

“A Tale of Two Villages”

Part II: WILMETTE

INTRODUCTION

From Emily Spectre, *Daily North Shore* (8/10/16): “Affordable housing developer Housing Opportunity Development Corporation (HODC) plans to hold a series of community meetings in September to present a revised plan for 1925 Wilmette Avenue, the former site of American Legion Post 46.

‘We revised the plan to hopefully make it more acceptable to people,’ Richard Koenig, executive director of HODC.... Koenig acknowledged that the new plan may not please everybody, but he was hopeful the community would be receptive.

[HODC](#) drew criticism from several Wilmette residents when a proposal for a three-story, 20-unit, affordable housing building was submitted to the Wilmette Plan Commission in November 2015. HODC purchased the building from American Legion Post 46 in June 2015 for \$464,000. Residents objected to HODC’s plan — which included 20 one-bedroom and studio affordable rentals — complaining the project would lower property values, cause congestion and did not set aside units specifically for seniors or families.

In response, HODC withdrew its application in mid-November and held a series of community meetings through January 2016, seeking feedback from residents, as well as answering questions about the development.”



www.stop1925redevelopment.com

STOP HODC'S HIGHLY FLAWED PLAN FOR LOW INCOME PSH FACILITY

HODC SEEKS TO BUILD A 20-UNIT, 100%
STUDIO AND ONE-BEDROOM, PERMANENT
SUPPORTIVE HOUSING AT AMERICAN LEGION
SITE FOR HIGH-NEED, VERY LOW INCOME
TENANTS WITHOUT ADEQUATE SUPPORT,
FUNDING, ON-SITE MANAGEMENT OR
SAFETY MEASURES

- 20 units on a single lot
- Rents: \$335 - \$615
- None of units "suitable for children"
- Relies on misleading traffic study done on very quiet Saturday & flawed follow-up study done only after 1st and 2nd studies were discredited
- 1st subsidized housing in Wilmette not targeted for our seniors, disabled, veterans, etc.
- Inconsistent with Village Master Plan on Affordable Housing in Wilmette
- Tenants likely to be referred from (a) waiting list of Developer's underfunded SRO building with extensive crime/police activities and (b) social agencies
- Developer has very poor history of providing adequate support for targeted high-need tenants
- Developer has poor history of managing comparable facility financially, building security and safety
- Developer has filed for foreclosure on other property and failed to meet obligations on mortgage held by municipality

PLAN COMMISSION HEARING

December 1, 2015 (7 pm)
Village Hall



- Too big, too crowded and too many problems
- HODC not a trustworthy long-term partner given its history of poor management, failures to meet financial obligations and burdens it has imposed on other municipality
- Too many unprecedented requests for zoning relief and other variances solely for HODC's financial benefit
- Too much burden on Wilmette and its tax payers for very little benefit, if any, for Wilmette
- Plan fails to take care of our own seniors, disabled, veterans, low income residents and local workers first
- Harmful impact on traffic, nearby areas and families

YOUR TASK

Create a flyer or video (SnapChat?) for the community or the Wilmette Village Board (posted on our student website) regarding the issue of **affordable housing**. You must take a side:

1. Are you for the HODC development?
2. Are you against it?

REQUIREMENTS

1. A well-designed flyer (limited text) or a 1-minute (minimum) **video** message
2. At least one **photo** or **image** (but no more than two)
3. At least **one direct quote** (from any of the class sources, below)

POSSIBLE SOURCES

1. [Village of Wilmette](#) and Trustee [Carol Ducommun](#)
2. Pioneer Press: [background](#), [Article with multiple viewpoints](#) and [Media/Social Media coverage](#)
3. [Revised HODC Plan](#) and [HODC website](#)
4. [PowerPoint](#): "One Winnetka Development and Affordable Housing"
5. Your own photos or videos
6. Opposition website, [Stop 1925 Redevelopment](#)

Email (include your first name in the subject line) your finished flyer or video to:

post@siastudents.posthaven.com