

LEF Board of Directors Meeting Agenda

Sept. 14, 2017 – 9:00 a.m. – Pacific Time, Vancouver LEW

Agenda	Action Items
Call to order – Ron Buss	
Minutes - <ul style="list-style-type: none"> March 23, 2017 - LEF Board of Directors Teleconference April 27, 2017 – Board of Trustees Meeting 	Motion to approve
Treasurer's Report – Rachel Edds <ul style="list-style-type: none"> 2017 Financial Report – Status to Date Grant Log – July 1, 2017 2018 LEF Budget <i>Expense allowance for research presentations at LEW</i> <i>PR Funding Request – Marketing</i> <i>LAI Management Fee Request</i>	Informational
Research Committee – Jon B. DeVries New Grant Application: <i>ADU (Accessory Dwelling Unit) As Tool for Housing Affordability</i> , Kyle Smith, The Antero Group, \$15,000 Phase 1, \$5,000 Phase 2. Status of Approved Grants: <ol style="list-style-type: none"> <i>Exploring Office Buildings & Occupant Well-being</i>, Univ. of Washington, Sofia Dermisi, \$16,500 - Underway <i>Preserving Chicago's Planning History</i>: Digitization, Website, Archiving, Newberry Library, \$15,000 – Underway. <i>Preserving Mount Vernon, NY's Historic Downtown</i>, City of Mt. Vernon, William Long, \$20,000 – Underway <i>Malaga Cove Plaza Enhancement</i> – LA Chapter – Millard Lee - \$18,500 – Funded but on hold. <i>No Small Plans: Wacker Manual</i>, graphic novel printing, Chicago Architecture Foundation, Gabrielle Lyon, \$5,000 - Completed <i>Trip & Parking Generation at TOD</i> – Guang Tian - \$7,500 - Completed <i>Zia Chapter Santa Fe Innovation District</i> – Michelle Henry - \$20,000 - \$8,000 refund. Report to Board - Vancouver <i>Phase II Planning Chicago – E- Book</i> - \$5,000 – Completed <i>Land Use Mix for Fiscal Sustainability in Beachfront Communities</i> – Harris – USF - \$12,311 – Completed <i>Empirical Analysis of Central City Decline</i> – Malizia – UNC - \$15,000 - Completed 	15 Minute Presentation
Communication Committee – Russell Mathews <ul style="list-style-type: none"> Website & Key Notes 	Informational
Old Business/ New Business	
Adjourn – Ron Buss	



MINUTES

LEF Board of Directors Meeting: March 29, 2017 – 11:00 am PST

Call to order – Ron Buss called the meeting to order at 11:13 am PST

Attendees:
Ron Buss
Jon DeVries
Rachael Edds
Russell Mathew
Tim Youmans
Shelley Lloyd
Les Pollock

Meeting Minutes
September 22, 2016 LEF Board of Director's Minutes

*Minutes received. Motion to approve made by Rachael Edds, second by Jon DeVries. Minutes approved.

Treasurer's Report – Rachael Edds

- We ended up with \$28,500 in member contributions in 2016. A little less than 2015.
- We have good investment income and good change in value of investments.
- She doesn't know what the \$5,000 is for. She will follow-up with Sheila.
- We should have a 2016 Balance sheet. Sheila has to do so more transfers. We need it before Philadelphia.
- Our total assets are \$492,000 with \$490,000 in the investment account.
- She doesn't know where we stand in getting a financial review. Would like to have the review in 2017.

Ron – We showed Accounting and Audit \$2086. I assumed there was some sort of audit.

Rachael – No that was just accounting. We had more accounting in 2016. We never got the financial review. We budgeted for it. We budgeted \$5,000 for accounting and half of that amount was to be for the financial review. She will make sure 2017 budget is on our sheet prior to our meeting. She will also have the balance sheet for the end of 2016 prior to the meeting and a status of where we're at with the Financial Review for 2017.

Ron – We need consolidated results. People never look at the details. We'll need 2017 results for the Trustees.

A motion to approve the 2016 financial report was made by Tim Youmans, second by Jon DeVries. Motion approved.

Research Committee – Jon DeVries

LEF Board of Director's Meeting Agenda

March 29, 2017

Jon DeVries - Wacker Manual graphic novel and teacher's materials, 7-10 school grades, \$5k for publishing for the first year, \$10K the following year. The manuals are handed down to the next class. Planning tours of some of the key planning projects in Chicago. LAI would get credit on the Manual and we also get credit in the teaching materials.

Les – Saw the proposal for the Wacker Manual. It sounds interesting and he supports it.

Rachael – The majority of the funding is coming from another source. Rachael asked if LEF sponsored the 100-year anniversary of the Burnham Plan.

Russell – Responded yes. It was a series of essays on the meaning of Burnham for the present time.

Rachael – Wished there could be another book for other cities. If people could see this novel and so they can consider how it could be adapted to their city.

