



AGENDA

HOUSING AND HOMELESSNESS COMMISSION

Thursday, February 4, 2021

7:00 PM (Remotely via Zoom)

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, the HHC Commission members and City staff will be participating in this meeting remotely. Due to public health concerns, residents will not be able to provide public comments in-person at the meeting.

Those wishing to make public comments may submit written comments or sign up with the public comment form, by 5pm the day of the meeting, to provide public comments by phone or video during the meeting, or by calling/texting 847-448-4311.

Public comment form: <https://tinyurl.com/ycv36ne7>

Join Zoom Meeting:

<https://zoom.us/j/93427487932?pwd=UEU0MWEwYnNoSklnWDh2RTZBUkVqZz09>

Password: 400841

Or join by phone:

Dial: +1 312 626 6799

Webinar ID: 934 2748 7932

Password: 400841

- 1. CALL TO ORDER / DECLARATION OF A QUORUM**
- 2. SUSPENSION OF RULES:** Members participating electronically or by telephone.
- 3. NEW/OTHER BUSINESS:** Affordable Housing and Homelessness Update
- 4. PUBLIC COMMENT**

- 5. APPROVAL OF MEETING MINUTES for October 1, 2020**
- 6. APPROVAL OF HOUSING AND HOMELESSNESS COMMISSION 2021 MEETING SCHEDULE**
- 7. PROGRAM UPDATES**
- 8. ADJOURNMENT**

The next meeting of the Housing and Homelessness Commission is currently scheduled for THURSDAY, March 4, 2021 via a virtual meeting. That information will be provided on the meeting agenda.



Housing & Homelessness Update

January 19, 2021

Housing & Grants staff



Johanna Nyden



Sarah Flax



Marion Johnson



Meagan Gibeson



Jessica Wingader

Partner Organizations

BRINSHORE



Where we stand

- Immediate response to COVID-19
- Short-term impact & trends
- Long-term impacts & trends





Response to COVID-19 Impact on Homeless

- 327 homeless people (including 70 children) in non-congregate and congregate shelter from March to December - 78% Evanston residents
- 177 people moved into permanent housing between March and December
- 34 households/140 people housed with 12-month leases using rent subsidies with case management support
- 70 individuals in shelters to be housed
- 50 individuals currently unsheltered

Resources for Homeless

Homeless Services Funding March - December 2020	City of Evanston	Connections for the Homeless	Totals
Non-congregate & congregate shelter (Margarita Inn, Hilton Garden Inn, Orrington Hotel, Lake St Church)	\$696,700	\$2,029,006	\$2,725,706
Interfaith Action Emergency Overnight Shelter	\$33,850		\$33,850
Shelter/case management support staff		\$1,478,306	\$1,478,306
Food for shelter residents	\$80,000	\$623,809	\$703,809
Outdoor sanitation facilities	\$12,288		\$12,288
Street outreach/drop-in services	\$78,400	\$721,600	\$800,000
Shelter & Outreach subtotal:	\$901,238	\$4,852,721	\$5,753,959
Rent Assistance to Rehouse Shelter Residents			
Rent assistance for shelter residents	\$715,000	\$540,871	\$1,255,871
Case management staff for rent assistance	\$50,000	\$265,000	\$315,000
Rehousing subtotal:	\$765,000	\$805,871	\$1,570,871
Homeless Services Funding total:	\$1,666,238	\$5,658,592	\$7,324,830

City of Evanston sources include: CDBG-CV, ESG-CV, CDBG, MHB, FEMA, and General/Emergency Assistance

Connections for the Homeless sources include: Cook County, FEMA, McKinney Vento/Continuum of Care, Illinois Department of Human Services, Evanston Community Foundation, and other private funding

Costs for these programs for March 2020 - June 30, 2021; approx. 75% for Evanston residents/25% for northern Cook County.



Short- & Long-term Homeless needs

- Immediate need for overnight and day shelter for 50 individuals
- Year round, 24/7 shelter for 90-100 people, non-congregate and congregate
 - Cost for Margarita Inn facility ~ \$225K/month, \$2.7M annually
 - Potential to reduce operating costs by acquiring a permanent site
- Additional 50-60 Permanent Supportive Housing units
- Additional rent subsidies - shorter-term (Rapid Rehousing, Tenant Based Rental Assistance) and long-term (Housing Choice Vouchers and Project Based Vouchers)



