable Housing Plan COW meeting comments for the VBOT
Date: Monday, June 8, 2020 3:44:51 PM

Sarah,

Please send these to the VBOT and read these into the record this evening. I have a work conflict and may not be able to attend in time.

Dear Trustees,

Keary Cragan, 914 Bonnie Brae.

As a member of the plan commission, I would like to comment on the Affordable Housing Plan before you. First I would like to thank Chairman Crosby and Assistant Village Administrator Lisa Scheiner for their work with the commission.

Second, I was unaware during our deliberations as a committee that the draft document that we were working on was (allegedly) a nearly identical plan from another community that was over a decade old. If that is the case, I am disappointed that no attribution was made as much time was spent discussing needed changes to the negative tone that the draft plan had towards affordable housing. In short, I feel like we started with an outdated negative plan and spent much time trying to improve it.

Affordable Housing benefits all of us and is an important part of our community. We should strive to have more than the state mandated 10%. Affordable housing allows parents to downsize their homes when the kids leave; widowed seniors to remain in the support system of their friends, lifelong volunteers to continue contributing to our community; and adults with intellectual and developmental disabilities to remain in the neighborhoods that support and cherish them.

If every new dwelling unit in our community is a large expensive home or condo, only the wealthiest families with school age children might justify the cost of living here, which could further overburden District 90 and its remaining three buildings. Our school district's limited space is dependent on the percentage of resident taxpayers with school-aged children. Thus the diversity of our housing stock and the diversity of demographics also strengthens our schools.

I voted in favor of the draft plan presented to the VBOT because I want the Village to affirm the value of affordable housing to our village and to move forward with the recommendations to change zoning and incentives to retain and encourage new affordable housing throughout the village. As 70% of the village is zoned for single family housing, amending the village code to allow for Accessory Dwelling Units could help us reach many goals. Allowing ADUs not only provides more affordable housing, but could enable some cost burdened villagers and/or seniors to afford to stay in their homes and/or house their adult children, grand parents, home healthcare or childcare providers.

Last, I still feel the plan could be much stronger in requiring new large developments to include a certain percentage of affordable and/or integrated supportive housing, specifically as described in the request from our very own Opportunity Knocks (see letter from Mr Carmody.)

I hope your future actions will ensure that the Affordable Housing Plan is not just a required box that we needed to check in order to satisfy a state requirement. Please further strengthen the Village's commitment to protecting, retaining and expanding our affordable housing options in River Forest.

Thank you for your public service.

Sincerely,
Keary Cragan

From: [Claire Downs](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Monday, June 8, 2020 3:40:28 PM

Dear Village President and Trustees,

I'm writing today because I believe you should table or vote down the proposed Affordable Housing Plan as it stands. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes a willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan:

- Commit to a policy of preserving or replacing existing multi-family and single-family affordable and supportive housing on a one-for-one basis
- Amend the zoning ordinance to provide for incentivized inclusionary zoning
- Amend the zoning ordinance to allow for flexibility to pursue innovative integrated supportive housing, supervised apartments, accessory apartments, shared living models
- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning
- Adopt a goal of *at least* 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan.

--

Claire Downs

From: [Ann Dulin](#)
To: [Sara Phyfer](#)
Subject: Affordable housing RF
Date: Monday, June 8, 2020 10:49:37 AM

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> Dear Village President and Trustees,

> I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

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> 1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes

> 2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis

> 3. Amend the zoning ordinance to provide for incentivized inclusionary zoning

> 4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning

> 5. Adopt goal of at least 10% affordable housing rather than just 10%

>

> As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

> Thank you.

Ann Dulin

From: [Sue Foran](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan comments
Date: Saturday, June 6, 2020 9:33:22 AM

Dear River Forest Village Board

From what I have been hearing, the Affordable Housing Plan is flawed, outdated and is identical to Wilmette's 2004 plan. We deserve better and I am sure you all agree. Let's delay the vote so a more thorough, comprehensive, inclusive plan can be created; one that accomplished a more "just" approach for our community. Good affordable housing is good for everyone.

Let's do better.

Sue Foran

From: [Rachel Glick](#)
To: [Sara Phyfer](#)
Subject: Attention Sara Phyfer - Monday Night Trustee Meeting Comments for the 5:30 meeting
Date: Friday, June 5, 2020 8:54:07 PM

Hi Sara,

Please submit these comments for the Whole Board Meeting at 5:30pm Monday night regarding the Affordable Housing Plan.

I am appalled to find out that the affordable plan that our village requested and wants to approve is an outdated and plagiarized version of a plan for a completely different village! While there may be ideas or notions that overlap and could be considered for our village, we must demand a unique proposal that is up-to-date, truly comprehensive, and ensures that our community remain and increase it's economic diversity.

We must preserve existing housing that is affordable to residents with modest or low incomes.

New developments must include at least 15% affordable units.

We need an experienced and qualified affordable housing expert to help our village write a new plan that is inclusive and proactive.

I strongly urge you to vote no on this plan, this plan does not build the future I hope to see in River Forest. As a parent of two young children I am eager to see people with low and modest incomes who work in this village or surrounding areas to also have the opportunity to reside and raise families here. Along with residing here my husband is employed in River Forest, we are in touch with many residents and believe that River Forest only gets better as it becomes more open, more economically diverse, and more welcoming.

Sincerely,
Rachel Glick

From: [Kate Hampson](#)
To: [Sara Phyfer](#)
Subject: Resident Letter Regarding RF Housing Plan
Date: Monday, June 8, 2020 11:26:23 AM
Attachments: [Board letter.pdf](#)

Please distribute my letter to the village president and trustees prior to this evening's meeting. Thank you so much for your help!

-Kate Hampson
105 Thatcher Ave.

June 8, 2020

Dear Village President and Trustees:

My name is Kate Hampson. I am 15 years old and will be a sophomore at Oak Park and River Forest High School next year. I live at 105 Thatcher Avenue in River Forest and am writing to you because I understand you are currently discussing the Affordable Housing Plan for River Forest. I have had the chance to volunteer with Opportunity Knocks since I was eight years old and through my time there I have developed lifelong friendships with many adults with disabilities. I volunteer at Opportunity Knocks during the school year with OPRF's service club Tau Gamma, and I am also a part of the Opportunity Knocks Junior Board and I organize an annual fundraiser called Knocktoberfest. When you walk through the doors of Opportunity Knocks you feel the strong sense of community. The group of warriors, staff and volunteers are strengthened by the diversity of the group and learn from each other. Those of us who live close to the River Forest Community Center feel lucky to have Opportunity Knocks and the warriors as our neighbors. We benefit because we get to know many adults with disabilities personally and as our neighbors and friends. It is my hope that the housing plan for our village will consider the needs of those in our community with disabilities so that they can remain in our community and don't have to leave River Forest or the community of people they love as they age. Being able to live and work in our village as residents with disabilities benefits all of us in River Forest because it gives us a more diverse community. Opportunity Knocks has started social enterprises to create job opportunities. Many of the warriors have jobs they love in our local community through Opportunity Knocks or other local businesses and need to stay close to their work and families. I think that expanding the options for housing for adults with disabilities would strengthen our community as a whole. It is my hope that you will allow more time to review and discuss the proposal that was presented by Opportunity Knocks to the commission so that more

options for future housing for adults with disabilities can be included in the River Forest plan.