Jon – APA did write Planning Los Angeles and Planning Atlanta there might be some opportunities to follow-up with seminars or publications to keep the discussion going in those two cities.

They did a national contest to get graphic artists. It was a workshop in Chicago based on the south side. It follows a group of teenagers moving around the city and getting involved in different things when the Burnham plan was being written. It follows a group of teenagers currently in present day Englewood and along the 606 Trail. Then it follows a group of teenagers 100 years from now. It's very readable and its graphically very beautiful.

Tim – seems like it's a book that could apply and be adapted for other cities.

Jon – You could get artists to do the other cities pictures. If it gets approved by the Trustees, we will have some subsequent teaching materials to distribute.

Ron - If this gets approved, he will write it up and e-mail to Russell to put in keynotes.

A motion to bring the Wacker Manual Graphic proposal to the Trustees was made by Tim Youmans, second by Russell Mathew. Motion approved.

Jon – Exploring Office Buildings and Occupant Well-being – another academic proposal. We're doing good on academic projects. University of North Carolina is finished. The University of South Florida is finished. Sophia Dermeci who would lead this team is now at the University of Washington. She is the head of the School of Construction and Real Estate Management and she is working with the Urban Form Lab to collect behavior data in building design and building location. What they are asking money for is to hire graduate assistant to gather and organize data. Three professors would volunteer their time. It's a growing field and it's cutting edge. Another thing about Sophia is that she will be the incoming President of American Real Estate Society. She is also an LAI member.

Rachael – Asked if the Urban Form Lab was connected to the University of Washington.

Jon – Responded yes, it is on campus. It's part of the Behavior Sciences Program. We would facilitate the collaboration of data between the School of Construction and Real Estate and the Urban Lab Behavioral Science group. It's a cutting-edge study.

Ron – They mentioned in their overview that the data was gathered from several grants funded thru the national Institute of Health. Do we know if that is part and parcel of the entire project going forward? It would be helpful if the Trustees know the \$15k is part of a bigger picture and what the other money is being used for.

Jon – The project is an attempt to connect the behavioral research to detailed data on office buildings. It's puts a real estate spin on it. We should put a value on the time the three professors are going to spend. Jon will track down what the other grants are being used for.

The Institution proposals give us more credibility. It gives the research a home. Institution proposals also have a shelf life. We're getting a very respectable reputation in the best graduate schools around the country with the University of Washington, University of North Carolina and the University of South Florida. That was our original goal to reach these schools.

Rachael – We're getting very creative trying to reach these schools.

Russell – It's a good idea to try and collect the data.

A motion to bring the Exploring Office Buildings and Occupant Well-being proposal to the Trustees was made by Rachael Edds, second by Russell Mathew. Motion approved.

Ron – If the request is approved, Ron will write it up and e-mail to Russell so he can enter it into Keynotes.

Ron – Do you think we should get Millard on the line?

Tim – The timing of the board meeting is tight. Board meeting in the morning then Strategic Planning. John is already working with Sheila and Steven.

Jon – We already have two presentations.

Ron – There would be concluded recommendations. Ron will send to Russell.

Jon - Get Millard to do Vancouver.

Jon – Approved Grants

- Newberry Library is underway. Excepting Collections and archiving. They have all of Les' collection. A working committee is identifying which plans they want to digitize. Starting a series of lectures on planning history. I will get Brad to do a more formal report for Vancouver. This one gives us a lot of prestige.
- Mt. Vernon – William Long is coming and he has a presentation. Plan to invite the people from USF to join us for lunch.
- Guang Tan – we gave him \$5,000 of the \$7,500. They haven't finished the study.
- Zia Chapter – Jon will get with them for a report.
- Phase II of E-Book is completed.
- Land Use Mix for Fiscal Sustainability in Beachfront Communities is completed. Harris will come to the meeting to present.
- Milizia – is completed. We posted his study on our website. He wants to come to a future meeting. Maybe the Baltimore meeting.

Ron – We need a supplemental report. One page report.

Jon – He will have Brad do the supplemental reports.

Ron – He will get with Millard and let him know not to bring a lot of materials.

Ron - Special thanks to Jon for all his efforts.

