

# CITY OF EVANSTON

## Inclusionary Housing Ordinance Revisions



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# DEFINITIONS

- Added “contracted agency” for wait list
- Re-defined low, moderate & middle income
- Identified HUD Part 5 as income verification
- Covered developments:
  - Added changes to size/configuration of units in existing residential building
  - Excludes primarily affordable developments for bonuses except parking
  - Discuss definition of “primarily affordable development”

# ON-SITE UNITS AND FEES-IN-LIEU

- Developments with 5+ units covered
- Fee-in-lieu option for by-right projects
- Minimum of 5% on-site units + fee-in-lieu for remaining units if not by right
- Higher bonuses for 10% units on-site
- Rental affordability extended to 30 years
- New fee-in-lieu option for condos only

# FEES IN LIEU OF ON-SITE UNITS

- Increase to TOD \$175,000/Non-TOD \$150,000
- Full fee-in-lieu for non-by right condos only:  
1.5X the standard fee-in-lieu for TOD/non-TOD
- Changed fee-in-lieu payment to building permit
- Added fractional fee-in-lieu for  $< 0.5$  units
- Fees adjusted annually based on CPI

# INCOME RESTRICTIONS

- Income eligibility same in TOD vs. non-TOD
- Rental:
  - 60% AMI for all units
  - Alternative: mix of 30%, 50%, 60% and 80%
- Ownership:
  - 120% AMI for all units
  - Alternative: mix of 80%, 100% and 120%

# BONUSES

(Not applicable in Single Family Residential Districts R1-R3 & R4a)

## **5% On-Site Inclusionary Housing:**

- FAR: + 1.0 and + 2.0 in the downtown
- Building lot coverage & impervious surface coverage: + 15% (residential districts)
- Height: + 12' (one story) in residential districts (may not also add PD height bonus)
- Density: + 1 additional market rate unit per affordable unit and + 2 in the downtown
- Parking not required for affordable units

## **10% On-Site Inclusionary Housing:**

- Same FAR, building lot coverage/impervious surface coverage, height, and parking bonuses PLUS
- Density: + 2 additional market rate units per affordable unit and + 4 in the downtown
- Majority vote of City Council needed to exceed Site Development Allowances for Planned Developments instead of supermajority (2/3) vote.

# BONUSES

Example: Business District: 824-828 Noyes St. (Approved PD)

Proposed 44 dwelling units, 2.2 FAR, 35 parking spaces, B1 District

Without IHO Bonuses:

- 8 dwelling units permitted;  
Maximum 10 dwelling units allowed with Site Development Allowance (PD)
- 2.0 FAR permitted;  
Maximum 3.0 FAR allowed with Site Development Allowance (PD)
- 39 parking spaces required  
Eligible Site Development Allowance

With Proposed IHO Bonuses (10% on-site affordable units = 4 IDUs):

- 36 dwelling units proposed (includes 4 IDUs) + 8 bonus market rate units  
**No Supermajority Vote Needed** (Site Development Allowance still needed)
- 3.0 FAR allowed with bonus  
**No Site Development Allowance Needed**
- 4 IDUs with no parking requirement = -4.4 spaces  
39 – 4.4 = 35 parking spaces required  
**No Site Development Allowance Needed**

# BONUSES Example: Residential District: 3233-3249 Central St. (Approved Variations)

Proposed 12 dwelling units, 46.5% building lot coverage (not a Planned Development), R4 District

Without IHO Bonuses:

- 10 dwelling units permitted;  
Eligible variation
- 40% building lot coverage permitted  
Eligible variation

With Proposed IHO Bonuses (10% on-site affordable units = 1 IDU):

- 10 dwelling units proposed (includes 1 IDU) + 2 bonus market rate units  
**No Variation Needed**
- 55% building lot coverage allowed with bonus  
**No Variation Needed**



# OTHER SOURCES OF REVENUE

- Impact/linkage fee on non-covered developments
- Increase demolition tax
- Hotel/motel tax
- Short-term rental/Airbnb tax