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# **Village of Winnetka Affordable Housing Plan: A Status Report**

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League of Women Voters  
September 18, 2011

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# Scope of status report:

- 2005 Affordable Housing Plan
  - Council Directives to Plan Commission
  - April 2011 Council Study Session
    - Plan Commission Report and Recommendations
    - Further Council Directives to Staff and Plan Commission
  - Plan Commission Actions since April 2011
  - Next Steps by Village Council
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# Affordable Housing Plan

- Existing Affordable Housing Plan (Ordinance M-6-2005) adopted by Village Council on May 10, 2005
  - Contains formal policy statement furthering longstanding Village policy:
    - Encourage development of affordable housing options
    - Maintain housing diversity
  - Directed Plan Commission to do further study and make recommendations
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# Council's Directive to Plan Commission

- Study and provide more detail on the Village's changing housing stock and demographics
  - Define Affordability Standards
  - Take a more customized approach for Winnetka
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# Plan Commission's Work Products

- *Winnetka Affordable Housing Study:  
A Study of Housing Conditions and Needs in  
the Village of Winnetka*
  - *Winnetka Affordable Housing Report:  
Reinvigorating a Tradition of Varied,  
Moderately Priced and Affordable Housing*
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# Plan Commission's Findings and Approach

- Demographic changes and housing needs
  - High property costs and limited land
  - Guiding principles
    - Avoid unintentional disincentives
    - Emphasize incentives, not mandates, when possible
    - Increase owners' choices and options
    - Embrace programmatic solutions
    - Find ways to reuse existing housing
    - Focus on multi-family zoning districts
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# Plan Commission's Recommendations to Council

- Define affordability standards
  - Discourage conversion of existing apartments to non-residential uses
  - Relax restrictions on coach houses
  - Consider inclusionary zoning
  - Consider a community land trust
  - Consider a housing trust fund
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# April 12 Study Session: More Directives from Council

- To Village Staff – Study and report on
    - Easing coach house restrictions
    - Incorporating affordability standards in Village Code
  - To Plan Commission – Study and report on
    - Housing trust funds
    - Community land trusts
    - Inclusionary zoning
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# Where Things Stand Today

- Plan Commission work is complete
  - 9/6/11--Tentative timetable discussed by Village Council
  - 9/13/11—Coach House review
  - Nov/Dec—Review all remaining topics
    - Retention of downtown housing options
    - Affordability standards
    - Inclusionary zoning
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# What's Next ?

- Plan Commission' reports and recommendations . . .
    - . . . are advisory, not binding
    - . . . do not supersede Village Council discretion
    - . . . are not the Village's final steps
  - Only Village Council can amend the Affordable Housing Plan
  - All further action will be by Village Council
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# Stay informed

- All Council meetings are public
  - Come to Council meetings or view recordings on the village's web site
  - Sign up for E-Winnetka and get updates and notices by e-mail
  - All reports, recommendations, Council agendas materials and minutes are on the Village's web page
  - [www.villageofwinnetka.org](http://www.villageofwinnetka.org)
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