Communication Committee – Russell Mathew

Website is up-to-date

Need to do more promoting of LAI

Need to get more into Keynotes

LEF Board of Director's Meeting Agenda
March 29, 2017

Old Business Tim - Nothing comes to mind.
Adjourn – Ron Buss



MINUTES

Meeting of the Board of Trustees: April 27, 2017

Members - * voting members

Ron Buss*	LEF President	Los Angeles	P	Robert McBride	First Vice President	Simcoe	P
Rachel Edds*	LEF Treasurer	Baltimore	P	Sheila Harris	Treasurer	Phoenix	P
Russell Mathew*	LEF Secretary	Simcoe	P	Cheryl Soon	Secretary	Aloha	P
Tim Youmans*	LEF Board Member	Sacramento	P	Alan Nevin	Scribe/Editor	San Diego	P
Jon Devries*	LEF Vice President	Ely	P	Christine Williams	Historian	Ely	P
Steven R. Gragg*	International President	Orange County	P	Aurelio Ramirez-Zarzosa	Europe RVP	Madrid	P
Cheryl Soon*	Chapter Proxy	Aloha	A	Gary Leach	East RVP	Boston	P
Russ Posey*	Chapter President	Atlanta	A	James Musbach	West RVP	Golden Gate	P
Anilkumar Hatkar*	Chapter President	AUM	A	Ian James Lord, Esq.	Chair, Council of Presidents; Chair, Strategic Plan Committee; Chair, International Meetings Committee	Simcoe	P
Susannah Bergman*	Chapter President	Baltimore	P	Vicky Estrada	Assistant Scribe	San Diego	P
Tom Goodwin*	Chapter President	Boston	A	Scott Burns	Assistant Historian	Simcoe	P
Robert Gamrath*	Chapter President	Ely	P	Cassandra Francis	PR Chair	Ely	P
Erwin Andres*	Chapter President	George Washington	P	Phil Adams	PR Committee	Ely	P
Andrew Wolfram*	Chapter President	Golden Gate	P	Sheila Hamilton	Executive Director	LAI	P
Robert McGuire*	Chapter President	London	P	Shelley Lloyd	Staff	LAI	P
Millard Lee*	Chapter President	Los Angeles	P				
Javier Galante*	Chapter President	Madrid	A				
Ann King*	Chapter Proxy	Memphis	P				
Cecile Bedor*	Chapter President	Minnesota	A				
Jeff Beal*	Chapter President	New York	P				
Stevan Gromet*	Chapter President	Orange County	P				
Miguel Trembley*	Chapter President	Ottawa	P				
Anthony Forte*	Chapter President	Philadelphia	P				
Bruce May*	Chapter Proxy	Phoenix	P				
Stephen Fleming*	Chapter President	Sacramento	A				
Janice Weinrick*	Chapter President	San Diego	P				
Bronwyn Krog*	Chapter President	Simcoe	A				
Rudayna Abdo*	Chapter President	UAE	A				
Richard Cook*	Chapter President	Vancouver	A				
Gregg Robinson*	Chapter Proxy	Zia	P				

P= Present, A=Absent

CALL TO ORDER

The meeting was called to order by Ron Bus at 11:28 am.

Ron Buss discussed the setup of the foundation board of directors and the screening process.

Presentations

Presentation 1: William Long and Steve Lawrence from the City of Mt. Vernon, N.Y. provided a progress report on Preserving Mount Vernon, MY's Historic Downtown, City of Mt. Vernon. They plan to attend the Baltimore LEW in spring 2018 to share the final results of their renewal and community development efforts.

Presentation 2: Professors Rebecca Lee Harris and Suzanne Dieringer from University of South Florida (USR) presented their completed research entitled Land Use Mix for Fiscal Sustainability in Beachfront Communities.

The presenters stated that the LEF Trustees and LAI Board should be proud of themselves for funding these projects.

SECRETARY'S REPORT

MEETING MINUTES September 22, 2016

LEF Motion No 1. To approve the September 22, 2016 minutes. Moved by R. Mathew, Seconded by G. Robinson. Motion carried.

TREASURER'S REPORT

Financial Report

LEF Motion No 2. To approve the LEF Financial Report. Moved by R. Edds. Seconded by J. DeVries. Motion carried.

R. Edds reported the foundation had \$492,000.00. We are solvent and will post finals online when we have it. Financial review will happen in the summer. R. Buss noted we do it every 3 years as 501c3.

J. DeVries asked him for his write up. He noted we are planning 3rd Chicago printing. Russell Mathew posts these writeups on keynotes and logos on marketing.

Working on stated policy on overhead.

R. Buss reported we are obligated to commit 5% a year. We are doing some catch up on several years where we are committed to grant the funds.

G. Robinson reported the Zia Grant noted that the grant money has not been spent as the budget items were done by chapter members pro bono. We have new items that they would like to use the grant money for. He asked what is the formality?

R. Buss requested he send a written request to the foundation with a budget and plan on Phase II.

J. DeVries noted we need a revised budget and it's not ready to vote on yet. There can be a conference call of the board to act.

Communications

P. Adams said these are wonderful presentations, and asked if they can they be annotated and put on keynotes.

R. Buss responded there is a write up on each that is posted on the website, and on keynotes. Every product produced is posted on the LEF website. Dr. Fawcett uses them in his classes.

J. DeVries noted we do ask for case study for projects.

P. Adams would like written comments reporting how this has helped them specifically as personal testimonials, and photos of the guests.

New Grant Proposals

LEF Motion No. 3. To approve \$5k grant for Chicago Architecture Foundation. Made by A. Wolfram. Seconded by R. Gamrath. Motion carried.

LEF Motion No. 4. To approve \$15k grant for Exploring office building made by A. Fogg. Seconded by A. Wolfram. Motion carried.

