

MEMORANDUM

TO: Plan Commission

FROM: Kathy Von Ohlen, Associate Planner

DATE: August 6, 2009

RE: Inclusionary Zoning

The Plan Commission has requested that staff invite two guest speakers to the August 13, 2009 Plan Commission workshop meeting; one person to speak in favor of inclusionary zoning and one person to speak against inclusionary zoning. We have asked Richard Koenig, Interim Executive Director of Housing Opportunity Development Corporation (HODC), and Howard Handler, Government Affairs Director of the Illinois Association of Realtors to speak at this meeting. Please note that Mr. Handler and the Illinois Association of Realtors are opposed only to mandatory inclusionary zoning, not voluntary.

Previously, several articles for and against inclusionary zoning were distributed to the Plan Commission. Because these articles are voluminous we have not included them in the distribution again. If you need another hard copy of these articles please let us know, or you can view them on the Village's website. Go to www.deerfield.il.us, click on Village Government; Boards and Commissions; and then Plan Commission. On the right side of the screen click on Upcoming Public Hearings, then scroll down and click on workforce housing information.

I have asked Lee Smith, Senior Planner in Highland Park about the number of housing units the Highland Park mandatory inclusionary zoning ordinance has created since its adoption in 2003. Mr. Smith informed me that as a result of Highland Parks' mandatory inclusionary zoning ordinance, 14 units have been approved and of those 4 have been constructed. Affordable housing units created through the Highland Park Community Land Trust, such as Hyacinth Place, are not part of the inclusionary zoning ordinance. Attached is my correspondence with Mr. Smith.