



connections
FOR THE HOMELESS



JOINING FORCES
for Affordable Housing



UNIVERSITY OF
ILLINOIS
URBANA-CHAMPAIGN

Community Engagement and Equitable Zoning

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Thinking Strategically About Zoning: Experiences from the City of Champaign

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A Short History of Exclusion

- 1917: *Buchanan v. Warley*

**RACE SEGREGATION
LAW IS ATTACKED**

—

Louisville Case Argued in
Supreme Court; Other
Cities Affected.

WASHINGTON, April 10.—Constitutionality of race segregation ordinances was argued Monday before the supreme court in a case investigating the validity of the Louisville, Ky. regulation, making it unlawful for any negro to occupy a residence in any block in which a greater number of houses are occupied by white folk and unlawful for a white person to occupy a residence in a negro block. The decision is expected to affect all cities having similar ordinances.

Pointing out that segregation ordinances now are in force in Baltimore, Richmond, St. Louis and many other cities and towns, counsel emphasized that a decision would have a sweeping effect, especially throughout the south. Pendleton Beckley, Louisville city attorney, and Stuart Chesaller of Louisville, defending the validity of the ordinance argued that its object was reciprocal and would tend to preserve race integrity and to avoid race conflict.

Clayton B. Blakey of Louisville and Moorfield Storey of Boston contended that it violated the rights of negroes, having as a predominant purpose to prevent them from approaching a condition of social equality.

A Short History of Exclusion

- 1917: *Buchanan v. Warley*
- 1919: Single-family zoning in St. Louis
 - Goal: To prevent movement into “finer residential districts... by colored people.”



Harland Bartholomew

A Short History of Exclusion

- 1917: *Buchanan v. Warley*
- 1919: Single-family zoning in St. Louis
- 1926: *Euclid v. Ambler*
 - “[V]ery often the apartment house is a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district.”



Rogers Park, Chicago

A Short History of Exclusion

- 1917: *Buchanan v. Warley*
- 1919: Single-family zoning in St. Louis
- 1926: *Euclid v. Ambler*
- 1960s/70s: Mass downzonings & the rise of the environmental movement



Ronald Reagan signing CEQA, 1970

A Short History of Exclusion

- 1917: *Buchanan v. Warley*
- 1919: Single-family zoning in St. Louis
- 1926: *Euclid v. Ambler*
- 1960s-70s: Mass downzonings & the rise of the environmental movement
- 1980s-Present: Growth of proceduralism
 - Participants disproportionately whiter, wealthier, more male than community
 - Equal trends across party lines



Attempts at Zoning Reform in Champaign



- Supportive group housing for formerly incarcerated individuals
- Incremental development (“missing middle”)

Supportive group housing for formerly incarcerated individuals

- Define the scope of the zoning solution
 - In this case, narrow
- Use existing code language as a vehicle for new language

Possible Code Solutions

- Community Living Facility?
- ★ Recovery Home?
- Multifamily Dwelling?
- Rooming House?
- Transitional Housing?
- Special Use Permit?