Resources for Unstably-Housed Population

- Rent assistance:
 - \$504,690 for 185 households (Connections); average per HH = \$2,700
 - \$453,107 for 179 households (CoE Emergency Assistance/General Assistance; average per HH = \$2,531
 - 372 Evanston renters applied for Cook County & IHDA programs
 - \$500,000 for estimated 50 households approved 1/11/2021 (CoE CDBG-CV); average per HH estimate = \$9,000
 - \$843M in Rent Assistance for Illinois from the Consolidated Appropriations Act 2021
- Landlord-Tenant services for eviction cases - MTO/LCBH & [Cook County Legal Aid](#)
- Food assistance:
 - \$150,000 in CDBG-CV for pop-up food pantries
 - \$80,000 from Cook County and private donations
 - \$53,000 for James Park Emergency Food Pantry

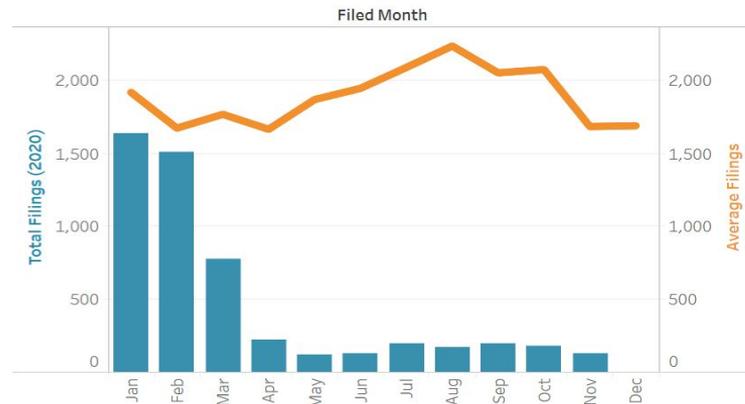
COVID-19 housing issues

Eviction backlog: 21,000 in Chicago
Majority Black areas seeing eviction filing rates
5x higher than majority White areas.

Evictions now the #1 reason for calls to MTO
hotline.

Landlords:

Increased financial pressure on small landlords to sell: loss of lower-priced rentals.
Landlords tightening their screening criteria for tenants.



COVID-19: Inequities in financial impact

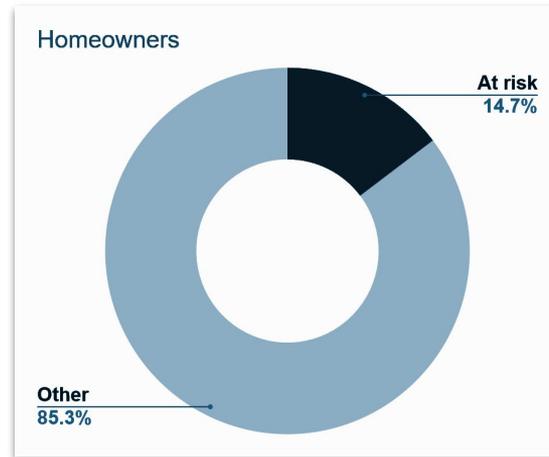
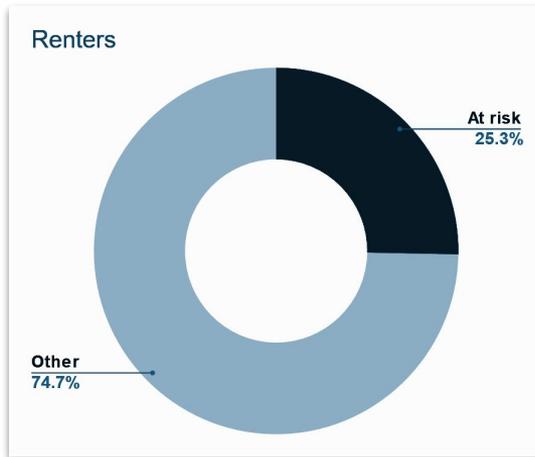
Households who found it very difficult to pay for usual household expenses during the coronavirus pandemic:

27.4% of Black respondents

20% of Hispanic respondents

8% of White respondents

COVID-19 Impact: Renters vs. Homeowners



~ 5,000 Evanston HHs (19.5%) have no, or only slight confidence in ability to pay rent/mortgage.*

**Estimated for Evanston based on the U.S. Census Pulse Survey, week 20 (12/7/20) for the Chicago metro area*



Client-Focused Approach: Housing and Services

- Acknowledge that a return to the pre-COVID “normal” will not address these injustices.
- Ensure an equitable recovery by prioritizing groups most impacted by COVID-19 who also face systemic bias and discrimination
- Build on the the City’s Social Services Core Committee recommendations using a racial equity lens
- Align with 2022 EPLAN that uses the Bay Area Regional Health Inequities Initiative (BARHII) to improve the effectiveness and efficiency of the public health system in Evanston



Planning Approach

Restructure allocation process of CDBG & Mental Health Board funding to:

- Prioritize services for groups most impacted by COVID-19 that also face systemic bias and discrimination
- Fund comprehensive case management to support holistic wellness outcomes for individuals and families
- Provide comprehensive support services in a timely and cost-effective manner by leveraging community resources

Impact on housing and long-term trends



Impact on housing & lifestyle



Home office/Zoom rooms for teleworkers and children in high demand.



