CITY OF EVANSTON

Affordable Housing Work Plan Updates

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July 30, 2018
AGENDA: WORK PLAN OVERVIEW

1) Activities to date
2) Action items
ACTIVITIES TO DATE

● Inclusionary Housing Ordinance Sub-Committee
  ○ Met on January 17, February 7 & July 24
  ○ Housing Finance Workshop on June 30; materials on website
  ○ Final meeting in late August
  ○ Recommendation to City Council in September/October
IHO - REVISIONS TO DEFINITIONS

- Added “contracted agency” for wait list
- Re-defined low, moderate & middle income
- Identified HUD Part 5 as income verification
- Covered developments:
  - Added rehabs that change the number of bedrooms in units in existing residential buildings
  - Excludes “primarily affordable developments” with greater affordability than IHO requirement for bonuses except parking
IHO - ON-SITE UNITS AND FEES-IN-LIEU

- Developments with 5+ units covered
- Fee-in-lieu option for by-right projects
- If not by right, require at least 5% on-site units + fee-in-lieu for remaining units
- Adds bonuses with 5% units on-site
- Higher bonuses for 10% units on-site
- Rental affordability extended to 30 years
- New fee-in-lieu option for condos only
IHO - FEES IN LIEU OF ON-SITE UNITS

- Increase to: TOD $175K/Non-TOD $150K
- Full fee-in-lieu for non-by right condos only: 1.5X the standard fee-in-lieu for TOD/non-TOD
- Require fee-in-lieu payment with building permit fee payment
- Add fractional fee-in-lieu for < 0.5 units
- Adjust fees annually based on CPI
IHO - 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%
IHO - 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.
IHO - BONUSES  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
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 FOR AFH

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

● Coach Houses/Accessory Dwelling Units
  ○ Rental of existing coach houses to non-family members approved by City Council May 14
  ○ Developing process to inspect, determine maximum occupancy and include in rental registry
  ○ Comprehensive review of zoning code for new ADUs

● 3-Unrelated Occupancy Rule
  ○ Co-housing
  ○ Rooming houses
  ○ Direction on next steps
ACTIVITIES TO DATE

● Landlord-Tenant Services
  ○ Request For Applications issued June 28, due July 31
  ○ Recommend vendor for 12-month contract in September, for an October 1 start date

● Landlord Rehabilitation Assistance Program
  ○ Approved March 12; finalizing program agreement

● Housing Plan Scope of Work
  ○ Use APA’s Policy Principles for the Nation’s Housing Crisis
  ○ Seeking technical assistance from Homes for a Changing Region (CMAP, MPC and MMC)
  ○ Draft plan completed by March 31, 2019
**ACTION ITEMS**

- Renewal funding for Tenant-Based Rental Assistance for 10 homeless families with children in Evanston schools
  - Administered by Connections for the Homeless
  - Renewal amount requested: $300,000
  - Increased amount due to rising rents

- Emergency Solutions Grant 2018 Funding Allocations
  - 2018 ESG grant amount is $146,023
  - $135,072 to Connections for the Homeless & the YWCA Evanston/North Shore for program activities
  - $10,952 for grant administration to the City