Supportive group housing for formerly incarcerated individuals

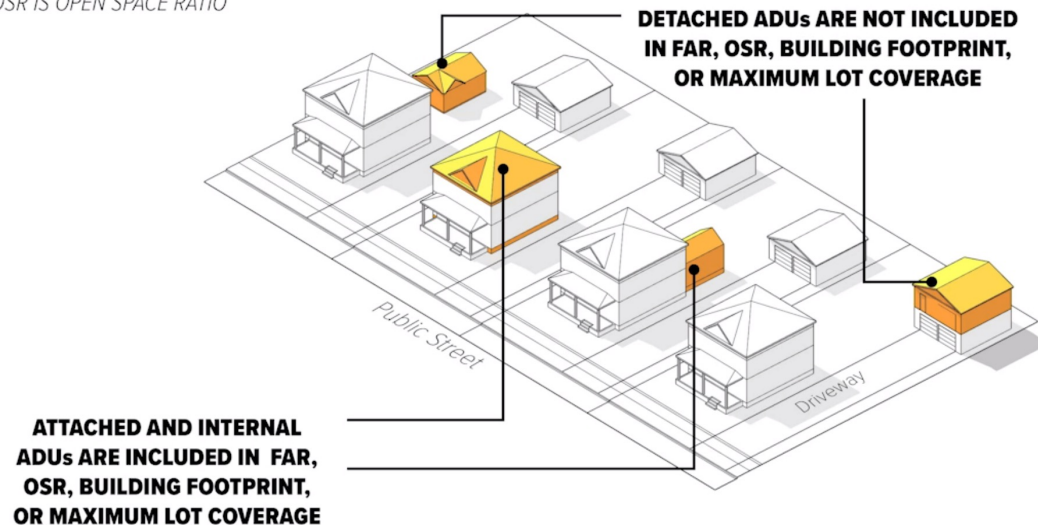
- Define the scope of the zoning solution
 - In this case, narrow
- Use existing code language as a vehicle for new language
- Plan an advocacy strategy
 - Talk with electeds and staff
 - Lay foundation ahead of time
 - Show up to meetings
 - Stay focused on the scope



Incremental Development (“Missing Middle”)



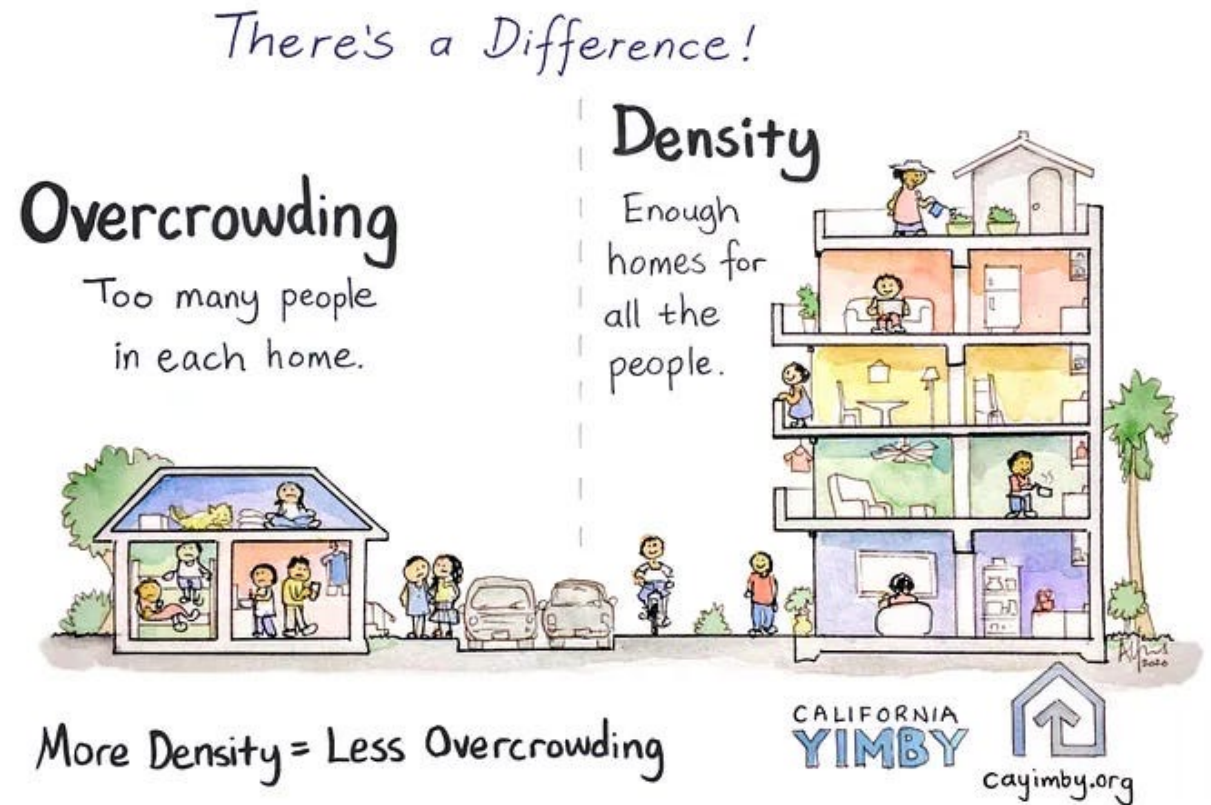
FAR IS FLOOR AREA RATIO
OSR IS OPEN SPACE RATIO