Adjourn

LEF Motion No. 5. To adjourn the meeting at 12:38. Moved by C. Williams, Seconded by R. Edds. Motion carried.

Respectfully Submitted,

Russell Mathew

LEF Secretary

Balance Sheet
Land Economics Foundation of Lambda Alpha International
As at 31 August 2017

31 Aug 2017

Assets

Cash and Cash Equivalents

WF Checking xxx4632 \$25,791.55

Total Cash and Cash Equivalents \$25,791.55

Current Assets

UBS Investments \$529,668.68

Total Current Assets \$529,668.68

Total Assets \$555,460.23

Liabilities and Equity

Liabilities

Current Liabilities

Unearned Revenue \$0.00

Total Current Liabilities \$0.00

Total Liabilities \$0.00

Equity

Current Year Earnings \$62,532.48

Net Assets \$487,927.75

Restricted Net Assets \$5,000.00

Total Equity \$555,460.23

Total Liabilities and Equity \$555,460.23

LEF 2018

	2011		2012		2013		2014		2015		2016		2017		2018
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual as of 9/7/2017	Proposed Budget
Revenue															
Member's Contributions	\$32,000	\$42,436	\$25,000	\$27,045	\$35,000	\$20,910	\$30,000	\$22,010	\$25,000	\$ 30,210.00	\$25,000	\$ 21,320	\$25,000	\$28,450	\$35,000
Investment Income	\$8,500	\$9,667	\$6,500	\$9,689	\$10,000	\$27,195	\$10,000	\$11,302	\$10,000	\$ 24,538.66	\$10,000	\$ 19,408	\$10,000	\$5,677	\$10,000
Change in Value of Investments		\$4,616	\$0	\$35,295		\$39,643		\$16,175		\$ (23,986.30)		\$ 18,808		\$49,203	
Restricted Member Contribution										\$ 5,000.00					
TOTAL	\$ 40,500.00	\$ 56,719.00	\$ 31,500.00	\$ 72,029.56	\$ 45,000.00	\$ 87,748.00	\$ 40,000.00	\$ 49,486.96	\$ 35,000.00	\$ 35,762.36	\$ 35,000	\$ 59,535.80	\$ 35,000	\$ 83,329	\$ 45,000
Operating Expenses															
Admin Services			\$7,500	\$7,500	\$7,500	\$7,500	\$8,000	\$7,500	\$7,500	\$ 7,500.00	\$7,500	\$ 7,500	\$7,500	\$7,500	\$8,100
Acct & Audit	\$750	\$995	\$5,500	\$3,495		\$0			\$5,000	\$ 2,552.50	\$500	\$ 2,860	\$5,000	\$360	\$3,000
Printing/Copying				\$193		\$96	\$100	\$30	\$100	\$100	\$50				
Postage/Shipping						\$4	\$100	\$4	\$50						
Officer Travel *	\$4,000	\$2,500	\$4,000	\$4,000	\$4,000	\$4,500	\$4,000	\$1,000	\$4,000	\$ 4,000.00	\$4,000	\$ 3,500	\$4,000	\$1,500	\$4,000
Bank Fees		\$196	\$300	\$236	\$300	\$250	\$300	\$82	\$200	\$ 533.40	\$250	\$ 466	\$600	\$437	\$600
Investment Fees					\$4,000	\$150	\$4,000	\$150	\$200	\$ 150.00	\$150	\$ 150	\$150		\$150
Committee Member Support			\$2,500	\$124	\$1,000	\$0	\$2,000	\$0	\$1,000		\$1,000				
Website Creation & Fees			\$6,000	\$5,766		\$17	\$2,000	\$595	\$250		\$250				
Branding Initiative							\$5,000	\$5,000	\$2,000						
LEW Travel for Grantees *															\$2,000
Marketing															\$2,500
Misc.	\$1,200	\$1,374		-\$1,389	\$1,000	\$1,434	\$1,000	\$3,134	\$200		\$1,000		\$1,000		\$1,000
Taxes										\$ 852.00			\$250		\$250
TOTAL	\$5,950	\$5,065	\$25,800	\$19,926	\$17,800	\$13,951	\$26,500	\$17,495	\$20,500	\$ 15,587.90	\$ 14,700	\$ 14,476	\$18,500	\$9,797	\$21,600
Grants (from Investment Fund)	\$25,000	\$17,500	\$0	\$10,000	\$30,000	(\$5,000)	\$30,000	\$5,000	\$25,000	\$ 30,000.00	\$25,000	\$ 69,811	\$40,000	\$11,000	\$26,500

as of 7/31/

St. Catherine's
Rescinded

Note: approx 5% of Invest. Fund

* Assumptions: travel for 4 LEF Board members two times per year;
: 2 Grantees attend each LEW