Outdoor spaces for safe socializing also in high demand.



Overwhelming demand for bikes, with new habits being formed.

Rental Market factors & changes

Buy Rent Sell Home Loans Agent finder



Zillow Research Data Visuals Buyers/Sellers Renters Policy/Politics Fair Housing Presentations Market R



Renters Staying in Cities and Suburbs Despite Pandemic, Turning Savings into Upgrades

Nationwide:

Renters not moving away from urban centers to suburban areas but moving to upgrade or lower their rent.

Market as a whole headed to a slow down, especially in higher end properties.

More demand for short-term rentals (6 months or less) due to uncertainty.

Rental Market factors & changes

Locally:

-1.2% in Chicago area rents (Sept. 2020).

Rent reduction forecast for Evanston rents in 2021.

Concessions in 1/3 of the listings in the Chicago area.

Students not coming back to off-campus rentals
impacting vacancies and rents.

Smaller buildings: 2-flats, 4 flats, coach houses with
outdoor spaces, currently in high demand.



HOME NEWS COVID-19 ELECTION 2021 EVENTS GOT NEWS? ABOUT WHY SUBSCRIBE

HOME » PANDEMIC HELPS DRIVE DOWN EVANSTON APARTMENT RENTS

REAL ESTATE

Pandemic helps drive down Evanston apartment rents

If you are looking for an apartment in Evanston, now is definitely a "renter's market."

BY JEFF HIRSH ON DECEMBER 23, 2020 - 4:02 PM



An apartment rental office in downtown Evanston.

The coronavirus pandemic and a variety of other economic factors are causing Evanston landlords to lower the rent, offer other incentives, or sometimes both.

Ownership Market

+14% median sale price*: \$450,000

+9.7% price increase - forecast for 2021

*Year over year as of November 2020. Median sale price source: Realtor.com. Forecast from Zillow.



Ownership Market factors

Record-low interest rates

More attractive to buy

Instant offers/
Competitive market

Need to be financially
ready and prepared to
make an offer

Aversion to change

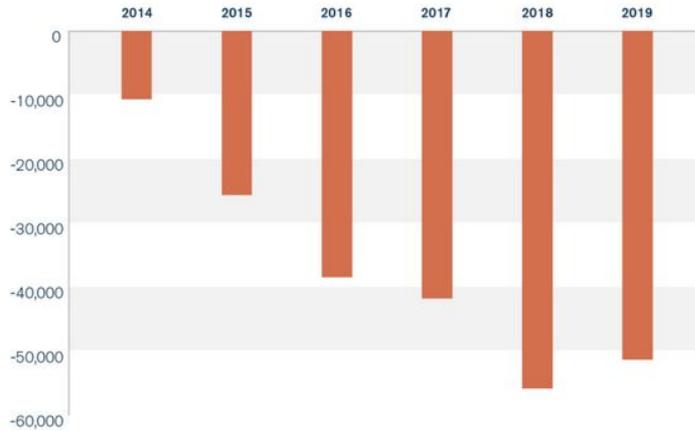
Uncertainty and health
concerns likely to impact
housing changes such as
seniors downsizing,
impacting inventory.

Telework

New opportunities for
middle income households
to buy and relocate to more
affordable areas with more
diverse housing stock.
This could impact our
demographics.

Population shifts

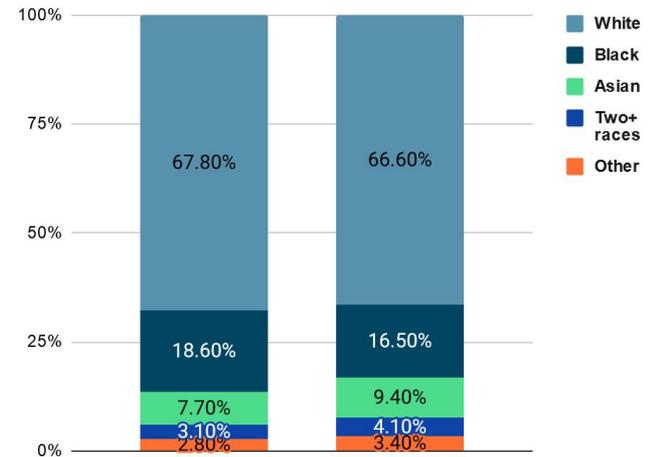
Illinois state population change 2014-2019