- Define the scope of the zoning solution
 - In this case, ill-defined
- Unclear to what extent existing code/map could be used
- Advocacy strategy
 - Council champion, but a weak one
 - Success: community-wide ADU poll
 - Challenge: rezoning SFZ neighborhoods

Advice for Equitable Zoning Advocates

- Advocate for and help build a culture of housing abundance
 - Fight against proceduralism
 - Broaden the question
- Understand the mechanics of city government and zoning
- Organize before making a move
- Get stakeholders to think about tradeoffs



Tradeoffs: Thinking Like a Plumber to Achieve More Equitable Zoning

- A good plumber brings the *how* to your *what* and *why*
- Similarly, experts should ask questions to help the community understand and implement their values
- Tips for tradeoffs
 - Be honest, but be real
 - Know where *you* stand on tradeoffs
 - Make opponents confront tradeoffs
 - Identify when experts insert their values into the process

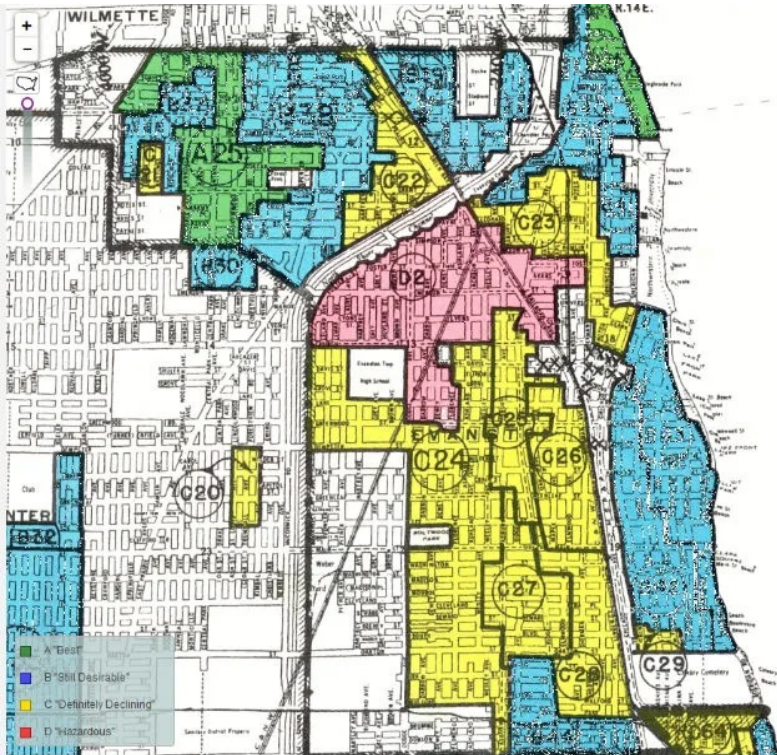


About Connections for the Homeless

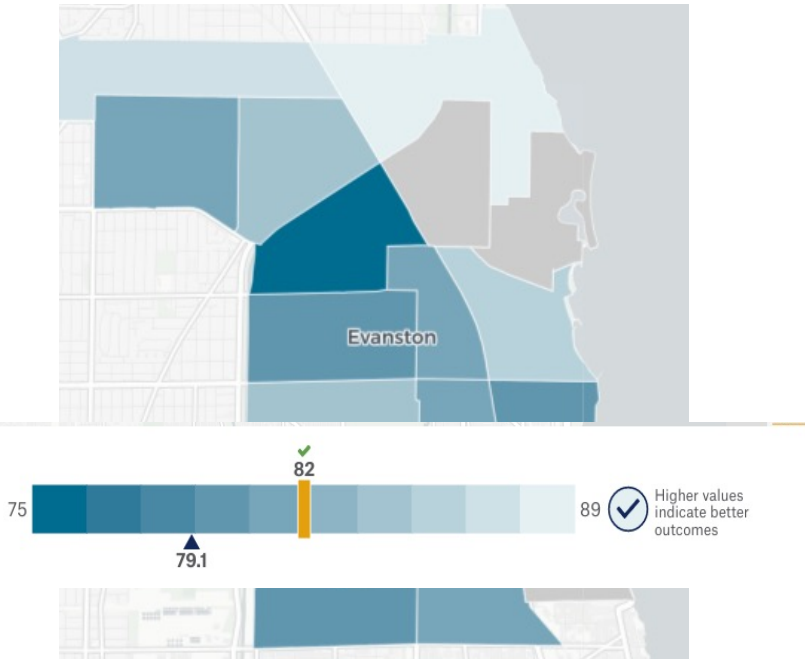


About Evanston

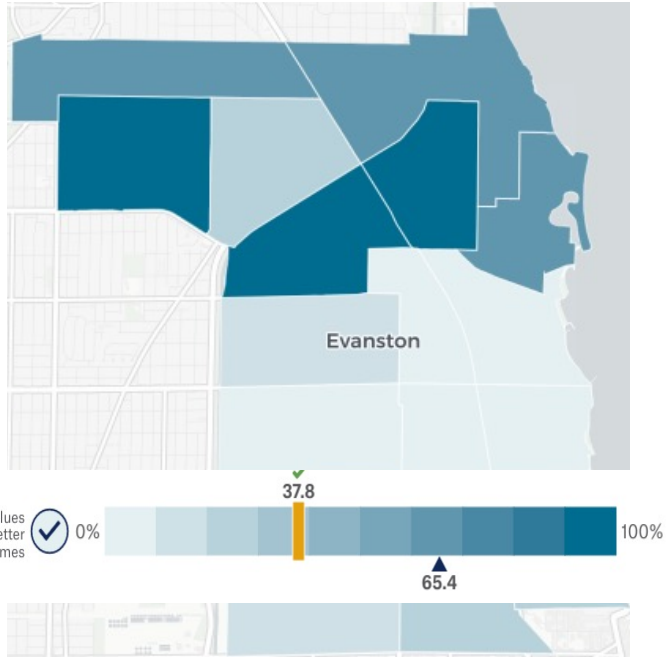
Redlined Map—1940's



Life expectancy--2022