Please give this the attention that is needed for all voices to be represented in this important discussion. I love living in River Forest and hope to raise my family here someday around all of my family and friends. It is my hope my friends with disabilities will have the same opportunity to continue to live in the town they grew up in and love, close to the people they love, because we all benefit when we live in a community that values all of us.

Sincerely,

Kate Hampson

Sara Phyfer

From: Tara Harper [REDACTED]
Sent: Monday, June 8, 2020 5:57 PM
To: Sara Phyfer
Subject: Affordable Housing Plan in River Forest

Dear Village President and Trustees,

I'm writing today because I believe you should table or vote down the proposed Affordable Housing Plan as it stands. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes a willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan:

- Commit to a policy of preserving or replacing existing multi-family and single-family affordable and supportive housing on a one-for-one basis
- Amend the zoning ordinance to provide for incentivized inclusionary zoning
- Amend the zoning ordinance to allow for flexibility to pursue innovative integrated supportive housing, supervised apartments, accessory apartments, shared living models
- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning
- Adopt a goal of *at least* 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan.

With gratitude for consideration,

Tara Harper, Board of Trustee Member, Opportunity Knocks

From: [Deana Herrman](#)
To: [Sara Phyfer](#)
Subject: public comments for board meeting June 8, 2020
Date: Monday, June 8, 2020 11:52:53 AM

Hello,
Here are my public comments for this evening.
Thank you,
Deana Herrman
530 Franklin Ave.

Hello RF trustees,
I wish to comment on the affordable housing plan being discussed tonight.

This plan is an opportunity for RF to ensure equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults – all of whom make up our RF community. I ask the that the board consider how they will comply with the Fair Housing Act (FHA) & Americans with Disability Act (ADA) accessibility standards in its plan. As long as a multi-family building has at least 4 units, it must comply with FHA and ADA accessibility standards but how this will be enforced or incentivized is weak in the plan.

Some trustees may be aware of the ways in which the River Forest's zoning for community residences runs afoul of the FHA such as excluding group homes from the definition of "family" & allowing group homes only by special use permit. With current violations in place, I am concerned that the proposed affordable housing plan will incur new violations and continue to exclude members of the community.

Perhaps the board should go back to the drawing board prior to adopting this plan with an expert in housing policy as well as members of the disability, aging and other communities whose views may have not been initially included in this plan. Taking another look may strengthen the plan to allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities as well as encourage new construction to create physically-accessible housing, extending from the individual unit to the community.

I ask the following:

- Adopt goal of *at least* 10% affordable & accessible housing rather than just 10%;
- Set a policy to preserve existing multi-family and single-family housing affordable to households of modest incomes;
- Adopt a precise policy for TIF districts to preserve existing housing affordable to households of modest means and/or replace it with affordable units in new developments on a one-for-one basis; &
- Amend the zoning ordinance to establish incentivized inclusionary zoning that grants a density bonus only if at least 15 percent of dwelling units in a new development with multi-family housing is accessible & affordable to households of modest incomes.

River Forest deserves a socially just & equitable affordable housing program that allows residents to age in place, disabled citizens to remain and participate in the community, and encourages those who support our community such as nurses, teachers, first responders & essential workers to live

and participate in our community.

Regards,

Deana Herrman

530 Franklin Ave.

From: [Della Hosty](#)
To: [Sara Phyfer](#)
Subject: Housing
Date: Sunday, June 7, 2020 8:56:05 PM

Hello Sara, my name is Dell Hosty and I live in one of the areas that you call affordable housing. I would like to ask the question to the board about their plan regarding housing that is already on Harlem and Oak Street. Have they already had someone come out and survey the property? I need that answered on the record please.

Also why is this plan so similar to Wilmette plan that was written many years ago?. When you look at both plans the language is so similar and almost exact from the Wilmette plan. Why is that?

Thank you,
Della Hosty

Sent from my iPhone


From: [Greg Ignoffo](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Monday, June 8, 2020 4:25:31 PM

Dear Village President and Trustees,

I'm writing [today](#) because I believe you should table or vote down the proposed Affordable Housing Plan as it stands. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes a willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan:

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- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning
- Adopt a goal of *at least* 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan. Thank you for your consideration.

Gregory R. Ignoffo
Kelly & Ignoffo Law Group, P.C.

www.kellyignoffo.com

From: [REDACTED]
To: [Sara Phyfer](#)
Subject: Public Comment for June 8th meeting
Date: Monday, June 8, 2020 11:14:07 AM

Hi Sara,

Below is my public comment for the meeting tonight.

Thanks,
Jenny Kelly
941 Bonnie Brae Place

As a seven year resident of River Forest, I might be considered new to the game for some. But as a mother of three kids who went through Willard, two currently at Roosevelt, and one at OPRF, I am incredibly invested in the ongoing betterment of this community....all aspects of it.

Our community went through a fair and comprehensive process to make sure immigrants are safe and welcome here.

We went through a similar and lengthy process to make sure our schools are equitable. The community was and continues to be involved in every step of this process.

We are holding our police department to a high standard of transparency. We are not accepting racial profiling or police brutality of any kind in River Forest. We are asking the important questions of our police department and getting transparent answers without hesitation.

Why can we not expect the same process for our housing? We cannot be a community that has equitable schools and policing, but not housing.

Personally, I want to live in a community where young families can establish roots, where seniors can age here when they choose; where our teachers, our police, our fire department and so many others of modest income can afford to live. As a nurse, I could not afford to raise my kids here on my own, but I'm not any less of an asset to this community than someone with a high paying salary.

Affordable Housing is not going to take away from the beautiful homes and streets, the fantastic location and proximity to the city, and the sought after public school district. It will only enhance River Forest's charm and draw while making it a more equitable and diverse community.

The tide is changing all over this country. Do we really want to be a community that doesn't pursue real inclusion? A community that makes it clear that only a certain type of person, with a certain amount of wealth, is truly welcome here? I don't think so.

With hitting pause on this plan, giving it the due process it deserves, and adding provisions that actually protect affordable housing, we can be the community we want to be, and should be.

Please take a step back and do what's right for River Forest. Thank you!

