SPECIAL CITY COUNCIL MEETING

CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JAMES C. LYTLE COUNCIL CHAMBERS
Monday, April 29, 2019
6:00 P.M.

ORDER OF BUSINESS

(I) Roll Call – Begin with Alderman Braithwaite

(II) Mayor Public Announcements

(III) City Manager Public Announcements

(IV) Communications: City Clerk

(V) Public Comment
Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended as a forum for residents to share their perspective in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

(VI) Special Orders of Business

SPECIAL ORDERS OF BUSINESS

(SP1) Presentation by Housing Authority of Cook County
The Housing Authority of Cook County will present City Council with an update on the Perlman Expansion, a proposed new mixed-income senior residence at 1900 Sherman Avenue.

For Discussion
(SP2) Affordable Housing Work Plan Progress to Date
Staff prepared a report updating City Council on activities that further the Council goal of expanding affordable options in Evanston, including: rental registration of ADU/coach houses, recent developments covered by the Inclusionary Housing Ordinance, home ownership activities, projects to expand the supply of new income restricted rental units, activities to preserve affordable housing, updates on housing services, including landlord-tenant and the IHO waitlist, the Assessment of Fair Housing, and the Affordable Housing Plan Steering Committee. In addition, staff seeks direction from City Council on proposed amendments to zoning code relating to attached accessory dwelling units and small lot housing.

For Action: Accept and Place on File

(SP3) Tenant Relocation Assistance Policy for Displaced Tenants
Staff seeks direction from City Council regarding next steps relating to the development of a Tenant Relocation Assistance Policy. Such policies are being implemented in municipalities that are experiencing high levels of displacement, particularly of low-income and senior tenants, due to redevelopment and rapidly rising rents. Some also cover displacement resulting from property standards violations that result in a unit being declared uninhabitable.

For Discussion

(SP4) Ordinance 38-O-19, Amending Title 4, Chapter 18, “Demolition Tax”
The Housing and Homelessness Commission and staff recommend approval of Ordinance 38-O-19, amending Title 4, Chapter 18 of the City Code, to increase the Demolition Tax to further Affordable Housing efforts. The demolition tax for a single-family detached residential structure will increase to fifteen thousand dollars ($15,000.00) from ten thousand dollars ($10,000); and for any multi-family, single-family attached, or two-family residential structure, either fifteen thousand dollars ($15,000.00) or five thousand dollars ($5,000.00) for each unit in the structure, whichever amount is more.

For Introduction

(SP5) Resolution 36-R-19, Deed in Lieu of Foreclosure of 1805 Church Street
Staff recommends City Council approval of Resolution 36-R-19, Authorizing the City Manager to Execute a Deed in Lieu of Foreclosure Agreement for the Acquisition of a Vacant Lot Located at 1805 Church Street in Evanston, Illinois. This property at the corner of Church Street and Darrow Avenue has been identified as a development site for affordable or mixed income housing. It is adjacent to two parcels owned by the City, 1708 and 1710 Darrow Avenue.

For Action
(SP6) **Ordinance 36-O-19 Authorizing the City Manager to Negotiate the Sale of City-Owned Real Property at 1824 Emerson Street**
Staff recommends adoption of Ordinance 36-O-19 authorizing the City Manager to negotiate the sale of City-owned property at 1824 Emerson Street to Evanston Township High School in conformance with the terms of the Intergovernmental Agreement between the City of Evanston and Evanston Township High School for the Geometry in Construction class.

**For Introduction**

(SP7) **Parking Updates**
Staff will provide an update on several parking initiatives that have been implemented over the last several months.

**For Discussion**

(SP8) **Ordinance 31-O-19, Amending Various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones”**
Staff recommends City Council adoption of Ordinance 31-O-19, amending various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones” changing the maximum time allowed at meters and surface lots by location. These changes will allow for four-hour limits on on-street parking in certain areas after 5pm and four-hour maximum parking all day in select surface parking lots.

**For Introduction**

(SP9) **2019-2020 City Council Goals**
Staff recommends City Council approval of the 2019-2020 City Council goals document, which outlines the definitions, metrics, and city-wide projects for each goal.