Source: U.S. Census Bureau

@illinoispolicy

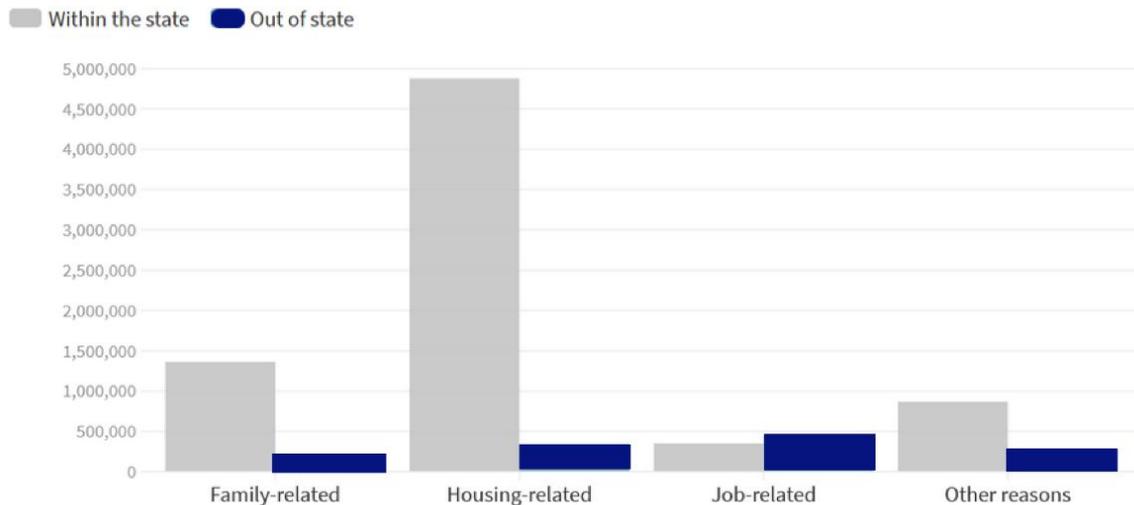
Evanston population by race 2010 & 2019



Source: U.S. Census Bureau, ACS 5 year

Why are people moving in Illinois?

Housing was by far the #1 reason for moving within the state (2009-2019)





Long term trends for housing

Walkability

Crucial for both younger and older generations.

Along with biking, walkability will be a major factor in housing decisions.

Outdoor placemaking & adapting the built environment to both modes is important.

Community

Locations fostering a sense of community remains a long term trend despite COVID, especially as telework becomes more common.

Lack of affordability

Lack of affordability and diversity in housing types likely to drive behaviors and demographic changes in our community for the long term.



Outlook: what can we expect?

Increased income inequality

COVID-19 impacting disproportionately lower-income, renters, and BIPOC households.

Greater affordability issues

Low inventory, price increases, and wave of evictions deepening existing issues.

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2020 Actions & Accomplishments

- Funding affordable housing
- Income restricted units in market rate housing
- Expanding housing types
- Homeownership programs



Affordable Housing Funded in 2020

- **1011 Howard Street (Evergreen/CJE)**
 - 60-unit senior housing project
 - \$1.5M of AHF and \$500K of HOME
- **1930 Jackson Avenue (Housing Opportunity Development Corporation)**
 - ADU/coach house
 - \$190K of HOME
 - 1 unit at 60% AMI