From: [Heidi Kieselstein](#)
To: [Sara Phyfer](#)
Subject: Re: Affordable Housing Plan, From: Community of Congregations
Date: Sunday, June 7, 2020 7:36:19 PM

June 7, 2020

To: The Trustees of the River Forest Village Board

From: Community of Congregations

Re: River Forest Affordable Housing Plan

Dear President Adduci, and River Forest Village Board Trustees,

Thank you for your commitment and leadership to the River Forest community. Thank you for serving the village during this very challenging time. We pray that each of you, and your families, are safe and well.

In the past few months, the River Forest Village Board has repeatedly reached out to all residents, keeping us informed during the Covid-19 pandemic, and offering assistance to seniors and vulnerable residents. This act of kindness speaks to who we are as a village community, and who we want to be. We yearn to be good neighbors, and to look out for others.

We seek to live in a welcoming village; a village that is inclusive. That means we must offer real opportunities for those of limited financial means to reside in the village.

We know there are people who work in the village, meeting the needs of River Forest residents on a daily basis, who cannot afford to live in River Forest. We seek to lift up the people who make our grocery stores run, and those who teach the children in our schools...the medical personnel who staff our doctors' and dentists' offices, and so many others who help us. These important members of our community cannot afford to live among us, and we need to create opportunities for them to do so.

We believe the lack of access to affordable housing in River Forest must be addressed. It is a social justice concern.

And that brings us to the importance of a strong and effective Affordable Housing Plan.

We are happy to hear that the River Forest Village Board is looking at an Affordable Housing Plan. However, those of us who live in the community have not had sufficient time to learn about the plan, discuss the plan, and come to understand the far reaching implications of the plan.

As concerned people of faith, and as your neighbors, **we respectfully request that you do NOT approve the Affordable Housing Plan at this time. We ask you to**

pause. We ask that you delay a vote on the plan and provide adequate time, and information, for the residents to understand and comment on the plan.

And we respectfully request that you do NOT approve any new building or multi-unit housing contracts during this time of deliberation. It would be very unfair to approve a building contract which should be subject to an Affordable Housing Plan during this period of pause.

Please do NOT bring the Affordable Housing Plan to a vote on June 8th. The residents of the village are not ready.

The guidelines and implications of the plan are something we will all have to live with for decades to come. Let's give this process the time and attention it deserves. And please involve the community. We care, and we want to be a part of this decision making process. **We want to let you, our elected officials, know where we stand on the details of this very important plan. We need more time and information to make that happen.**

Thank you so much.

Sincerely,

Dr. Claire Noonan, President, Community of Congregations
Dominican University, River Forest

Rev. Katherine Paisley, Vice President, Community of Congregations
First United Methodist Church, Oak Park

Rabbi Max Weiss, Treasurer, Community of Congregations
Oak Park Temple B'nai Abraham Zion, Oak Park

Rev. Hailey Brayden-Lynch, Secretary, Community of Congregations
Fair Oaks Presbyterian Church, Oak Park

Rev. Alan Taylor, Past President, Community of Congregations
Unity Temple, Oak Park

Reesheda Graham-Washington, board member, Community of Congregations
Communities First Association, Oak Park

Cleo Hagen, board member, Community of Congregations
Pilgrim Congregational Church, Oak Park

Bob Hahn, board member, Community of Congregations
First United, Oak Park

Heidi Kieselstein, board member, Community of Congregations

West Suburban Temple Har Zion, River Forest

Rev. Warren Riley, board member, Community of Congregations
New Mt. Pilgrim Missionary Baptist Church, Chicago

Mazell Sykes, board member, Community of Congregations
New Landmark Missionary Baptist Church, Chicago

Rev. Sue Youngblood, board member, Community of Congregations
St. Christopher's Episcopal, St. Martin's Episcopal
Oak Park, Chicago

From: [Heidi Kieselstein](#)
To: [Sara Phyfer](#)
Subject: Fwd: Action needed on RF Affordable Housing!
Date: Friday, June 5, 2020 12:58:12 PM

Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes.
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis.
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning.
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning.
5. Adopt goal of at least 10% affordable housing rather than just 10%.

As a community, we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

*

Thank you for your attention to this important Village matter!

All my best,
Heidi Kieselstein
1001 Jackson Ave, RF

From: [Carolyn Kilbride](#)
To: [Sara Phyfer](#)
Subject: Public Comment of the COW meeting tonight at 5:30 p.m.
Date: Monday, June 8, 2020 2:29:41 PM

Please share with Trustees:

I am a Commissioner on the Planning Commission.

Please see my comment below:

It has come to my attention that a resident is accusing the consultant who worked with the Planning Commission of plagiarism regarding the Affordable Housing Plan (AHP). I find this comment highly insulting and divisive. The Planning Commission was presented with an initial draft of the AHP. It makes sense that the initial draft provided would be similar to other comparable villages or cities that have an approved AHP. Through 4 meetings, this draft was reviewed, discussed, commented upon, modified and thoughtfully approved, unanimously, on May 20. The substance of the plan is sound and this "plagiarism" claim is a red herring - it is disrupting our Village's governing process.

On recommendation of the Planning Commission, please accept our Approved Affordable House Plan.

Best Regards,

Carolyn A Kilbride

From: [Daniel Lauber](#)
To: [Sara Phyfer](#)
Subject: Submission for tonight's meetings
Date: Monday, June 8, 2020 2:21:26 PM
Attachments: [2020.6.8 Sara Pratt letter to River Forest.pdf](#)

Sara,

Attached is a letter to the village board from another Sara, Sara Pratt who served during the Obama administration as Deputy Assistant Secretary for Enforcement and Programs and Senior Advisor to the Assistant Secretary at the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity.

Could you be so kind as to make sure it is distributed to the village trustees before the Committee of the Whole meeting?

Thank you.

Could you please reply now simply to confirm you received this email?

Thanks very much.

--

FROM:

Dan Lauber
River Forest, IL

Phones: [REDACTED]
Cell: [REDACTED]

Email:
[REDACTED]

Sara K. Pratt

June 8, 2020

President Cathy Aducci
Village Trustees
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Dear President Aducci and Trustees of the Village of River Forest:

As a long-term employee of the Department of Housing and Urban Development, I write to make you aware that certain information being provided to you in a draft affordable housing plan does not accurately reflect HUD's standard for when households are "cost burdened" and when they are "severely cost burdened."

First, let me tell you how important it is that you adopt an effective affordable housing plan. As I'm sure that you are aware, there is a huge deficit in affordable housing in this country. In many cases our mothers and fathers, and in some cases our grandmothers and grandfathers, our friends and co-workers, cannot find affordable housing in their local communities.