LEF GRANTS SCHEDULE

as of July 1, 2017

CURRENT PROJECTS		Total Grant		Terms	2012		2013		2014		2015		2016		2017	
		Approved	Date Approved		approved	paid	approved	paid	approved	paid	approved	paid	approved	paid	approved	paid
1	Planning Chicago I - Jon Devries; APA publication; LEF joint funding	\$5,000	Aug-12		\$5,000					\$5,000						
2	Urban Industrial Land Preservation Strategy - Steven Webber	\$10,000	Oct-12		\$10,000			\$10,000								
3	ARES/LEF joint publication on property values & environmental factors; F. Clayton, co-editor	\$30,000	Apr-13	payable on completion			\$30,000					\$30,000				
4	Planning Atlanta	\$5,000	Oct-13	pay in 2013			\$5,000			\$5,000						
5	Transit Real Estate Premiums; Katherine Kittrell, University of Utah	\$5,000	Oct-13	payment on completion of report			\$5,000			\$5,000						
6	Planning Chicago II - Jon Devries; APA publication; LEF joint funding	\$5,000	Oct-14						\$5,000	\$5,000						
7	Transit Accessibility Real Estate Value for Com. & Multi Fam Projects - K. Kittrell	\$5,000	Feb-15								\$5,000	\$5,000				
8	Santa Fe Innovation District; Zia Chapter	\$20,000	Apr-15								\$20,000	\$20,000				
9	Site Plan review guide: Les Pollock with APA	\$12,000	Apr-15	Note: APA declined; check voided 2/3/16							\$12,000	\$12,000	(\$12,000)	(\$12,000)		
10	Land Use Mix for Fiscal Sustainability in Beachfront Communities - Rebecca Harris/U of S. Florida	\$12,311	Apr-16										\$12,311	\$12,311		
11	Empirical Analysis of Central City Decline - Emil Malizia/UNC	\$15,000	Apr-16										\$15,000	\$15,000		
12	Malaga Cove Plaza Enhancement - LA Chapter	\$18,500	Apr-16										\$18,500	\$15,000		
13	Trip & Parking Generation at TOD - Guang Tian	\$7,500	Apr-16										\$7,500	\$5,000		
14	Preserving Chicago Planning History - Newberry Library	\$15,000	Sep-16	\$10,000 initially; \$5,000 at completion of Digital Phase									\$15,000	\$10,000		
15	Preserving Mt. Vernon, NY's Historic Downtown	\$20,000	Sep-16	\$12,500 initially; \$5,000 on comp. of public input; \$2,500 with final report									\$20,000	\$12,500		
16	No Small Plans - Chicago Architecture Foundation	\$5,000	Apr-17												\$5,000	\$5,000
17	Office Building Characteristics & Well Being of Occupants - University of Washington	\$16,500	Apr-17	\$11,500 initially; \$5,000 on completion.											\$16,500	\$11,500
	Annual TOTALS	\$206,811			\$15,000	\$0	\$40,000	\$10,000	\$5,000	\$20,000	\$37,000	\$67,000	\$76,311	\$57,811	\$21,500	\$16,500
	Cumulative				\$15,000	\$0	\$55,000	\$10,000	\$60,000	\$30,000	\$97,000	\$97,000	\$173,311	\$154,811	\$194,811	\$171,311
	Amount Outstanding					\$15,000		\$45,000		\$30,000		\$0		\$18,500		\$23,500

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Application for Funding a Research Project