Rendering of the Evergreen Development

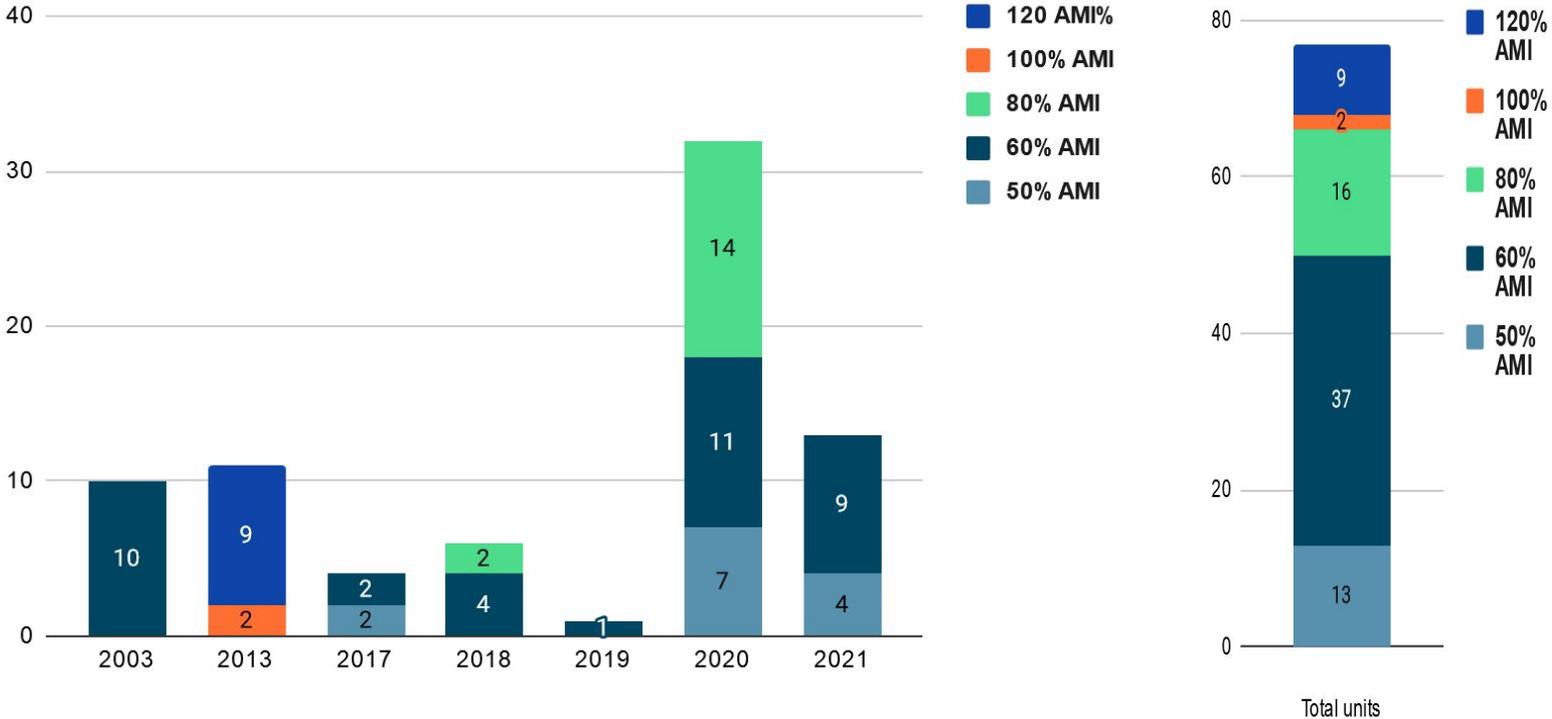
Housing Development in 2020

- **Planned developments approved:**
 - 1555 Ridge Ave.
 - 3 units at 60% AMI
 - \$525K fee in lieu
 - 1900 Sherman (The Emerson)
 - 34 units \leq 50% AMI and 11 units at 80-120% AMI
- **Planned developments submitted:**
 - 718 Main (The Vogue)
 - 12 units at 60% AMI
 - 1012 Chicago Ave.
 - 14 units at 60% AMI
- **Developments in the pipeline**



Rendering of The Emerson Development at 1900 Sherman Ave.

Affordable units in market-rate developments

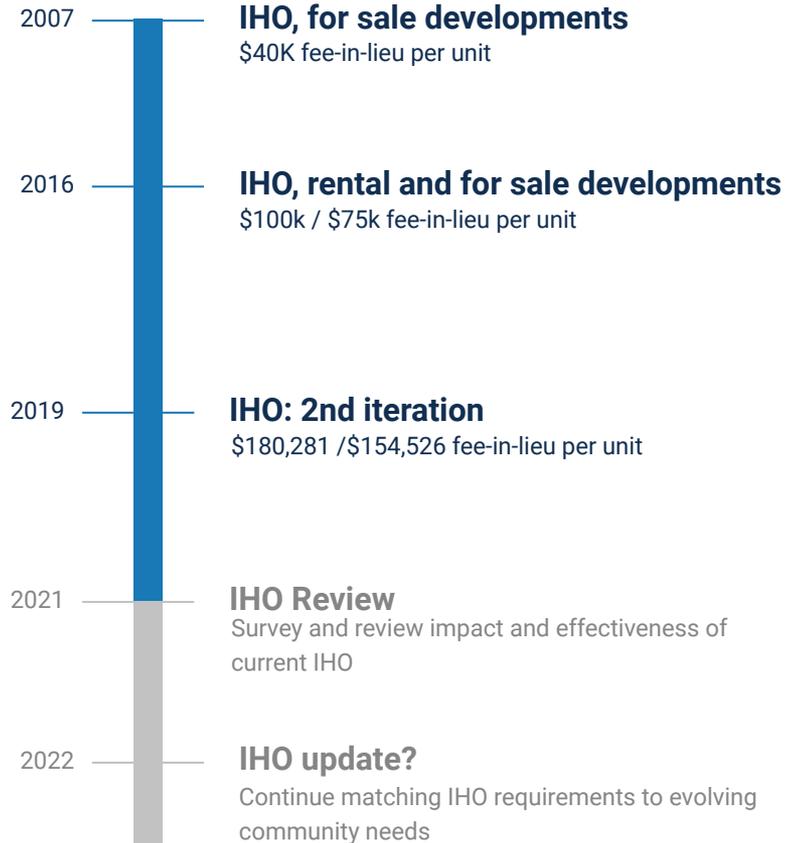


Inclusionary Housing Ordinance (IHO) Updates

Current IHO is generating more
on-site units

Approval process is more efficient with
clear rules in place

32 affordable units were added in 2020
(26 units below 60% AMI)