The terms "cost burdened" and "severely cost burdened" are terms used by HUD to describe households that are low income and which may have difficulty affording necessities such as food, clothing, transportation, and medical care.

Households that spend 30 percent or more of their gross monthly income on housing costs (rent or mortgage) are considered to be "cost burdened." That is, when you consider their monthly income BEFORE taxes, spending more than 30% of that amount on housing means that there are insufficient funds left for food, health care and health insurance, transportation, clothing, school supplies for their children, etc. So if someone makes \$2100 a month before taxes, they should pay no MORE than \$700.00 (or 30%) for rent or their house payment (plus taxes and other assessments.)

Households that spend 50% or more of their income before taxes are "severely cost burdened." They have even less money available to pay for food, health care and the rest. They are paying too much money in rent or house payment to be able to afford the other necessities of life.

People who have disabilities, seniors who are retired, single person headed households, and others fit in these categories: people who have to pay more than 30% of their income in rent or house payments because their income in retirement is lower than their working income, households where one or more members is laid off so income is low, where family members can't work because they don't have child care or because they are sick or have disabilities.

I urge you to consider the HUD definitions of these categories in your affordable housing plan.

For your background, I retired from the Office of Housing and Urban Development in late 2015; I held the position of Deputy Assistant Secretary at that time. I used these HUD terms throughout my HUD career to assess whether or not communities were providing adequate housing at appropriate rent ranges so that cost burdened and severely cost burdened households could afford to live in the community.

If I can be of further assistance, I can be reached at [REDACTED].

Sincerely,

Sara Pratt

Sara K. Pratt

During the Obama administration, Sara K. Pratt served as Deputy Assistant Secretary for Enforcement and Programs and Senior Advisor to the Assistant Secretary at the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity.

From: [Daniel Lauber](#)
To: [Sara Phyfer](#)
Subject: Written Submission for COW meeting tonight
Date: Monday, June 8, 2020 3:30:13 PM
Attachments: [Daniel Lauber written submission.pdf](#)

Sara,

Attached is my written submission for the COW meeting and regular board meeting tonight. As I wrote to you last week, I would also like to address the board (I will not cover the same territory). Thank you.

Could you please reply now simply to confirm you received this email?

Thanks very much.

--

FROM:

Dan Lauber
River Forest, IL

Phones: [REDACTED]
Cell: [REDACTED]

Email:
[REDACTED]

Daniel Lauber

7215 Oak Avenue 📍 River Forest, Illinois 60305 📞 [REDACTED]

Email: [REDACTED]

June 8, 2020

President Catherine Adduci and Trustees
Village of River Forest
400 Park Avenue
River Forest, Illinois 60305

Dear President Adduci and Trustees,

I write this submission on the draft Affordable Housing Plan with a heavy heart. Despite all the time and energy the Plan Commission devoted over four or five meetings, much of what you have before you tonight is a plan written 16 years ago for Wilmette by former Wilmette village president John Jacobi and village staff. I guess that explains why so much of the language and content of the proposed 2020 River Forest Affordable Housing Plan seemed so dated going back to its first draft last November.

I want you to know that this was discovered a week ago when a few residents started “goggling” for other affordable housing plans. One person went online and found the Wilmette plan as well as plans for Highland Park, Northbrook, Lake Forest, Evanston, and Compton Hills. I found the Wilmette plan in my computer directory for the Illinois Affordable Housing Planning & Appeal Act. Judging by the date stamp on the file, I last read the Wilmette plan in 2012. I was pretty surprised when so much of the Wilmette plan sounded like ours, especially that phrase “spirit of our community.” When I got to the section 5 and read the options, I knew something was not right. The outdated language seemed nearly identical to what was in our plan. I started looking at them side by side and there were just too many similarities not to notice. I ran a comparison of the two plans in Adobe Acrobat Pro and was stunned at how much of the River Forest plan at the amount of identical language in the two plans.

Now if the author of the 2020 River Forest plan had written the 2004 Wilmette Plan, I could understand how so much of the language could be so identical. That’s not improper, especially if you disclose that to your client. But due diligence was done and it was confirmed that the author of the River Forest plan was not involved with the 2004 Wilmette plan.

As a two-time President of the American Institute of Certified Planners, I want you to know that **it is not remotely customary in the planning profession to use text or graphics from another jurisdiction’s plan you did not author in another plan you write without attribution.** When writing a plan, it’s certainly common to take a gander at other plans. It’s certainly permissible to use the structure of another plan as an outline template. But you do *not* under any circumstances use the identical language from somebody else’s work and portray it as your own — and most certainly not whole sentences, paragraphs, or sections of somebody else’s plan.

The result, sadly, is a plan that uses outdated language and ideas (for example, nobody talks about zoning mandates today because they almost always constitute a Fifth Amendment violation of a takings without just compensation — much has changed in the 16 years since the Wilmette plan was written). The result is a plan that lacks adequate data on River Forest, misrepresents what constitutes cost burdened housing, and leaves out specific recommendations of what River Forest, not Wilmette, needs to do to preserve our small supply of existing affordable housing and expand it to meet housing needs, needs that are unclear given the paucity of River Forest data in this hybrid plan.

In the interest of the village's integrity and accuracy, I urge you to vote "no" tonight on the motion to adopt this Affordable Housing Plan, take a few weeks to digest the concerns residents express tonight, and relaunch the planning process like so many residents are suggesting tonight.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Lauber". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Daniel Lauber

From: [Diana Lauber](#)
To: [Sara Phyfer](#)
Subject: Letter for Committee of the Whole meeting 6/8/2020
Date: Monday, June 8, 2020 1:34:55 PM

Please include my comments for the Committee of the Whole meeting tonight. Thank you.

To the River Forest Committee of the Whole,

While I appreciate the time and effort that the Plan Commission put into the River Forest Affordable Housing Plan before you tonight, they were reading and approving the WilForest Affordable Housing Plan instead. It is dismaying and embarrassing to find out that large portions of the plan were copied word-for-word from the 2004 Wilmette Affordable Housing Plan. There was no acknowledgment that this plan was not original work. There was no acknowledgment or citation that a large portion of this plan was copied verbatim from someone else's work. Furthermore, the copied work was written 16 years ago. Affordable housing planning has changed considerably in 16 years. Perhaps the consultant thought no one would notice the appropriation from such an old plan.

Our tax dollars went to pay for this affordable housing plan. We need to get our money back. Please do not approve the WilForest plan. We need our own plan, now more than ever.