Access to food--2022



EZP – an Advocacy Initiative

1. Zoning Diagnostic Review:

By advocates, then by zoning professionals



2. Community Outreach and Input:

To those most impacted



3. Analysis of Data:

Multiple rounds with stakeholder discussions in between



4. Report Development:



Community Input Process

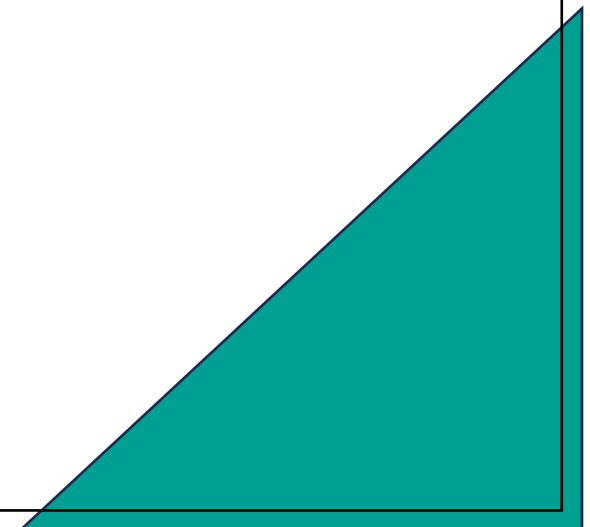
Implications for Zoning

Community Outreach Framework

	Well-Being	Prosperity	Equity
The History	Zoning favors housing for higher income households, while low-income households struggle with housing instability.	Zoning focuses on preserving property values, without ensuring that people with lower incomes are not housing cost burdened.	Zoning contributes to racial segregation; poverty, with a disparate impact among people of color; and a shortage of affordable units for people with disabilities.
The Hope	Our zoning code will be reformed so that all residents have good homes that are affordable for them—regardless of income level.	Our zoning will be reformed to support economic prosperity throughout the community.	Zoning regulations will be reformed to further our community’s efforts towards equity for all.

