

# Evanston's Future!

*Monthly Electronic Newsletter of*

*Evanston's Energy Future  
Evanston's Transportation Future  
Evanston Interreligious Sustainability Circle  
Evanston's Affordable Housing Future  
Citizens Lighthouse Community Land Trust  
Food Committee*

**November 2005**

**Network for Evanston's Future groups welcome new members, at any time and at any level of interest or participation.**

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## **Calendar**

**November 1, 7 – 9 p.m.**

**Citizen's Lighthouse Community Land Trust**  
Civic Center, Rm 2404, 2100 Ridge Ave., Evanston  
Contact: Betty Ester [clclt@evanstonhousing.com](mailto:clclt@evanstonhousing.com) or  
847-864-6623

**November 2, 7:30 – 9 p.m.**

**Evanston's Energy Future**  
Home of Ross Vagnieres, 1002 Washington  
Basement Meeting Room, (enter from alley)  
Contact: Joel Freeman [JSF@grummanbutkus.com](mailto:JSF@grummanbutkus.com)  
Ross Vagnieres [ross@rvdstudio.com](mailto:ross@rvdstudio.com)

**November 3, 7 – 9 p.m.**

**Food Committee Meeting**  
Unitarian Church, 1330 Ridge Ave., Evanston  
Contact: Mary Catherine Buntin [mbuntin@yahoo.com](mailto:mbuntin@yahoo.com) or  
847-251-8057  
Debbie Hillman [DLHillman@sbcglobal.net](mailto:DLHillman@sbcglobal.net) or 847-328-7175

## Calendar

- November 13, 3-5 p.m. Network for Evanston's Future**  
Friends Meeting House, 1010 Greenleaf, Evanston  
Contact: Steve Perkins [steve@cnt.org](mailto:steve@cnt.org) or 773-269-4055
- \*November 15, 7:30 p.m. Food Committee Special Presentation**  
Illinois Family-Owned Farm: Steps Towards Organic Farming  
Speaker: Loka Ashwood  
Location: Home of Debbie Hillman, 1118 Sherman  
**SPACE IS LIMITED – RSVP TO DEBBIE**  
[DLHillman@sbcglobal.net](mailto:DLHillman@sbcglobal.net) 847-328-7175

## **NETWORK MEMBER UPDATES**

### **Network for Evanston's Future: November 13 Meeting Agenda**

(Submitted by Steve Perkins)

1. Update on Evanston Strategy Planning
2. Education Outreach to Evanston Organizations
3. Materials & Presentation for Education Outreach
4. Earth Month (April 2, 2006)
  - Program Status
  - a. Evanston and the Natural Step
  - b. Faith in Place Workshop on Congregations and Sustainability (April 23, 2006)  
Invitation to Organizational Co-Sponsors
5. Updates on NEF Member Agendas
6. Other

The Network for Evanston's Future consists of 6 groups. The first 5 work on specific content and are secular in orientation, the sixth is a faith based group.

1. Evanston's Energy Future
2. Evanston's Affordable Housing Future
3. Citizens' Lighthouse Community Land Trust (CLCLT)
4. Evanston Transportation Future
5. NEF's Food Committee (a new group yet to be officially named)
6. Evanston Interreligious Sustainability Circle is affiliated with Faith in Place, which works through area congregations. Faith in Place is the 501(3)C organization.

### **Evanston's Affordable Housing Future: Victory and Future Opportunity**

(Submitted by Sue Carlson)

A victory, we think: It appears that those of us advocating for policy changes in support of affordable housing in Evanston may finally have witnessed the first really positive move in that direction. By the unanimous, although preliminary, approval of a demolition fee at the October 24th meeting of the Planning and Development Committee of the City Council, the members took this significant step.

The Committee of all 9 aldermen agreed that the proposed ordinance should move to the Council floor for a first reading then return to the Committee for fine tuning at the next meeting.

The provisions of this ordinance would impose a \$10,000 demolition fee on a single family home being torn down and, on multiple-unit buildings, the tax paid would be \$3000 per unit or \$10,000, whichever is greater.

The Committee agreed to exempt from the tax all homeowners who have lived in a home for at least 3 years and which plan to live in the newly built replacement home for at least 3 years. The bill would also exempt all teardowns that result in a new home that costs under \$500,000 as well as any multi-unit developments planning to include affordable homes in the rebuilt structure. The monies collected by these provisions will be added to the Mayor's Affordable Housing Fund.

We expect that the issue of including affordable units in future condo conversions to appear soon on the Committee's agenda as will a revised inclusionary housing ordinance. These proposals will almost certainly not fly through as quickly as the demolition fee.

An opportunity: The affordable units in the Roszak Sienna development on Ridge, Clark & Oak are not moving well. This is partly due to the increase in price since the agreement was made caused by inflation. They are currently being marketed, as agreed upon, to buyers at 80% of Area Median Income. That means, that a single prospective buyer would be earning under \$40,600/year, while a household of three would be earning \$52,200.

If you know someone who might qualify, you should direct him/her to the Sienna Marketing Office and inform him/her to inquire about the affordable units.

### **Citizen's Lighthouse Community Land Trust: More Victories**

(Submitted by Sue Carlson)

A year-end gift! A bigger and more exciting victory for affordable housing advocates is the receipt of CLCLT's 501 (c) 3 status from the IRS. This application sat in the line-up at IRS since January 2005 -- so it's been a long, long wait. But the time has finally come for CLCLT to obtain official recognition as a Community Housing Development Organization (CHDO) in Evanston and to obtain HUD funds to assist the organization to move towards its goal of creating permanently affordable housing in our community.

CLCLT will be seeking tax deductible community memberships soon after the first of the year. When you receive your invitation, please join us in this venture through a \$25 yearly membership and please encourage your congregations also to become members.

### **Food Committee: Meeting with an Illinois Family Owned Farm: Steps Towards Organic Farming Methods**

(submitted by Debbie Hillman)

Are you curious about what the issues are in transitioning to organic farming? Loka Ashwood is a student at Northwestern and her family farms in western Illinois. They are currently considering switching from conventional farming methods to organic.

Why change? What's the timeline? What are the economic factors, etc.? Come and hear Loka share her family's decision process in thinking about this possibility as well as the general realities of farm life. Date of this special presentation will be held on November 15, 7:30 p.m. at Debbie Hillman's home (1118 Sherman, one block west of Wild Oats, north of Greenleaf). **Space is limited – RSVP to Debbie Hillman, [DLHillman@sbcglobal.net](mailto:DLHillman@sbcglobal.net) or 847-328-7175**

The Food Committee is an official member of a new state group, Illinois Farmer-Consumer Coalition, whose mission statement is: *“The Illinois Farmer-Consumer Coalition is a statewide urban-rural network advocating food system policies and practices that promote a just and healthy, ecologically sound, economically viable, spiritually vibrant, and sustainable quality of life for all family farmers, workers, and consumers.”*

### **Other Local Updates**

#### **Homeowners Property Tax Exemption Cap: Announcement from Tax Reform Action Coalition**

(Submitted by Betty Ester)

The current 7% Homeowners Property Tax Exemption Cap expires 2006. TRAC is seeking an extension in time to limit how much assessments will increase with the upcoming triennial reassessment in 2006. To learn more go to [www.trac-il.org](http://www.trac-il.org).