

CITY OF EVANSTON

Affordable Housing Work Plan Updates



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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

IHO - BONUSES 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 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