Interest in Community Outreach

- Chicago Metropolitan Agency on Planning—Technical Assistance
- Funders:
 - Chicago Community Trust
 - Cornerstone Foundation
 - Evanston Community Foundation
- City of Evanston—Communications Assistance



Community Outreach Partners

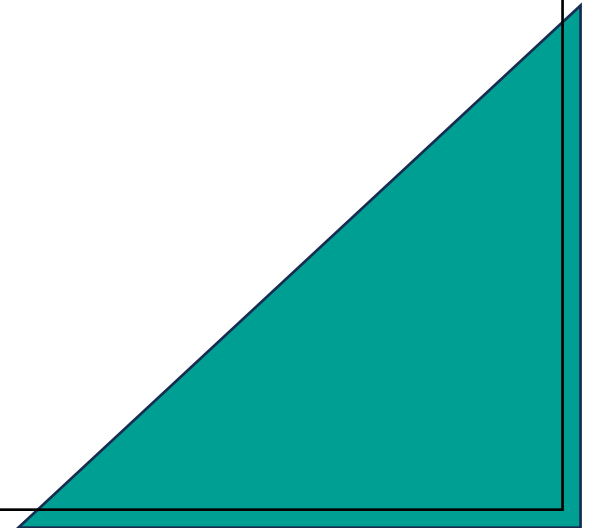
Partnered with **Trusted Community Leaders:**

- Center for Independent Futures
- EC2C Advocates for Action
- Evanston Latinos
- Evanston NAACP
- Evanston Own It
- Laude Consulting
- Radio La Difference
- VAJM

Also used Connections for the Homeless channels, media, City of Evanston

Challenges

- Engagement
- Resources—for Connections, for partners
- Technical questions for a lay audience
- Showing the impact of zoning objectively



Showing the Impact of Zoning

One purpose of zoning is: **Resident Safety and Well-Being.**

- Prevent dangerous uses of land
- Prevent overcrowded conditions
- Provide residences near amenities and transportation
- Provide a sense of safety and peace of mind


What we suspect:
Zoning that is good for some can have negative impacts on others.