Entry

Title of Project:	Liberating the Coach House, Granny Flat, and In-law Apartment: The ADU as a Tool for Housing Affordability and Neighborhood Livability
Dollar Amount Requested:	\$20000
Submitted By:	Kyle Smith, the Antero Group
Address:	2150 S. Canalport Ave Suite 3C-10 Chicago, IL 60608
Phone Number:	314-359-2148
Fax Number:	
Email Address:	kdsmith@anterogroup.com
Concept of Project:	<p>It is outlawed in many places and it goes by many names. The granny flat. The in-law. The coach house. Regardless of the term used, the accessory dwelling unit (ADU) is an underappreciated and unexamined tool to add market-driven affordable housing in neighborhoods across Chicago. As Chicago grew in the 19th and early 20th Century, individual property owners built ADUs like the coach house to generate a little more revenue and add a few more affordable units as neighborhoods expanded. Like other industrial-era housing, these units were not always decent nor safe, but the market nonetheless possessed a pathway for neighborhoods to add housing for workers as those places boomed economically. But after Chicago came to establish Euclidian, single-use zoning after World War II, this pathway closed. Today, some of Chicago's neighborhoods are again experiencing growing prosperity and investment, but tightly regulated land use policies make it hard for those communities to adapt. As a result, these neighborhoods have begun to experience growing housing concerns as they prosper. For example: Density is dropping across Chicago because zoning discourages incremental development. Chicago's zoning makes it easier to remove a housing unit as of right than to add one. As a result, smaller units have been combined into larger, multibedroom condominiums. Two and three flats have been deconverted into luxury single family homes. As neighborhood desirability increases, the housing supply decreases and becomes more exclusive. Large multifamily development cannot be the only answer to dropping density. Chicago's TOD Ordinance, passed in 2013 and expanded in 2015, has unlocked new housing investment on major commercial corridors. However, because it affects less than 1% of citywide land area, it does not impact residential side streets where density is decreasing. The need for multigenerational housing is sure to rise. Now the largest generation, Millennials struggle with debt and many do not have a clear path to wealth building via housing. Their parents, the Baby Boomers, are expected to live longer but may have challenges with mobility or property maintenance as they age. Much of the nation's housing stock was constructed for the nuclear family, so few options exist to house these generations together. Low-income families deserve options to live in walkable neighborhoods and near transit. In neighborhoods like Logan Square, new TODs have largely included studios and one bedrooms designed for childless, single person households. The high need for low income families continues to be unmet. These families may want to live in a different type of building than a TOD and deserve other and better options in their community. Conventional housing programs are stretched thin and under threat. Federal programs like Low Income Housing Tax Credits and HOME, as well city resources like the Chicago Low Income Housing Trust Fund, are oversubscribed relative to housing need. Moreover, the high cost of construction for a subsidized unit stretches these programs further and further. And yet Chicago still has room to grow. At the rear of Chicago's typical 25 x 125 residential lots, land sits underutilized, tied up in garages, and ready for activation. The Chicago alleyway, together with the structures that line it, could be a tool for redevelopment. But the City's Zoning Ordinance makes new ADU development effectively illegal. Alleyways, and the structures that line them, have become parking and loading zones. The ADU can activate these spaces and help gentrifying neighborhoods incrementally meet housing needs. Liberating the Coach House examines ADU legalization as a pathway to creating market-driven affordable housing in these underutilized and underappreciated spaces. The ADU by itself will not solve every housing challenge Chicago faces. But with citywide policy support, it can be an additional tool to add housing more incrementally, nimbler, and affordably. This project is not intended to sit on a shelf as a research grant. In the second phase of this project, partners intend to work with community members in three pilot neighborhoods to translate idea into action. The partners on this grant will create a pattern book that can serve as a "how to" manual for individual homeowners to add an ADU on their property. And with proof of concept and community support secured, momentum will build for policy change that begins in pilot communities and ends with more supportive land use policies citywide.</p>
Overview:	Liberating the Coach House will examine the Accessory Dwelling Unit as a new tool to relieve Chicago's housing affordability crisis, recommend policy change and standards to legalize them, and work in three pilot communities to implement and bring

the solution to scale. It is a team proposal from the Antero Group and Civic ArtWorks. Liberating the Coach House has the following learning objectives: 1. An analysis of the potential for ADUs to help fill Chicago's current and future housing needs in the housing supply, including multigenerational housing, units for low-income families, and units for non-family households; 2. Best practices in ADU delivery and construction in other US markets and the impact of ADU construction in closing gaps in the housing supply; and 3. Initial recommendations for new ADU ordinance that allows residential use of existing ADUs (coach houses, granny flats, etc.) and the construction of new ADUs; This research is not intended to sit on a shelf. It is the first component of a multipartner and multineighborhood initiative to deliver ADUs from concept to implementation. The team is working with partners in three neighborhoods: • Logan Square, which is facing shrinking housing supply as it gentrifies. To date, TOD has not been created a sustainable pipeline for new affordable units, especially for low income families; • West Lakeview, which has experienced a wave of deconversions of 2 and 3 flats into single family homes and an accompanying drop in rental units and density, which threatens the vibrancy of retail on Southport Avenue; and • Washington Park, which has undergone systemic disinvestment. Several community entrepreneurs have piloted incremental development initiatives as building blocks for future growth. As such, the team has divided the project into two phases: • Phase I, conducted under this grant, will measure the local need for ADUs, compile national best practices, test those best practices in increasing housing supply, survey neighbors through civic outreach, and recommend Citywide changes to legalize ADUs; • Phase II, conducted with leveraged funding with community partners, will set the stage for ADU implementation and development in three partner neighborhoods through civic outreach, grassroots organizing, and a "how to" pattern book. Phase I: Research and Policy Analysis This phase of research, funded by the LAI grant, will test the unmet market need for ADUs and use local and national perspectives to guide initial citywide and neighborhood recommendations to meet that need. The team will conduct this phase of the research through five components: Data Analysis, which includes: • An analysis of citywide and neighborhood housing gaps that could be closed by ADUs; • An estimate of the capital cost of ADU units and revenue generation for homeowners; Developer Interviews: Five interviews with affordable, community, and market rate development community to touch on the economic opportunity, financial feasibility, and barriers to ADU concept; Civic Engagement: Use Municipal, an online civic engagement tool developed by Civic ArtWorks, to engage neighborhood residents on the positives and negatives of ADU development in urban design, installation, and economics; Case Studies: Research of case studies in ADU legalization and development, including Seattle, Portland, and Santa Cruz, CA, and an estimate of the impact of the ADU in adding housing for key cohorts; and Policy Analysis: Recommendation for zoning changes and development strategy to legalize ADUs and accelerate development in case study neighborhood; Phase II: Community Led Pilot Projects The team will leverage its LAI funding for a second phase of work that brings ADU from concept to implementation in three pilot neighborhood across Chicago. Using the Municipal tool, the team will go door to door to build grassroots support for the policy change. After engaging community stakeholders and residents, the team will develop a guidebook to ADU developments that respects local context and has the following components: • Design Concept: Design concept to remake alleyway as a convening and housing space through ADU development; • Building Types: Design guidelines for ADU/alleyway building types that meet new ADU standards and housing need; and • Safety / Policing: Analyze crime hot spots and how "eyes on the alley" could reduce these hot spots. • Implementation: Work with community pilot partners to build Aldermanic support in at least one Chicago Ward. To date, the team has identified the Macarthur Foundation as a source for Phase II, through the Latin United Community Housing Association as a fiscal agent. Finally, this research leverages and adds capacity to two partners working on affordability and housing supply challenges at the neighborhood level, the Lakeview Chamber of Commerce and the Latin United Community Housing Association, described below. The team has also initiated discussions with the Washington Park Development Group for a third pilot area on the South Side.

