CITY OF EVANSTON

2215 Dempster Project
Housing Opportunities for Women (HOW)
Request for Funding

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2215 DEMPSTER RENDERSINGS

Evanston PSH - Housing Opportunities for Women

Proposal for new construction 10 unit affordable and supportive housing building at 2215 Dempster, Evanston.
SCALE OF PROJECT

STREET ELEVATION ALONG DEMPSTER (LOOKING NORTH)
APRIL 26, 2017, SCALE: 1" = 32'

STREET ELEVATION ALONG PITNER (LOOKING EAST)
APRIL 26, 2017, SCALE: 1" = 32'
HOW HOUSING - EVANSTON
2215 DEMPSTER, EVANSTON
PROJECT DETAILS

- R5 zoning, allowable by right
- 16 units of permanent supportive housing
  - 12 at 50% AMI, 4 at 30% AMI
  - 16 parking spaces
- On-site case management services
- 4,000+/- cubic feet underground stormwater detention
PROJECT DETAILS

- Accessible and sustainable building
  - Elevator
  - Fully accessible and sensory impaired units
  - Climate and energy efficiency goals, Green Building Ordinance compliant
  - Entrances from Pitner and parking lot accessed from alley
- Access to PACE 250 bus route, connects to Purple & Yellow Lines
- 0.6 miles to ETHS, 0.4 miles to King Literary and Fine Arts School
- 450 feet from Erie Evanston-Skokie Health Center, 0.4 miles from Valli Produce
NEIGHBORHOOD AMENITIES

- 7 retail stores
- 4 banking institutions
- 3 recreational facilitates
- 4 grocery stores
- 4 day care services
- 7 schools
- 7 restaurants
- 2 hospitals and health clinics
- 2 doctors offices
- 3 pharmacies
- 7 religious institutions
- 2 government service offices
- 3 transportation routes
COMMISSION & STAFF RECOMMENDATION

- $550,000 in gap financing (10% of total development budget of $5,447,437)
  - $100,000 from HOME
  - $450,000 from Affordable Housing Fund
  - Total cost per unit: $340,465
  - City’s investment per unit: $34,375

- Construction management plan
- Monthly meetings/updates with neighbors on project progress
- Local preference for site-based wait list
- Disclosure of soil testing documents
**OWNER & RENTAL HOUSING**

**Census Tract 8096 Housing Units**
- 687 owner-occupied, 67%
- 333 renter-occupied, 33%

**Evanston Housing Units**
- 16,069 owner-occupied, 55%
- 13,194 renter-occupied, 45%

Data source: The Illinois Housing Development Authority's 2017 Affordable Rental Unit Survey, Regional Housing Solutions, & the US Census Bureau 2010-2016 American Community Survey 5-Year Estimates.
AFFORDABLE RENTAL HOUSING

Census Tract 8096 Rental Units
- 30% AMI: 0 units, 0%
- 50% AMI: 5 units, 2%
- 60% AMI: 29 units, 9%
- 80% AMI: 133 units, 40%

Cook County median household income (AMI) is $62,702 (2015 inflation-adjusted dollars)

Data sources: The Illinois Housing Development Authority’s 2017 Affordable Rental Unit Survey, Regional Housing Solutions, & the US Census Bureau 2011-2015 American Community Survey 5-Year Estimates
INCOME RESTRICTED RENTAL UNITS

There are a total of 883 income-restricted rental units in the City of Evanston.
PROJECT LEASE UP

- Priority for the 50% AMI units given to households on the Regional Housing Initiative (RHI) waitlist
- Priority for 30% AMI units given to households on the State Referral Network (SRN) waitlist
- HOW will use site-based wait list for units not filled from RHI or SRN
HOW TO GET ON LISTS

Staff, HOW and social services agencies will conduct outreach to refer Evanston residents when waitlists open

• Regional Housing Initiative: Collaboration with regional housing authorities, prioritizes households living within 12 miles of project
• State Referral Network: IHDA initiative, referrals from social service organizations
• Site-based waitlist: Managed by HOW, Evanston preference
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