Accessory Dwelling Unit (ADU) Updates

Increase naturally affordable housing

Integrate affordability in high cost areas of single family zoning

April 2018

Coach house rentals

Revised to clarify that tenants of a coach house may be unrelated to the owners of the principal residential structure

January 2020

ADU regulations and definition changes

Begins to address inequitable opportunities in developing ADUs

September 2020

More ADU types allowed

Regulations now include internal/attached ADUs

2021

ADU facilitation

Expand and maintain homeownership

- ETHS Geometry in Construction
- CPAH managing CDBG Housing Rehab construction in 2021
- First Northern Credit Union financial wellness program
- Outreach on IHDA's down-payment assistance programs
- Reparations program



Next steps...





Balancing immediate and long-term needs

Monitor the evolving nature of the pandemic and recovery and develop creative, flexible responses to changing needs and trends:

- Address immediate and long-term homeless shelter needs
- Restructure CDBG & MHB funding allocation process for external partners
- Seek funding to address rent arrearages/eviction threat for low-income/BIPOC HHs
- Leverage City assets for affordable housing development
- Continue work on small-lot housing and occupancy code
- Review and update IHO in 2022 based on outcomes and current needs
- Identify additional revenue streams for affordable housing
- Monitor \$1.9T American Rescue Plan proposed by incoming administration
- Integrate Affordable Housing planning in a new Comprehensive Plan



MEETING MINUTES

HOUSING AND HOMELESSNESS COMMISSION

Thursday, October 1, 2020 7:00 P.M.

Remotely via Zoom

Present: Chair Larry Donoghue, Monika Bobo, Moika Long, Ald. Eleanor Revelle, Renee Phillips, Ellen Cushing

Absent: Kathy Feingold

Staff: Sarah Flax, Housing and Grants Manager, Marion Johnson, Housing and Grants Intern

Call to Order/Declaration of a Quorum

Chair Donoghue called the meeting to order at 7:07 PM with a quorum present.

Suspension of the rules

Ald. Revelle moved suspension of the rules to allow for members to participate electronically or by phone. Moika Bobo seconded the motion; it was approved unanimously.

Approval of Meeting Minutes

Renee Phillips moved approval of the September 3, 2020 minutes. Ald. Revelle seconded the motion. The minutes were approved on a 4-0 vote, with Ellen Cushing and Monika Bobo abstaining.

2020 Emergency Solutions Grant Recommendation

Staff presented the 2020 Emergency Solutions Grant recommendation to be used for essential services/street outreach, operating expenses of homeless shelters, rapid rehousing for homeless households, homeless prevention for households at high risk of homelessness, and program administration, for a total of \$158,463.

Ms. Long asked what type of outreach was performed. Staff answered that it was street outreach and outreach in hotels performed by Connections for the Homeless and performed over the medium to long term.

Ms. Phillips asked whether there was a potential for this funding to overlap with other monies. Staff shared that subrecipients have a no duplication of benefits policy set up to verify that recipients do not get duplicate benefits for the same expenses. Having a Continuum of Care agency handling all requests ensures a better process around duplication of benefits.

Ms. Phillips also asked whether case management was already funded from other sources as well. Staff shared that with an increased influx of requests and additional funding for rapid rehousing came additional case management needs. Current funding provided does not cover the actual full need when it comes to case management needs.

These needs are also likely to stretch into the long-term as the rapid rehousing cases are for 12 months periods.

Chair Donoghue remarked that the 2020 ESG funding available went up 8%, which was a welcome surprise. Staff shared that the ESG funding formula is linked to the CDBG funds formula. In 2020, CDBG and ESG funding went up but HOME funding went down

There being no further discussion, Ald. Revelle moved approval of the funding request, Ms. Cushing seconded the motion and it was approved 6-0.

Staff Reports

Staff gave an update on the status of the Evergreen project: closing is scheduled for the week of October 4 with the transfer stamps being one of the last steps.

Staff shared that the review of the Accessory Dwelling Unit (ADU) at 1930 Jackson Ave is underway with final approval needed before construction starts. Staff also shared the recent approval of revised ADU code allowing more cost-saving design such as internal ADUs and allowing for additional height.

Staff also shared the work in progress regarding a rent assistance program using CARES Act funding and potentially based on the Urban Institute Emergency Rental Assistance Priority Index, which takes several factors and data points in considering such as housing instability risk, the potential for COVID-19 impact and the equity index. Staff is also keeping in mind smaller landlords in building this program and hoping to target both at-risk tenants as well as landlords through this rental assistance.

