



Memorandum

To: Members of the Affordable Housing Plan Steering Committee

From: Sarah Flax, Housing and Grants Administrator
Savannah Clement, Housing Policy and Planning Analyst

Subject: February 13, 2019 Affordable Housing Plan Steering Committee Meeting
Cover Memo

Date: February 8, 2019

Attached please find:

- The meeting agenda
- Item 1: American Planning Association's Policy Principles & Affordable Housing White Paper Strategies
- Item 2: City Council Affordable Housing Quarterly Updates Chart

We look forward to seeing you on February 13th.



AFFORDABLE HOUSING PLAN STEERING COMMITTEE

Wednesday, February 13, 2019

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge, Parasol Room 4900

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. PUBLIC COMMENT**
- 3. INTRODUCTIONS**
- 4. DISCUSS PRIOR AND CURRENT HOUSING WORK**
- 5. DISCUSS WORKING GROUPS**
- 6. ESTABLISH MEETING SCHEDULE**
- 7. NEW/OLD BUSINESS**
- 8. ADJOURNMENT**

Next Meeting: TBD

Order & Agenda Items are subject to change. Information about the Affordable Housing Plan Steering Committee is available at: www.cityofevanston.org/government/agendas-minutes. Questions may be directed to Savannah Clement at 847.448.8679.

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American Planning Association

Policy Principles for the Nation's Housing Crisis & Affordable Housing White Paper Strategies

1. **Modernize State Planning Laws** Update state laws to promote local planning efforts and provide housing resources to solve our most pressing affordability challenges.
 - **White Paper Strategies:**
 - Work with planning organizations (CMAP, MPC, MMC, etc.) to develop regional policy initiatives such as property tax relief for affordable housing units
 - Partner with other municipalities in the region to complete an assessment of fair housing
2. **Reform Local Codes** Modernize codes and rules to respond to the growing need for more housing — no matter the type or cost.
 - **White Paper Strategies:**
 - Amend the zoning code to allow for smaller lot sizes and accessory dwelling units
 - Revise occupancy standards to allow for more shared and cohousing
3. **Promote Inclusionary Growth** Provide everyone with a fair opportunity to access affordable housing and economic prosperity, while addressing the effects of gentrification.
 - **White Paper Strategies:**
 - Create more affordable units in market rate buildings through the City's Inclusionary Housing Ordinance, and in exchange for zoning relief
 - Continue providing assistance to help people rehab and stay in their homes
 - Partner with nonprofits and banks to provide access to financial literacy, housing counseling and homebuyer assistance programs
 - Continue using a land trust model to ensure long-term affordability
4. **Remove Barriers to Multifamily Housing** Adopt local plans that not only expand family housing choices but also make them easier and more affordable to access.
 - **White Paper Strategies:**
 - Amend the zoning code to allow for more density
 - Pilot a Landlord Mitigation Fund to incentivize more landlords to work with low-income and subsidized tenants
 - Continue funding the creation of new rent restricted units
 - Continue funding rental assistance programs for low-income households
 - Provide access to resources and programs to make housing more energy efficient and resilient to climate change, for low- and moderate-income households

5. **Turn NIMBY Into YIMBY** Transform community engagement and involve everyone in the planning process from the start.
 - **White Paper Strategies:**
 - Provide trainings and workshops on affordable housing strategies and topics
 - Partner with community based organizations to reach segments of the community that are not typically heard
6. **Rethink Finance** Promote innovative thinking about how to fund affordable housing in the future.
 - **White Paper Strategies:**
 - Increase the City's demolition tax
 - Adjust the IHO fee-in-lieu annually using the Consumer Price Index
 - Create new sources of funding for the Affordable Housing Fund
 - Leverage outside resources for affordable housing preservation and creation

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	02/04/19 Meeting	Status
Create new housing opportunities	Allow rental of existing coach houses to non-family members	X	X	X	X	X	X	Fee and fine schedule for the inspection and registration of existing coach houses/ADUs approved 10/19/18. Consideration of adding an owner-occupancy requirement for rental is on 2/4/19 agenda.
	Comprehensive review of zoning code to allow for the creation and rental of new accessory dwelling units	X		X	X	X		Housing Plan Steering Committee, Housing and Homelessness Commission and staff will develop strategies to expand ADUs to address housing needs as part of comprehensive plan. Any changes to zoning would be recommended by HPSC and HHC to Plan Commission.
	Revise zoning code to allow for construction of small lot housing	X		X	X			Strategy will be evaluated with ADUs by HPSC and HHC as part of comprehensive housing plan. RFP for development of 2122 Darrow Avenue property owned by City could function as test for zoning changes.
	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 and adopted on 10/29/18, 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				Council authorized negotiation of the sale of 1729 Dodge Ave to ETHS for 2018-19 GIC home site; approval of its sale to ETHS will be on 2/25/19 council agenda. 1824 Emerson anticipated to be acquired by 3/1/19 for 2019-20 GIC home site.
	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			Perman expansion project proposed by the Housing Authority of Cook County; 80 units of mixed income housing for seniors and persons with disabilities
	Leverage external resources to develop housing for low income and special needs residents						X	Authorization to execute a letter fo support to IHDA for a 60-unit senior hosuign developmetn on Howard Street by Evergreen/CJE on 2/4/19 agenda.
	Leverage City-owned land for affordable housing development		X	X	X		X	Authorization to initiate RFP/Q process for redevelopment of City parking lot at 506 South Blvd with adjacent HACC-owned parcel to the west is n on 2/4/19 agenda.
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	Approved intergovernmental agreement for a Cook County collaborative AFH with Enterprise providing staff support on 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 to be developed workign with Steering Committee
	Steering Committee to oversee development of the plan						X	Steering Committee members appointed; first meeting January 29, 2019 being rescheduled due to severe weather.
	Community Outreach and Education							Granny Flat Academy community engagement and education education by Metropolitan Mayors Caucus and AARP held 1/16/19.