Diana Lauber

--

FROM:

Diana Lauber
River Forest, IL

Cell Phone: [REDACTED]
Home Phone: [REDACTED]

Email: [REDACTED]

From: [Sara Maly Lisy](#)
To: [Sara Phyfer](#)
Subject: Comments on Affordable Housing Plan
Date: Sunday, June 7, 2020 7:58:33 PM

I am submitting this comment on the Affordable Housing Plan to be read at this Monday's 5:00 pm Committee of the Whole Meeting:

At a time when so many of us are asking how we can make our community more inclusive, I am very disappointed in the village's proposed affordable housing plan and ask the committee to reject this plan. Rather than making an earnest effort at increasing the availability of affordable housing, this plan focuses on a litany of excuses.

Furthermore, this plan is largely copied from a 2014 plan for Wilmette. It is unacceptable that River Forest would consider copying a plan without attribution, and a 16 year old plan at that. As a taxpayer, I expect our elected officials and the experts retained by the village to make honest, sincere efforts at addressing River Forest's challenges.

I call on the committee to reject the proposed plan and to retain a qualified expert on affordable housing policy to write an original plan for River Forest.

I urge the creation of a new affordable housing plan that includes the following:

1. A recommendation to amend River Forest's Comprehensive Plan to establish a policy of preserving existing housing affordable to households with modest incomes
2. A recommendation to adopt effective incentives inclusionary zoning
3. A recommendation to adopt the policy that at least 15% of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes
4. A recommendation to adopt a precise policy for TIF districts to either preserve existing affordable multi-family and single family housing or replace existing affordable housing with new affordable units in new developments in the TIF districts on a one-for-one basis
5. Establish a goal of at least 10% housing affordable to households with modest income instead of limiting it to 10%

Sincerely,
Sara Lisy
506 Thatcher Ave.

From: [Erin Mackinney](#)
To: [Sara Phyfer](#)
Subject: Delay vote on Affordable Housing Plan
Date: Sunday, June 7, 2020 10:18:36 PM

Dear President Adduci and Trustees,

Thank you for your service. I'm writing today to ask that you delay the vote on a flawed Affordable Housing Plan that needs more time for public comment and review. I am a resident of River Forest and ask you to consider the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15% of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning

As a community we have a moral responsibility to act for equity. If we want to be a community that welcomes people of all incomes, races, and life circumstances - a community where young families, seniors, teachers, nurses, service workers, and first responders who faithfully serve our community can live here, more affordable housing needs to be available. The current plan is not tailored to the specific needs of River Forest. We deserve more, and our Board should demand better.

Thank you for your attention to this important matter.

Kind regards,
Erin

From: [Claudia Marciniak](#)
To: [Sara Phyfer](#)
Subject: Planning Meeting tonight
Date: Monday, June 8, 2020 4:22:58 PM

Dear Ms. Phyfer,

Please pass this comment on to the board for the meeting tonight.

Honorable Board President and Trustees:

I am a parent of a 28 year old adult child who is enrolled at Opportunity Knocks. Claire still lives at home because our acceptable housing options are so limited. I'm writing today because I believe you should table or vote down the proposed Affordable Housing Plan as written today as it does not fully address the housing needs of the community today. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes a willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan to include those disadvantaged in our communities:

- Commit to a policy of preserving or replacing existing multi-family and single-family affordable and supportive housing on a one-for-one basis
- Amend the zoning ordinance to provide for incentivized inclusionary zoning
- Amend the zoning ordinance to allow for flexibility to pursue innovative integrated supportive housing, supervised apartments, accessory apartments, shared living models
- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning
- Adopt a goal of *at least* 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan.

Claudia Marciniak
Parent, Opportunity Knocks Board Member

Sent from [Mail](#) for Windows 10

From: [Mike McGarry](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing in RF
Date: Monday, June 8, 2020 2:34:42 PM
Attachments: [SA-BH combined logo.png](#)

Dear Village President and Trustees,

I'm writing today because I believe you should table or vote down the proposed Affordable Housing Plan as it stands. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan:

- Commit to a policy of preserving or replacing existing multi-family and single-family affordable and supportive housing on a one-for-one basis
- Amend the zoning ordinance to provide for incentivized inclusionary zoning
- Amend the zoning ordinance to allow for flexibility to pursue innovative integrated supportive housing, supervised apartments, accessory apartments, shared living models
- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning

Adopt a goal of at least 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan.

Thank you.

Mike McGarry

Michael J. McGarry
President
W: (708)366-1690

[www.socraticarts.com](#)



Winner of Brandon Hall Group's 2019 "Excellence in Technology" Gold Award

From: [doug photo](#)
To: [Sara Phyfer](#)
Subject: affordable housing
Date: Sunday, June 7, 2020 8:23:04 AM
Attachments: [Final_email_size_01-22-2020_DOUG_email_signature-2 copy.png](#)

I saw a post online about the RF affordable housing plan

As someone who lives in affordable housing in RF, one of the best things RF could do to help affordable housing is to offer an overnight street parking permit. For example in my building there are 10 units but only 5 parking places. In the past people where able to rent spaces in my area from concordia and dominican. Both of them have stopped renting parking to residents in the last few years. So people in my building near division and harlem now need to rent in Oak Park in the ramps at lake and harlem. The option of buying an overnight parking permit from the village would be a huge help. We've had trouble keeping people in our building since people don't want to walk 20 minutes to there cars. This is not just isolated to my building but to many of the developments of small condos and apartments that ring RF.

doug mcGoldrick photographer [dougphoto.com](#) 773.368.0168



From: [Margaret McDermott Metzger](#)
To: [Sara Phyfer](#)
Subject: Delay Tonight's Vote
Date: Monday, June 8, 2020 8:58:06 AM

Dear President Adduci and Trustees,

Thank you for your service. I'm writing today to ask that you delay the vote on a flawed Affordable Housing Plan that needs more time for public comment and review. I am a 10-year resident of River Forest, and ask you on behalf of my family, and as a minister serving two congregations with members who live in River Forest, to delay the vote, and to at the very least, add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15% of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning

As a community we have a moral responsibility to act for equity. If we want to be a community that welcomes people of all incomes, races, and life circumstances ~ a community where young families, seniors, teachers, nurses, service workers, and first responders who faithfully serve our community can live here, more affordable housing needs to be available. The current plan is not tailored to the specific needs of River Forest. We deserve more, and our Board should demand better.

Thank you for your attention to this important matter.

Sincerely,
Margaret Metzger

Sent from my iPhone

From: [Nicole](#)
To: [Sara Phyfer](#)
Subject: Fix the AFH Plan before you vote!
Date: Saturday, June 6, 2020 12:34:55 PM

Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning
5. Adopt goal of at least 10% affordable housing rather than just 10%

As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

Yours, Nicole Miller
7629 Vine St, Apt 2 River Forest IL 60305

From: [Ashby Mims](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan Amendments
Date: Thursday, June 4, 2020 11:27:57 PM

Dear River Forest Village President and Trustees,

I'm writing today because I do not agree with the Affordable Housing Plan you are voting on, until it is truly able to provide MORE housing that is actually affordable, not less. I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning
5. Adopt goal of at least 10% affordable housing rather than just 10%

Citizens of River Forest want and need to support equity in our community, and I believe these amendments to the River Forest Affordable Housing Plan are necessary to promote diversity among for people of all ages, incomes, and backgrounds, as well as encourage economic health in our community.