Timetable: Liberating the Coach House will be completed over a period of one year. The team anticipates completing the first phase of the project, funded through this proposal, within 6 months. The proposed timetable for Phase I is below: • Data Analysis: Month 1 • Developer Interviews: Months 2 and 3 • Civic Engagement: Months 2 and 3 • Case Studies: Months 3 and 4 • Policy Analysis: Months 4 and 5 • Production and Release: Month 6

Budget: The team requests \$20,000 from LEF for Liberating the Coach House to fund both phases of work: • Phase I will cost \$15,000 and cover the analysis, policy, and civic engagement tasks in the timetable above. • Phase II will cost \$5,000, contingent on the award of matching funds for this phase. This award will be utilized to develop a case study on implementation publishable to the LAI and LEF Board. The team anticipates matching this investment with other resources for Phase II. As noted earlier, the team has worked with project partners to identify funding for this phase.

Responsible Parties: This project is a collaboration between the Antero Group and Civic ArtWorks. Kyle D. Smith, Senior Project Manager, The Antero Group: Mr. Smith will serve as data and policy researcher for this project. Mr. Smith brings experience quantifying market value left unmet by antiquated zoning and land use regulations. While at the Center for Neighborhood Technology, he led the development of Stalled Out: How Empty Parking Spaces Diminish Neighborhood Affordability, which found that parking minimums have led to unused spaces that inflate development costs and crowd out development. His research has also identified dropping density in neighborhoods like Lakeview, Logan Square, and Edgewater. His other publications include Putting Places First: Targeting Infrastructure Investments to Spur Development in Priority Development Areas, and Quality of Life, (e)Quality of Place: Growing Local Economies through Transit-Oriented Development. Mr. Smith's work has been featured in the Chicago Tribune, Chicago Sun-Times, POLITICO Magazine, and on WBEZ. He chairs the Illinois state chapter of the Congress for New Urbanism and was recognized as a Young Visionary by the Urban Land Institute Chicago in 2015. Zach Borders, CEO / Director of Planning and Design, Civic Artworks: Mr. Borders will lead the community engagement and urban design components of the project and pilot projects. He has led successful neighborhood development projects on the north and south sides of Chicago; created design guidelines, suburban retrofits, and transit-oriented developments that were adopted throughout the Chicagoland region; executed community-wide master planning efforts around the Midwest, and oversaw design efforts for sustainable new communities that were built in India, China, and Turkey. He is passionate about opening up planning, design, development, and governance processes to all citizens and educating them on the ways in which they can make positive, real world, impact. His work on the North Branch River Works plan won the Best Neighborhood Engagement Award from the City of Chicago while his work on "Vision for Division" in Plainfield, Illinois, won the Best Community Outreach Award from APA Illinois and the Best Corridor Plan Charter Award from CNU Illinois. He has been recognized as one of Chicago's Design 50 Top Leaders of Culture and a Top 40 under 40 by Engineering News-Record Midwest.

Sustainability: Liberating the Coach House is linked to on the ground community action. Although this grant proposal would fund the initial research components of this work, it is intended to be paired with community action in three pilot neighborhoods to broaden and maximize impact. Together, research, on-the-ground demonstration, and community support can build the momentum for long-term zoning change at the citywide level.

