This memo recommends changes to 2019 meeting format to better meet the needs and interests of Committee members.

Overview

H+CD Committee is a regional body where mayors and municipalities can convene and develop a shared agenda for housing and community development. As the Regional Housing Solutions tool demonstrates, our region has many submarkets, each with its own issues, and the policy actions that address those issues will differ from community to community. Because no “one size fits all”, the Committee requires careful planning to ensure that the format remains useful for all mayors and municipalities.

In February and March, Housing Director Kyle Smith spoke with several Committee members to assess the format and help plan meetings in 2019. Perspectives included:

1. Attendance is steady, but there is low attendance among mayors and elected officials. This may reflect a relatively healthy housing market compared to the early 2010s.
2. There are many perspectives on the current meeting format. It is hard to identify topics of universal interest to all municipalities, given our various submarkets. The discussions on these topics may also be too granular to be of interest to mayors, while staff find the peer dialogue and connection useful.
3. The meetings have focused on affordable housing issues and could focus on other community development issues of interest.

Given this feedback, Caucus staff proposes a 2019 restructure of meeting format, which includes:

1. **Caucus staff briefings on policy issues of interest**: There has been recent interest in monitoring legislation and its impact on municipal housing and community development initiatives. Caucus staff will monitor these developments for the Committee and provide a briefing memo each meeting, which it will also send via email. If a particular topic is of interest, a future Committee meeting can be organized to discuss the topic.
2. **One speaker or panel per meeting**: Each meeting will be limited to one guest speaker or panel. This will help reserve time for peer discussion and other Committee business.
3. **Subcommittee formation**: The H+CD Committee can form subcommittees for issues of shared importance. This allows for more granular focus on those issues where there is opportunity for peer dialogue without affecting the Committee at large. Subcommittees can meet on regularly, ad hoc, or via conference call. Two potential Subcommittees include age-friendly communities and inclusionary housing.
Proposed 2019 Meeting Topics

Committee feedback is sought to help determine and prioritize shared topics of interest. The topics below reflect input collected from our 2018 H+CD Survey, past Committee meetings, and individual conversations. They are in no particular order:

Modular Housing (Skender Factory Tour and Discussion): The costs of construction are rising and making it more difficult for new construction to turn a profit in some markets. Factory-built housing may help create an economy of scale, but new products also need to be compatible with the municipal entitlement process. This tour would focus on a dialogue between manufacturers and municipalities.

*Speaker:* Skender (tour)

Rent Control: There have been multiple rent control bills discussed in Springfield with divergent impacts on local policy. If any bill proceeds, this meeting would convene the Committee to assess a position.

*Speaker:* TBD.

Retail to Rooftops (Tour or Discussion): Due to internet shopping and other factors, retail is in decline. Municipalities can repurpose these land and buildings for housing, but this brings a trade off in sales tax revenue. This topic can include a tour of Northlake’s housing strategy, and/or other initiatives to convert mall space and storefronts to housing.

*Speaker:* Northlake (tour), Housing Plus, Schaumburg

Building Non-Profit Partnerships: Municipalities can leverage partnerships with non-profits to meet local housing goals. This meeting would include information from several non-profits to provide a connection point.

*Panel:* Habitat for Humanity, Rebuilding Together, or Catholic Charities

“Missing Middle” of Housing: The missing middle includes housing types between the single family home and large multifamily building (townhomes, small multifamily, etc). This meeting will cover emerging strategies to facilitate these buildings in more places.

*Panel:* CNU-IL, Neighborhood Housing Services of Chicago, AIA Chicago

Healthy Homes: HUD has been increasing federal funding to address lead and other in-home hazards. This discussion would cover local plans to address lead and assess interest in collaborating on funding.

*Panel:* Cook County Department of Public Health, City of Berwyn

Attracting Millennials: Millennials are now the largest generation in the US and shaping the housing market. This meeting will focus on ideas and strategies to attract younger residents.

*Panel:* Gurnee, Homewood

Short Term Rentals: Rentals using services like Airbnb are on the rise in some communities, but knowledge of externalities created by STRs and local regulation are still emerging. This meeting will focus on peer dialogue between municipalities about their experiences with STRs.

*Speakers:* Unclear, given the lack of local research.