New/Other Business

No new or other business.

Public comment

Tina Paden asked who residents should contact when there is a homeless person or person in need spotted in the City. Staff suggested reaching out to Connections for the Homeless so their outreach team can get in touch. Ms. Paden also asked for an update on the homeowner rehabilitation program. Staff shared that Community Partners for Affordable Housing were awarded a grant from the State and was currently focused on the rental and mortgage assistance program and likely needs time to set up the program. Ms. Paden also asked for clarification on the current eviction moratoriums. As of the meeting date, the State of Illinois moratorium was set to end on October 22, 2020, and the Center for Disease Control (CDC) moratorium is set to end December 31, 2020. The CDC moratorium is national but is currently challenged in courts. The State of Illinois moratorium is broader with fewer restrictions.

Ms. Cushing asked whether there was an update on the Affordable Housing Steering Committee (AHSC). Staff reported that they would be sharing the Millenia Consulting reporting that was completed right before the stay-at-home order started in the Spring, with the AHSC first. Staff also shared that with everyone being overstretched addressing immediate and future COVID-19 needs, and without a clear view on what the future looks

like, efforts have been put on hold on this committee. Needs have changed dramatically due to COVID-19 and the associated lifestyle changes (work from home, need for space, etc.). There is a need for a better grasp on what trends will be staying before making long term plans around housing.

Adjournment

There being no more business before the commission, Ellen Cushing moved to adjourn, Ald. Revelle seconded the motion; it was approved unanimously at 8:19 PM.

The next scheduled meeting of the Commission is Thursday, November 5th, at 7:00 PM via Zoom.

Respectfully submitted,
Marion Johnson, Housing and Economic Development Analyst

Housing and Homelessness Commission

Schedule of meeting dates for 2021

Meetings will be held in room 2402 unless specified otherwise;
dates and locations are subject to change

Thursday, January 7, 2021 at 7PM

Thursday, February 4, 2021 at 7PM

Thursday, March 4, 2021 at 7PM

Thursday, April 1, 2021 at 7PM

Thursday, May 6, 2021 at 7PM

Thursday, June 3, 2021 at 7PM

Thursday, July 1, 2021 at 7PM

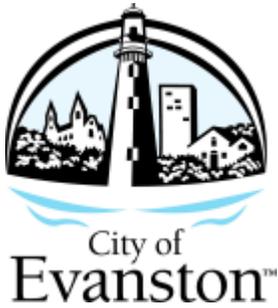
Thursday, August 5, 2021 at 7PM

Thursday, September 2, 2021 at 7PM

Thursday, October 7, 2021 at 7PM

Thursday, November 4, 2021 at 7PM

Thursday, December 2, 2021 at 7PM



Memorandum

To: Members of the Housing and Homelessness Commission
From: Marion Johnson, Housing and Economic Development Analyst
CC: Sarah Flax, Housing & Grants Manager; Meagan Gibeson, Housing and Economic Development Analyst
Subject: Inclusionary Housing Reporting Update
Date: February 4, 2021

Summary:

The Inclusionary Housing Reporting provides a snapshot of the need and impact of IHO units in our community. It includes data provided by Community Partners for Affordable Housing (CPAH), who manages the waitlist.

Since the last report in July 2020, 63 households were added to the list for a total of 368 households, 161 of these are eligible for the Evanston preference.

Income levels:

65% of the households currently on the waitlist have incomes below 50% Area Median Income (AMI). Households making between 51% and 80% of the Area Median Income represent about 30% of the total and are currently most likely to benefit from IHO units as the current ordinance requires new affordable units to be at 60% AMI. Out of all income levels, the 51-60% income level has seen the most increase in new sign-ups since the last report (+34%, from 38 to 58 households).

Household Sizes:

Households of 1 or 2 people still make up the majority of the waitlist, representing 63% of total households (compared to 67.5% as of July 2020). Households of 1 to 3 people represent 82% of the total waitlist but 91% of the households at the 51-80% AMI income levels. Households of 4 or more people make up about 18% of the total waitlist but only 9% of the households at the 51-80% AMI income levels. However, they represent about 23% of the households at an income level below 50% AMI, showing a larger need for larger units at lower income levels.

Units:

Since the last report, seven additional units have been rented up for a total of 28; 12 remain to be rented, with nine 1 bedroom and 3 studio apartments, the majority in the Avidor, a 55+ building. While there is close to no turnover in the existing units rented, the rent up rate of

new units has been slow during the pandemic. The number of prospects choosing not to rent or move is much higher than pre-COVID. According to the feedback provided by CPAH, the primary reason for this is the size of the units relative to cost; most available 1 bedroom units are approximately 560 sq. ft. This is likely also indicative of the desire for larger units because of the restrictions on use of common area amenities, dining and entertainment activities due to the pandemic, and concerns about moving/downsizing, particularly among older adults/seniors, as noted in the Housing and Homelessness Update.