Thanks for your attention to this important matter,
Ashby Mims
903 Bonnie Brae



loyalty ■ ethics ■ commitment

**WE REQUEST THAT THE FOLLOWING BE READ INTO THE PUBLIC
READ FOR ITEM #4 (Committee of the Whole)**

The Oak Park Area Association of REALTORS commends the Village for its recent discussions regarding ways to retain and bring more affordable housing to the Village. We have reviewed the Affordable Housing Plan that was developed by the Plan Commission and have the following comments.

The Association concurs with the Plan's recommendation that a set of strict mandates on new residential developments is not the best way to proceed. The Plan suggests a more flexible approach, and that makes more sense for the Village.

The Association shares the Plan's view that mandatory set-aside requirements on by-right developments would not be helpful.

Policies that are more market-driven, or incentive-based—as opposed to mandates on developers—should be explored, and the Plan recommends just that. The specific recommendations of the Plan seem very well-suited to River Forest and are feasible. Other policy options that can be explored include:

- Density Bonuses;
- Waiver of fees that are tied to the development process; the waivers could apply to the affordable units;
- A review of the Village's development approval process. When a developer agrees to provide some number of affordable units in a development, that proposal should receive a quicker review process.

For a more detailed discussion of these ideas, please see the attached full statement from the Association of REALTORS.

Thank you!





loyalty ■ ethics ■ commitment

The Oak Park Area Association of REALTORS commends the Village for its recent discussions regarding ways to retain and bring more affordable housing to the Village. We have reviewed the Affordable Housing Plan that was developed by the Plan Commission and have the following comments.

The Association concurs with the Plan's recommendation that a set of strict mandates on new residential developments is not the best way to proceed. The Plan suggests a more flexible approach, and that makes more sense for the Village.

The Association shares the Plan's view that mandatory set-aside requirements on by-right developments would not be helpful for the following reasons:

- Strict mandates (such as a required set-aside for a specific number of affordable units in a multi-family development) can cause developers to choose to develop housing elsewhere. Some projects may become economically unviable if forced to pay large "fees in lieu" of the required affordable units.
- Mandates can drive up the cost of the non-affordable units. The Plan acknowledges this fact.
- Mandates place the responsibility of providing affordable housing solely on the developer.

Policies that are more market-driven, or incentive-based—as opposed to mandates on developers—should be explored, and the Plan recommends just that. The specific recommendations of the Plan seem very well-suited to River Forest and are feasible. What follows is a set of policy options that could also be implemented when a large-scale developer enters into discussions with the Village:

Density Bonuses - This is a zoning technique whereby the County/municipality can allow the developer to develop a greater number of market rate units than would be permitted by right as a way to compensate for the reduced rate of return on the affordable units. In return for the greater density, the developer agrees to provide some number of affordable units. The developer's general rule of thumb is that one additional market rate unit is needed for every affordable unit that is provided.

Waiver of Fees – Any fees that are tied to the development process should be considered for waiver on the affordable units. Waivers Permit fees, tap-on fees, transfer tax etc. should all be considered.

TIF Districts - A municipality may create a Tax Increment Finance (TIF) district that can be a mix of commercial and residential uses. The municipality could require a set-aside of a specific number of affordable residential units for new development within the TIF.

Other Approaches and Suggestions:

- The development approval process should be efficient and expedient. This is vitally important in keeping the cost of development down. When a developer agrees to provide some number of affordable units in a development, that developer's proposal should receive a quicker approval process.
- Design standards should be kept at a level that balances energy efficiency, quality of construction and curb appeal with affordability.
- Paramount to providing access to housing is also removing high construction material costs as an impediment. The Association calls for the Village to work with the industry to reform unnecessarily expensive parts of the building code to encourage both residential and commercial development.

A combination of some or all of these cost off-sets could be enough to facilitate a constructive relationship between the Village and the developer to create an agreed-upon number of affordable units.

If you have questions, please contact Mike Scobey at 

From: [Anne Oscherwitz](#)
To: [Sara Phyfer](#)
Subject: Flawed Affordable Housing Plan
Date: Friday, June 5, 2020 12:38:56 PM

Dear Village President, Cathy Adduci and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning
5. Adopt goal of at least 10% affordable housing rather than just 10%

As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

Sincerely,
Anne Oscherwitz
River Forest resident

From: [Frowene Rodgers](#)
To: [Sara Phyfer](#)
Subject: Public Comment reference--Affordable Housing Plan
Date: Sunday, June 7, 2020 10:03:20 PM

Dear Village Trustees,

I disagree with the Affordable Housing Plan that is up for voting in its current form. I request that the village retain a qualified expert on affordable housing policy to write an original plan for River Forest instead of mirroring a plan like one from a non-diverse north shore suburb.

The current plan also feels rushed and unfair in its current form which in my opinion is not in the best interest of the village.

Please vote to amend the Affordable Housing Plan on June 8. River Forest is a special place and we deserve a more thoughtful plan that will consider real affordable housing as described by true experts in this area.

Kind Regards,

Frowene Rodgers
746 Clinton Place



From: [RENEE ROTATORI](#)
To: [Sara Phyfer](#)
Subject: Letter for tonight's meeting
Date: Monday, June 8, 2020 4:58:59 PM

Dear Village President and Trustees,

I'm writing today because I believe you should table or vote down the proposed Affordable Housing Plan as it stands. I encourage you to add the following provisions or send the plan back to a fortified and more diversified work group that includes a willing commission members, additional social service representatives and experts in the field of affordable and supportive housing with the intent to vet these more meaningful commitments and develop a more meaningful plan:

- Commit to a policy of preserving or replacing existing multi-family and single-family affordable and supportive housing on a one-for-one basis
- Amend the zoning ordinance to provide for incentivized inclusionary zoning
- Amend the zoning ordinance to allow for flexibility to pursue innovative integrated supportive housing, supervised apartments, accessory apartments, shared living models
- Commit to an effort to pursue the resources that can support these developments, properties and prospective rent subsidies. e.g. Oak Park Housing Authority
- Adopt a policy that at least 20 percent of dwelling units in all new developments that include multi-family housing be deemed affordable and/or supportive to households of modest incomes using inclusionary zoning
- Adopt a goal of *at least* 10% affordable housing rather than just 10%

Given this moment in time, we have an opportunity to recognize our collective force and commit to building a system that supports equal access and opportunity. This plan can guide us in developing a mindset that will build and protect a community for all races, ages and abilities. I ask you to re-write and revisit this plan.

