

CITY OF EVANSTON

Affordable Housing Work Plan Updates



Johanna Leonard, Community Development Director

Sarah Flax, Housing & Grants Administrator

Savannah Clement, Housing Policy and Planning Analyst

Ashley Wiley, VISTA Housing Planner

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AGENDA: WORK PLAN OVERVIEW

- 1) Action items**
- 2) Activities to date**
- 3) New Housing and Economic Development Initiative**

ACTION ITEMS

- Approval of Revisions to Inclusionary Housing Ordinance introduced on October 8:
 - Finalize homeownership affordability levels: All units at 100% AMI or 50/50 at 100% and 80% AMI
- Approval of Fee Schedule for Rental of Existing Coach Houses/Accessory Dwelling Units
- Approval of Intergovernmental Agreement to Participate in a regional Cook County Assessment of Fair Housing

ACTIVITIES TO DATE

- Memo on Shared Housing models in packet
- Accessory Dwelling Units – Outreach and Education
 - “Granny Flat Academy” with Metropolitan Mayors Caucus on January 16, 2019 at Northwestern University
- Other Sources of Revenue for Affordable Housing
 - Demolition tax increase referred to HHC to develop recommendation for P&D in Q1 of 2019
 - Staff seeks direction from City Council on additional revenue sources

ACTIVITIES TO DATE

- Affordable Housing Plan
 - Appointment of Steering Committee members
 - If selected by Homes for a Changing Region (CMAP, MPC and MMC) for planning assistance
 - APA's Framework: *Six Policy Principles*
 - Modernize State Planning Laws
 - Reform Local Codes
 - Promote Inclusionary Growth
 - Remove Barriers to Multifamily Housing
 - Turn NIMBY into YIMBY
 - Rethink Finance

Quarterly Updates on City Council Goal: Expand Affordable Housing Options in Evanston

Goal	Activity	10/30/17 Meeting	01/29/18 Meeting	04/30/18 Meeting	07/30/18 Meeting	10/29/18 Meeting	Status
Create new housing opportunities	Allow rental of existing coach houses to non-family members	X	X	X	X	X	Fee and fine schedule for the inspection and registration of existing coach houses/ADUs on 10/29/18 agenda for approval.
	Comprehensive review of zoning code to allow for the creation and rental of new accessory dwelling units	X		X	X	X	Community education and engagement with Metropolitan Mayors Caucus and AARP grant; develop ADU ordinance draft for joint review by Plan Commission and Housing and Homelessness Commission.
	Revise zoning code to allow for construction of small lot housing	X		X	X		RFP for development of 2122 Darrow Avenue property as test. Property ownership to be transferred to City on 11/12/18 for NSP2 grant closeout by 12/31/18.
	Amend occupancy standards (3-Unrelated)	X		X			Discussed at P&D on 5/14/18. Staff seeks direction from Council on next steps
	Support new initiatives in housing construction and funding					X	Presentation by Evanston Development Cooperative on 10/29/18 City Council agenda.
	Explore expansion of alternate housing forms including rooming houses and co-housing		X	X		X	Memo on different types of shared housing included in 10/29/18 City Council packet. Staff seeks direction from Council on next steps
Increase affordable units in market rate developments	Amend the Inclusionary Housing Ordinance to incentivize onsite units more effectively	X			X	X	IHO Subcommittee met 01/17/18, 02/07/18, 07/24/18 and 9/12/18; Housing Finance Workshop held 5/30/18. Subcommittee proposed ordinance revisions introduced on 10/8/18. On 10/29/18 agenda for adoption, with effective date of 1/1/19.
Expand revenues for affordable housing	Increase the IHO fee-in-lieu	X			X	X	Included in proposed ordinance revisions.
	Increase the demolition tax	X					HHC discussed at its meeting on 10/4/18; will bring recommendation to P&D in Q1 2019.
	Explore additional revenue sources: fee based on building permit value on non-IHO covered development, portion of RETT for affordable housing	X					Staff seeks direction from Council on next steps
Create pathways to homeownership	ETHS Geometry in Construction	X		X			IGA with ETHS approved on 4/30/18. 1729 Dodge Ave acquired as site for 2018-19 GIC home site; 1824 Emerson to be acquired by 3/1/19 for 2019-20
	Leverage external resources for homebuyer assistance	X			X		Schedule Illinois Housing Development Authority presentation on home buyer programs in Q4 2018 or Q1 2019.

Expand development of income-restricted rental units	Leverage external resources to develop housing for low income and special needs residents	X			X		Perlman expansion project proposed by the Housing Authority of Cook County; 80 units of mixed income housing for seniors and persons with disabilities
	Leverage City-owned land for affordable housing development		X	X	X		Assess potential for affordable and/or mixed income housing development on City-owned property such as underused parking lots
Preserve affordable housing	Landlord Rehabilitation Assistance Program	X	X	X			Finalize project agreement and launch program. Schedule workshop for property owners to explain Landlord Assistance and CDBG Housing Rehab programs in Q4 2018
	Handyman Program	X					Renewed funding from AHF in the amount of \$35,000 approved on 6/25/18
Maintain and expand rent subsidies for low-income households	Evanston Rental Assistance Program	X	X				Next steps pending based on generating ongoing source of revenues for Affordable Housing Fund
	HOME Tenant-Based Rental Assistance	X			X		Renewal funding of \$300,000 approved by City Council on 8/13/18.
	Review changes to General and Emergency Assistance Programs						
Expand programs to overcome barriers to rental for low income households	Landlord-Tenant education and assistance	X			X		City Council approved 12-month contract with Metropolitan Tenants Organization and Lawyers Committee for Better Housing at its meeting on September 17, 2018; contract runs 10/1/18 - 9/30/2019
	Pilot Landlord Mitigation Fund	X					
	Explore rehab program for landlords that rent to low-income Households, households receiving subsidies, or other barriers	X					See Landlord Assistance Program above
	Assessment of Fair Housing					X	Approval of an intergovernmental agreement for a Cook County collaborative AFH with Enterprise providing staff support on City Council agenda for 10/29/18.
Comprehensive Housing Plan	Scope of work for Housing and Homelessness Commission		X	X	X		Draft scope of work proposed on 7/30/18. Next steps pending information from CMAP/MMC/MPC and appointment of Steering Committee
	Steering Committee to oversee development of the plan					X	Mayoral appointments for Steering Committee members are on the City Council agenda for 10/29/18

NEW INITIATIVE

- Evanston Development Corporation – presentation by Dick Co
- Community Revitalization Challenge – new initiative of Housing Action Illinois to match banks and organizations with innovative housing projects that qualify for Community Reinvestment Act credit