At this time, 40 IHO units are rented or in the process of being rented. An additional 34 inclusionary units at or below 50% AMI, 12 units at 60% AMI, 5 units at 80% AMI, and 11 between 80% and 120% AMI are in approved development projects and expected to become available in the next two to three years. An additional 26 units at 60% AMI are in the pipeline in planned developments going through the entitlement process.

Residents interested in joining the waitlist can do so by filling out a [pre-application](#) on CPAH's website.

Legislative History:

This report is a semi-annual report, the last report was provided in July 2020.

Attachments:

[City of Evanston Waitlist and IHO Information \(CPAH\) - 01 2021\(1\)](#)

Date 1/4/2021

CITY OF EVANSTON WAITLIST AND IHO UNITS REPORT

Key	Requires subsidy	Majority Subsidy	IHO units
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WAITLIST INFORMATION

Total HH's on waitlist by HH size and AMI % (income is self reported)

	HH 1	HH2	HH 3	HH 4	HH 5	HH 6	HH 7	Total Per %	Local Pref
0-30%	17	7	12	7	17	2	0	62	24
31-50%	68	45	36	18	6	4	1	178	74
51-60%	22	18	12	4	1	1	0	58	24
61-80%	21	16	9	2	2	0	0	50	29
81-100%	10	8	1	1	0	0	0	20	10
Totals	138	94	70	32	26	7	1	368	161
Number of HH added to list since last report				7/1/20	63				

Total HH's on waitlist by HH size and AMI % in percentage of total (income is self reported)

	HH 1	HH2	HH 3	HH 4	HH 5	HH 6	HH 7	Total
0-30%	4.62%	1.90%	3.26%	1.90%	4.62%	0.54%	0.00%	16.85%
31-50%	18.48%	12.23%	9.78%	4.89%	1.63%	1.09%	0.27%	48.37%
51-60%	5.98%	4.89%	3.26%	1.09%	0.27%	0.27%	0.00%	15.76%
61-80%	5.71%	4.35%	2.45%	0.54%	0.54%	0.00%	0.00%	13.59%
81-100%	2.72%	2.17%	0.27%	0.27%	0.00%	0.00%	0.00%	5.43%
Totals	37.50%	25.54%	19.02%	8.70%	7.07%	1.90%	0.27%	100.00%

UNITS INFORMATION

Existing units : occupied/renewed (income is certified)

	Studio	1BR	2BR	3BR	4BR	5BR+	Total
0-30%	0	0	0	0	0	0	0
31-50%	2	5	2	0	0	0	9
51-60%	4	8	1	1	0	0	14
61-80%	0	2	2	0	0	0	4
81-100%		1	0	0	0	0	1
Totals	6	16	5	1	0	0	28

Existing units: in the process of being rented/upcoming in 2020 (income is certified)

	Studio	1 BR	2 BR	3 BR	4BR	5BR+	Total
0-30%	0	0	0	0	0	0	0
31-50%	0	0	0	0	0	0	0
51-60%	0	8	0	0	0	0	8
61-80%	3	0	0	0	0	0	3
81-100%	0	1	0	0	0	0	1
Totals	3	9	0	0	0	0	12

Existing TOTAL	9	25	5	1	0	0	40
% of total units	22.50%	62.50%	12.50%	2.50%	0.00%	0.00%	100.00%

Qualification Process	Income Qualified	Pending Property Approval	Approved by Property	Denied by Property	Turned down by tenant
Albion	35	1	12	8	14
Avidor	28	4	6	8	10

IHO exsiting units by building

	50%	60%	80%	100%	Total units	Renewed	Turn over	Type	Floating?
1500 Sherman (Albion)	3	6	6		15	N/A	N/A	New constr.	Yes
1727 Oak (Avidor)	4	5	8		17	N/A	N/A	New constr.	Yes
828 Noyes	2	2			4	4	0	New constr.	No
1620 Central				2	2	2	1	New constr.	No
1571 Maple		1			1	1	0	New constr.	No
1822 Lyons			1		1	N/A	N/A	Rehab/Conv	No

Total	9	14	15	2	40	7	1		
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New upcoming units in the pipeline: 2021 and later

Income Level	Approved	Submitted
0-50%	34	
51-60%	12	26
61-80%	5	
81-120%	11	
Totals	62	26

Activities/meetings								
Zoom meeting hosted by Evanston Public Library; circulation of flyers to schools, City, Alderman, CPAH Evanston board members and CPAH residents; CPAH's website.								