Alliance Partners:

Liberating the Coach House is not intended to be a thought exercise that sits on a shelf. The team intends to test this research on the ground with organizations in three Chicago neighborhoods. All three partners have been local thought leaders in developing supply-side strategies to tackle the linked challenges of dwindling housing units and escalating rents and home prices. In West Lakeview, the team will partner with the Lakeview Chamber of Commerce. The Chamber has long identified declining density and diversity as a threat to the spending power and foot traffic of the retail community. In 2015, the Chamber and CNT published a white paper that found that restrictive zoning had led to deconversion of properties and dropping density. More recently, the has convened a Working Group on Preserving Housing Density and Diversity, including nine citywide stakeholder organizations pursuing a common goal of “advancing policies with diverse stakeholder support that can reverse the loss of housing density, diversity and affordability.” That working group explored ADUs as one of five policy strategies in late 2016. Research in Phase I arms that working group with the data and talking points needed to advance zoning change at the citywide level. In Logan Square, the team will partner with LUCHA. LUCHA helped develop a proposed overlay around the 606, which addresses the rapid pace of gentrification around the 606. That ordinance directly addresses deconversions and proposes a “deconversion fee” to stem the loss of rental housing as buildings are converted into luxury homes. LUCHA is working with Alderman Joe Moreno to enact these suggestions in an ordinance introduced in 2017. This work directly builds on the potential momentum generated by that ordinance. LUCHA is also a key partner in L-Vated Chicago, a collaborative to accelerate equitable transit-oriented development in Chicago, and an ADU pilot incubated in Logan Square could be expanded to other community partners. In Washington Park, the team has discussed collaborating with Ghian Foreman, President of the Washington Park Development Group and Executive Director of the Greater Southwest Development Corporation. Washington Park has suffered from decades of systemic disinvestment and a lack of local access to capital to stem the tide. Rather than solely focusing on major institutions or investments as a “silver bullet” to reverse decades of neglect, entrepreneurs like Ghian have added density and development incrementally to build the basis for more growth. The Washington Park Development Group builds incrementally so that new development can generate benefit and wealth for those that have lived in the neighborhood for decades. An ADU pilot in Washington Park will explore the market so that longtime property owners can build equity through new coach houses, while adding density for new foot traffic and retail.

Supplementary Materials:

"Stalled Out: How Empty Parking Spaces Diminish Neighborhood Affordability", <http://www.cnt.org/publications/stalled-out-how-empty-parking-spaces-diminish-neighborhood-affordability>.

(1) Profile the possible additional funding to accompany LEF funding for Phase 1 given the ambitious research agenda?

We are submitting an LOI for this work to the Field Foundation. Through our fiscal agent LUCHA, we have also identified the MacArthur Foundation as a major source, though that foundation may be a better fit for on-the-ground implementation activities (see below).

We also have two additional activities to leverage in kind towards Phase I of the research:

On September 22, CNU Illinois is hosting a conference titled [Mind the \(Housing\) Gap - Filling the Missing Middle for Walkable and Affordable Neighborhoods](#), focused on the critical link that small buildings, including ADUs, play in Chicago's affordable housing supply. Kyle Smith is Chair of CNU-IL and a co-organizer of the event. Zach Borders is a founder and former Chair of the same organization.

Mr. Smith will be developing an analysis of housing supply gaps for small building types to frame that discussion. It is hoped that this analysis, and other insights from the day, will become the basis for the Data Analysis task in an LEF grant. Additionally, the conference will feature policies in Oak Park, where an ADU ordinance is under consideration.

The project also has the support of a fall intern, with 50% of his time loaned in kind from the Center for Neighborhood Technology. This intern, Daniel la Spata, is developing a Master's Project at the University of Illinois-Chicago on the impact of transit-oriented development on rents and housing supply in Logan Square. Should LAI award the grant, Mr. la Spata has agreed to pursue a literature review relevant to both his Master's Project and *Liberating the Coach House* that can will be leveraged towards the case studies.

(2) Profile the total funding for a Phase 2 in addition to the LEF funding given the ambitious implementation strategy? And who the funding sources are most likely.

Our top target is the MacArthur Foundation, using LUCHA to provide fiscal agent status and existing relationships. LUCHA's Executive Director, Juan Carlos Linares, has been in discussions with MacArthur officers on new and innovative affordable housing strategies. We have also targeted the Field Foundation and Polk Brothers Foundation, which funded Mr. Smith during his work at CNT.

Our Team has also discussed private funding with builder and home-sharing companies. Though we have built these relationships informally, including with development allies that will be presenting at the 9/22 conference, we have held off on any ask to date. An initial grant from LEF gives us "skin in the game" to begin work, demonstrate initial research and value, and make an ask.

And finally (3) Expand the discussion of the "best practices" research - can it include some Canadian examples as well as U.S. (Vancouver it seems has a highly successful program) and generally can you maximize the number of examples - both successful and un-successful in U.S.?

Yes. We would like to do a "deep dive" on at least one or two programs: Santa Cruz, CA and Portland, OR have both developed the land use policy and related tools to generate a development response and it will be worthwhile to understand what impact these programs have impacted the supply of affordable housing. We also understand that we need to balance our case studies with examples in other regions, including Canada. If agreeable to your committee, we propose a mix of in depth case studies alongside a longer list of examples across North America.