EZP Community Input

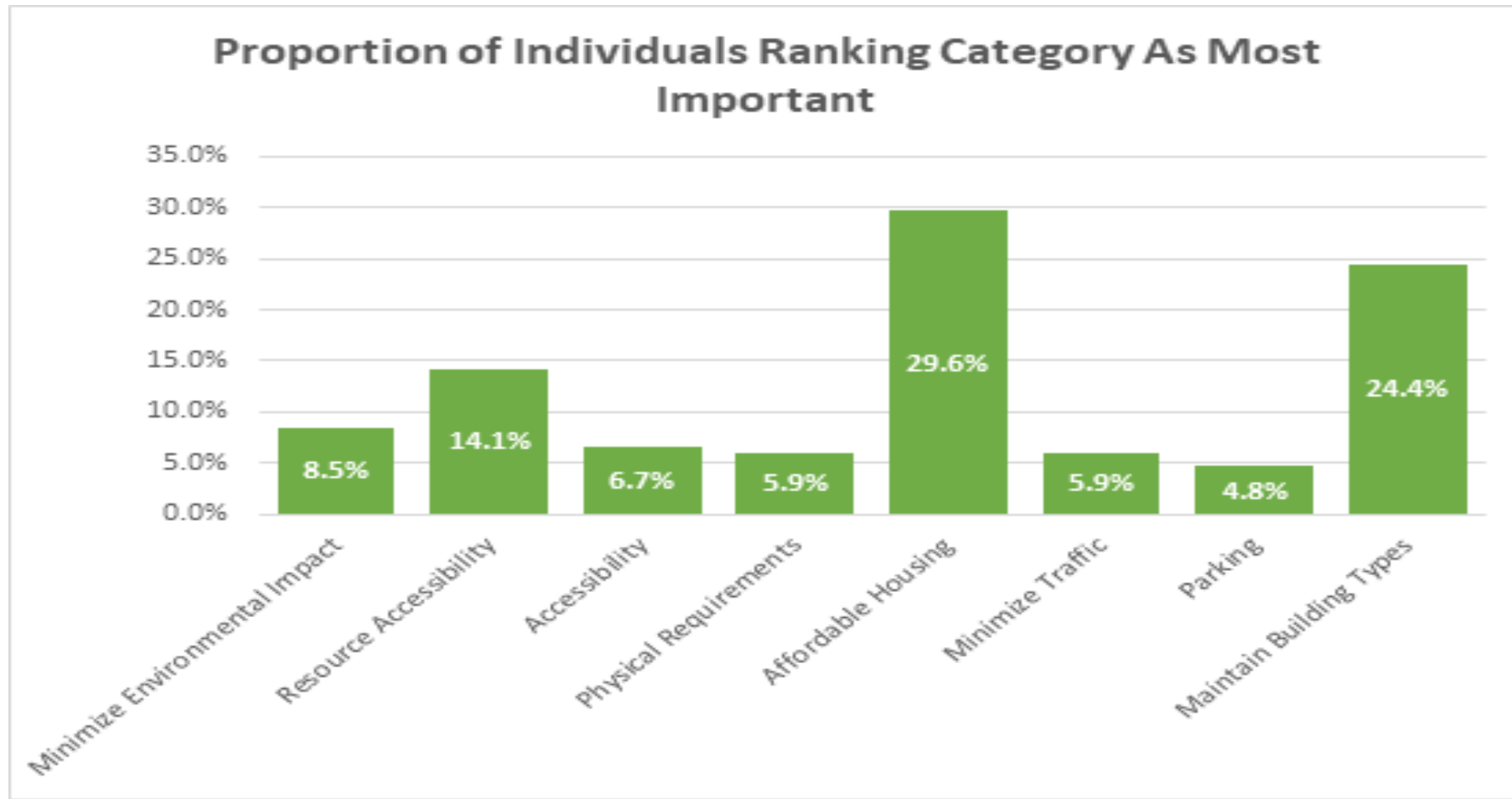
500 Surveys Collected

110 Focus Group Attendees

Demographics:

- 17% have or live with someone with a **disability**
 - 19% of survey responses **in Spanish**
 - 30% of survey responders are **Black**
 - 55% of survey responders are in households with **incomes under \$75,000**
- 
- A teal-colored right-angled triangle is positioned in the bottom right corner of the slide, pointing towards the top right.

Data Analysis & Reporting



Next Steps

Steps for Completion:

- Draft report
- Review with stakeholders
- Complete report
- Share with community

City's Next Steps:

- Provide report to consultants
- Complete new Comprehensive Plan
- Complete Zoning Re-write (reform!)

Joining Forces' Next Steps:

- Advocate for zoning reform
- Do similar projects in surrounding municipalities



Assignment

1. Assign each role to at least one person.
2. Take 8 minutes to meet with your counterparts (“Pro Advocates,” “Against Advocates,” “Commissioners”) to plan your strategy.
3. Take 8 minutes to meet as one group, where proponents can spend 4 minutes making their case for the proposal to the Commissioners and opponents can spend 4 minutes making the case against.
4. Take 5 minutes for Commissioners to work together, without input from the advocates, but with advocates listening, to discuss the pros and cons of the proposal and form their own decisions—without voting!

After the Commissioners discuss, we will come back together as a group, and Commissioners will vote at that point and explain the reasoning behind their votes.

