



**Statement to the City of Evanston Plan Commission – 2 MINUTES—to be delivered by Sue Loellbach**

Regarding the planned development at 1450 – 1508 Sherman Avenue:

Joining Forces sent a letter to the Plan Commission stating our request that ***the Plan Commission require Albion Residential to provide an Equivalent Alternative Proposal under the Inclusionary Housing Ordinance that includes between 15 and 29 affordable units, in addition to a payment to the Affordable Housing Fund. This letter was included in the packet for tonight.***

Since the last Plan Commission meeting, Joining Forces has also been communicating with Albion about their proposal. Albion has discussed ideas for an alternative proposal that would come closer to fulfilling our request for more affordable units on-site. While their alternative proposal still is not equivalent to the requirements of the Inclusionary Housing Ordinance, it is moving in the right direction and shows that Albion is willing to work with the City on this matter.

Therefore, Joining Forces asks that, if the Plan Commission recommends approval of the Sherman Ave. development, they include the following additional conditions:

- That the City require an alternative equivalent proposal from Albion that includes at least 15 affordable units and any required payment in lieu into the Affordable Housing Fund
- That the City negotiate the combination of affordable units on-site and payment to the Affordable Housing Fund that will result in the greatest number of affordable units in total
- That the affordable units provided are geared towards people at 50% and 60% of the AMI
- That the affordable units represent a combination of studio, 1-bedroom, and 2-bedroom apartments

Joining Forces looks forward to working with both Albion and the City on creating more affordability in our community.

Until necessary changes can be made to the existing ordinances, however, we urge the City to use the legislative tools it has in place as effectively as possible.