Sincerely,
Renee and Mark Rotatori
944 Bonnie Brae Place
River Forest, IL 60305

From: [Phyllis Rubin](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Sunday, June 7, 2020 10:19:53 PM
Attachments: [Affordable Housing statement 6-8-2020.docx](#)

Attached is my letter to the Board for Monday night's COW and Board meeting. I would also like to speak at both meetings.

Phyllis Rubin

Village of River Forest Board of Trustees

Addressing the proposed Affordable Housing Plan, June 8, 2020

I am now a 5.5 year resident of River Forest and have spoken before about the Affordable Housing Plan and its weaknesses. In this statement, I will be doing that again.

I know this plan has gone through a number of iterations by Plan Commission direction and I am sure the Commission has put a lot of work into it. Regardless, it is not a plan worthy of our Village and it lacks the depth of thought that should go into such a plan. I urge you to delay any vote on this plan so we can all do our due diligence to make it a plan for OUR Village and for the times we are living and witnessing.

I am troubled by some of the language in this plan, implying that this affordable housing plan and its options **may** – I know it says “may,” but it should not say “may – cause housing values to decrease and thus be a burden on the homeowners of River Forest. I see that this version has removed the word “burden” per the directive of the Plan Commission and rightly so. However there is still language that implies that there could be a downside for homeowners, contrary to research on the impact of affordable housing on the surrounding neighborhood. One page 5, it says under Zoning Bonuses: “the regulations being relaxed were presumably adopted for the protection of the community, especially the neighboring property owners. Allowing more intense development therefore may adversely affect the character of the neighborhood and possibly diminish the value of the neighboring properties, and the neighboring property owners would bear the cost.”

This language can have the effect of raising fears in homeowners that the value of their property will decrease, absolutely contrary to studies of the effects of well-done affordable housing plans in well-off neighborhoods like ours. (While affordable housing can have a negative effect on in lower income communities, we are not such a community. It might be expected that well-off communities have the resources and expertise to do affordable housing right.) The Board should, once again, refuse to endorse this type of language and what it implies, instead seeking a plan that values affordable housing in River Forest. With a better plan in hand, the Board and staff should embark on a program to educate the community about the value of such a plan, and dispel the commonly thought, but incorrect, negatives of such a plan.

This is not the time – nor was there ever a justified time – to sow in our community the fear of people with modest means who may wish to live here. People of modest means are our teachers, nurses, Village workers, librarians, students and our retired seniors. People of modest means could also be our children, wanting to come back where they grew up to live near their parents and friends. People of modest means can also be families seeking a community with good schools to give their children opportunities they didn’t have.

We are a fortunate community, but we should not strive to be an exclusive community. We should not accept a plan that seems to imply that we **can't possibly** work for more affordable housing, rather than a plan that says how we **can and will** successfully do just that and, what's more, will do it well.

It can be done. Highland Park, another well-off and built up community like ours, uses "high-road" language:

"Inclusionary housing has the potential to increase the supply of housing for the City's workforce. Such action helps local employers attract and retain employees – the people who keep our community safe, teach our children, and maintain the economic health of our business sector. Furthermore, by providing opportunities for people to live near their place of employment, the City can benefit from reduced traffic congestion on local streets. Developers of covered projects must provide 20% of the total units for sale or rent at an affordable housing price."

Also, in contrast to the language in our proposed plan, Highland Park ends with: "The City's experience with the affordable units that it owns or manages and its research on the experience of other communities with inclusionary housing programs indicate that such programs have no adverse impact on property values."

I've attached a list of studies with summaries that describe the effects of affordable housing on communities like River Forest.

Creating a strong and thorough Affordable Housing Plan is possible. This one before you tonight isn't it. Let's bring in someone who has the vision and experience in affordable housing policy to produce with us the plan we deserve, one that meets the imperative of our time and clearly reflects our values. If not now, when? If not us, who?

And because I know you won't have time to read the following articles tonight, I'm listing below, with a few summaries, some studies of the effects of affordable housing on property values.

Thank you,

Phyllis B Rubin
411 Ashland Avenue, 6B
River Forest, IL 60305



Studies of Effects of Affordable Housing Development on Neighborhoods

Affordable Rental Housing Does Not Reduce Property Values: Evidence from the Twin Cities, May, 2014, Family Housing Fund

Results: Sellers increased the average price they received per square foot of finished space by nearly five percent annually after affordable housing was constructed. Additionally, the average sales price for the entire property increased more than two percent in the post-construction period.

Maxfield Research found little to no evidence to suggest that the construction of affordable rental housing hurt the performance of home sales. In the areas studied, home sales displayed similar or stronger performance in the period after affordable rental housing was built compared to a control group.

Addressing Community Opposition to Affordable Housing Development A Fair Housing Toolkit, 2004

This could be an excellent resource to the Board in addressing residents' concerns about a decrease in housing values, increase in crime, overcrowding in schools, etc.

Summary: Contrary to widely held negative views of affordable housing, a substantial body of research, dating back to the early 1970s, has established that affordable housing has no detrimental effect on property values or on the time that homes spend on the market. Well over 100 studies, conducted by prestigious universities, state and federal government agencies, accounting firms and planning organizations, have concluded that neither conventional public housing, nor affordable private units, nor group homes for people with disabilities has a negative effect on surrounding properties. Some studies have documented a positive impact on surrounding property values.

"Don't Put it Here!" Does Affordable Housing Cause Nearby Property Values to Decline?, The Center for Housing Policy Insights

http://furmancenter.org/files/media/Dont_Put_It_Here.pdf

Another good resource in educating ourselves and residents.

Some evidence suggests that affordable housing is more likely to have either no impact or a positive impact on surrounding home prices when located in strong neighborhoods — that is, higher value, lower poverty neighborhoods.

There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values, by Cheryl Young, May 2, 2019 in Trulia Research

Results of a study of four communities: Econometric studies that have found few negative effects to well-constructed and well-designed affordable housing. So far, we conclude that many of the common fears about affordable housing are either overstated or simply wrong.

How Does Affordable Housing Affect Surrounding Property Values?, HOUSING RESEARCH SYNTHESIS PROJECT, Research Brief No. 1 | August 2008

Summary: Affordable housing seems least likely to generate negative property value impacts when it is embedded within higher value, low-poverty, stable neighborhoods and when the affordable housing development is well managed.

Does Federally Subsidized Rental Housing Depress Neighborhood Property Values? Ingrid Gould Ellen, Michael H. Schill, Amy Ellen Schwartz, Ioan Voicu, for FURMAN CENTER FOR REAL ESTATE & URBAN POLICY

Summary: We find that federally-subsidized developments have not typically led to reductions in property values and have in fact led to increases in many cases.

Community Impact: The Effects of Assisted Rental Housing in Delaware, A report by Kevin C. Gillen, PhD. and Econsult Corporation, October, 2012.

Key Findings: The central findings of the report are that the location of assisted multifamily rental housing is typically not associated with any subsequent changes in the values of neighboring properties. The perceived association with lower property values is generally due to the historic strategy of locating these properties in areas where property values are already relatively low and also relatively declining.

Additional articles and studies:

AH_Does_Not_Reduce_Property_Values_Fact_Sheet_May_2014.pdf

Property Values_Fact Sheet.pdf

Property Values_Summary.pdf

Shelterforce - Property Values.pdf

What the studies say about affordable housing and property values - Houston May 2016.pdf

Why Affordable Housing Does Not Lower Property Values.pdf

Fear of Affordable Housing - Perception vs. Reality.pdf

Fiscal Impact of Mixed-Income Housing on Massachusetts Municipalities.pdf

Review of the Literature on Impact of Affordable Housing on Property Values.pdf

Tufts Massachusetts 40B Impact Study.pdf

From: [Karen Simon](#)
To: [Sara Phyfer](#)
Subject: Please create a stronger and more equitable Affordable Housing Plan!
Date: Monday, June 8, 2020 1:05:54 PM

Dear Village President and Trustees,

When my family relocated from Colorado to River Forest five years ago, we did so believing that River Forest was slowly but steadily making strides toward inclusion and diversity. We trusted our village leaders to develop policies and procedures with equity in mind: policies that allow older adults to age in place; policies that make it feasible for teachers and librarians and first responders to call River Forest home; and policies that not only welcome but facilitate home ownership by individuals of modest incomes. I'm concerned that you are about to approve a flawed Affordable Housing Plan, without expert input and without considering the opinions of local residents.

Please do not vote on the Housing Plan without modifications. Specifically:

- River Forest's Comprehensive Plan should include a policy to preserve existing multi-family and single-family housing that is affordable for modest-income families.
- TIF districts should either preserve existing multi-family and single-family housing that is affordable for modest-income families or they should replace those units with affordable units in new developments on a 1:1 basis.
- River Forest should strive to preserve 15% of units in all new developments that include multi-family housing for modest-income households.

It is one thing to proclaim a commitment to diversity. It's another to demonstrate that commitment. It's time for change.

Sincerely,

Karen Simon
843 Keystone Ave
River Forest, IL 60305

From: [Margot Toppen](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Friday, June 5, 2020 1:29:12 PM

Dear Village President and Trustees,

As someone who values diversity and celebrates River Forest's commitment to being a village that is welcoming to all, I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning
5. Adopt goal of at least 10% affordable housing rather than just 10%

As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

Thank you for your continued commitment to making River Forest a community that is accessible, inclusive, and welcoming to all people.

Margot Toppen
806 Clinton Pl

From: [Colleen Vahey](#)
To: [Sara Phyfer](#)
Subject: Delay Vote on Affordable Housing Plan
Date: Sunday, June 7, 2020 8:01:19 PM
Attachments: [image.png](#)

Dear President Adduci and Trustees,

Thank you for your service. I'm writing today to ask that you delay the vote on a flawed Affordable Housing Plan that needs more time for public comment and review. I am a 10-year resident of River Forest, and ask you on behalf of my family, and as a minister serving two congregations with members who live in River Forest, to delay the vote, and to at the very least, add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15% of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning

As a community we have a moral responsibility to act for equity. If we want to be a community that welcomes people of all incomes, races, and life circumstances ~ a community where young families, seniors, teachers, nurses, service workers, and first responders who faithfully serve our community can live here, more affordable housing needs to be available. The current plan is not tailored to the specific needs of River Forest. We deserve more, and our Board should demand better.

Thank you for your attention to this important matter.

In faith,
Rev. Colleen Vahey
707 Ashland Ave., River Forest



Rev. Colleen Vahey, Faith in Action Coordinator
Unity Temple Unitarian Universalist Congregation
Pronouns :: she : her : hers
cvahey@unitytemple.org
Hrs : Wednesday and By Appointment
Worship : 875 Lake Street Oak Park IL 60301 | Offices : 1019 South Blvd
www.unitytemple.org | Follow us on Facebook



Rev. Colleen Vahey
Minister of Third Unitarian Church of Chicago
she/her/hers
301 N. Mayfield Ave.
Chicago, IL 60644

cell: [REDACTED]
[REDACTED]

From: [Beth Vlerick](#)
To: [Sara Phylax](#)
Cc: [Peter Vlerick](#)
Subject: Affordable Housing Plan
Date: Saturday, June 6, 2020 10:13:07 AM

Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
3. Amend the zoning ordinance to provide for incentivized inclusionary zoning
4. Adopt a policy that at least 15 percent of dwelling units in all new developments that include multi-family housing be affordable to households of modest incomes using inclusionary zoning
5. Adopt goal of at least 10% affordable housing rather than just 10%

As a community we have an opportunity today to act with equity in mind. We have the opportunity to show our residents how invested in their future we are. And we have the opportunity to demonstrate our commitment to welcoming diversity. We deserve a socially just and equitable affordable housing program that allows our residents to age in place, encourages civil servants like teachers, nurses and first responders to live in our community and ensures our Village is investing in our economic health. The plan contains misinformation and isn't tailored for RF specific needs. We deserve more, and our Board should demand better.

Sincerely,

Beth & Peter Vlerick

From: [Peter Vlerick](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing in River Forest
Date: Saturday, June 6, 2020 5:55:17 PM

Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
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Respectfully,
Peter Vlerick



823 Ashland Ave, River Forest, IL 60305

From: [Mary Jane Welter](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Monday, June 8, 2020 2:58:26 PM

Please do not approve the Affordable Housing Plan at this time. I would like more time and information to understand this plan.

Thank you.

Mary Jane Welter
747 Ashland Avenue

From: [Lailani Workman](#)
To: [Sara Phyfer](#)
Subject: Affordable Housing Plan
Date: Saturday, June 6, 2020 11:38:24 AM

Dear Village President and Trustees,

I'm writing today because I believe you are voting on a flawed Affordable Housing Plan and I encourage you to add the following provisions:

1. Amend River Forest's Comprehensive Plan to establish a policy of preserving existing multi-family and single-family housing affordable to households with modest incomes
2. Adopt precise policy for TIF districts to either preserve existing multi-family and single-family housing affordable to households with modest incomes or replace existing affordable housing with affordable units in new developments in the TIF districts on a one-for-one basis
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Sincerely,
Lailani Workman