**For Action**

(VII) **Call of the Wards**
(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

(VIII) **Executive Session**

(IX) **Adjournment**
### MEETINGS SCHEDULED THROUGH MAY 15, 2019

Upcoming Aldermanic Committee Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Meeting Name</th>
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<tbody>
<tr>
<td>5/2/2019</td>
<td>7:00 PM</td>
<td>Housing &amp; Homelessness Commission</td>
</tr>
<tr>
<td>5/6/2019</td>
<td>6:00 PM</td>
<td>Human Services Committee</td>
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<tr>
<td>5/13/2019</td>
<td>6:00 PM</td>
<td>Administration &amp; Public Works, Planning &amp; Development, City Council</td>
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<tr>
<td>5/15/2019</td>
<td>6:30 PM</td>
<td>M/W/EBE Development Committee</td>
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<tr>
<td>5/15/2019</td>
<td>7:00 PM</td>
<td>Affordable Housing Steering Committee</td>
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Information is available about Evanston City Council meetings at: [www.cityofevanston.org/citycouncil](http://www.cityofevanston.org/citycouncil). Questions can be directed to the City Manager’s Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager’s Office 48 hours in advance so that arrangements can be made for the accommodation if possible.
To: Honorable Mayor and Members of the City Council

From: Johanna Leonard, Community Development Director
Sarah Flax, Housing and Grants Manager
Savannah Clement, Housing Policy and Planning Analyst
Ashley Wiley, VISTA Housing Planner

Subject: Affordable Housing Work Plan Progress to Date

Date: April 29, 2019

Recommended Action:
This memorandum provides an update on activities that further the Council goal of expanding affordable options in Evanston, including: rental registration of ADU/coach houses, recent developments covered by the Inclusionary Housing Ordinance, home ownership activities, projects to expand the supply of new income restricted rental units, activities to preserve affordable housing, updates on housing services, including landlord-tenant and the IHO waitlist, the Assessment of Fair Housing, and the Affordable Housing Plan Steering Committee. In addition, staff seeks direction from City Council on proposed amendments to zoning code relating to attached accessory dwelling units and small lot housing.

Livability Benefits:
Built Environment: Support housing affordability; provide compact and complete streets and neighborhoods; and

Equity & Empowerment: Ensure equitable access to community benefits, and support poverty prevention and alleviation.

Summary:

Create New Housing Opportunities
Rental of Coach Houses/Accessory Dwelling Units
City Council approved the rental of coach houses to non-family members at its meeting on May 14, 2018 and a cross-departmental staff team developed a process to inspect, determine occupancy, and register coach houses/accessory dwelling units for rental. City Council approved the fee and fine schedule at its meeting on October 29, 2018. The amnesty period for rental registration started on March 1 and runs through May 31, 2019. After two months, nine applications for new rentals have been received with four of them being ADUs. Community outreach about the new rental registration process is well underway; notices about the changes have been in the March water bills, City e-
newsletter, various ward newsletters, and through City social media. Outreach will be continued until the end of the amnesty period to reach as many property owners affected by the new registration policies as possible.

**Attached Accessory Dwelling Units & IHO Bonuses**

Staff seeks direction from City Council relating to accessory dwelling units that are attached to the primary structure. The Zoning Ordinance currently allows for the development and occupancy of detached accessory dwelling units in the form of coach houses; it does not allow attached accessory dwelling units.

Properties that propose to legalize or add attached accessory dwelling units are only allowed by the Zoning Ordinance when the units are considered regular dwelling units, and therefore are only allowed on properties that comply with zoning requirements for density and parking. Most of the time, this makes the addition of dwelling units (accessory or regular) impossible unless zoning relief is approved.

In accordance with the City Council goal of expanding affordable housing options, the ZBA has recently approved zoning relief at multiple properties facing this issue, subject to the condition the added dwelling unit is an affordable unit. Most of the time, the added dwelling unit is a small space or garden unit for which the rent rate would be affordable to a household at 80% of the area median income and property owners are amenable to a 10-year rent restriction at that income level.

The ZBA process and zoning relief could be avoided for these situations, which would lower the uncertainty and risk, and shorten the time frame and process to review and approve. The Zoning Bonuses would be applied only to the added affordable unit(s), which would receive density and parking bonuses – allowing them to be added without additional parking and without ZBA approval. Zoning Bonuses would not be applied to the entire building or property since the entire building is not in compliance with the IHO, so height and building lot coverage bonuses would not apply. Allowing Zoning Bonuses for existing residential buildings to add affordable dwelling units within existing building footprints without the need for zoning relief will encourage compliance of existing illegal units, decrease process time and costs for property owners, and meet the goal of increasing the amount of affordable housing.

**Unique Use for Small Lot Housing**

Staff seeks approval from City Council to use the Unique Use in the Zoning Ordinance to develop a plan for small lot housing at 2122 Darrow Avenue, working with the Evanston Development Cooperative. This property is a double lot that was acquired as a vacant and foreclosed single family home that was demolished with Neighborhood Stabilization Program 2 funds and is owned by the City. The Unique Use process currently exists in the Zoning Ordinance to allow a use which is determined by the City Council, to be an unusual one-of-a-kind use that is not listed as an authorized special or permitted use within a particular zoning district, but would be of substantial land use or economic benefit to the City, and whose authorization would not be appropriate through a zoning amendment.

The Unique Use process is similar to the Special Use process and includes a public hearing with the Plan Commission and a final determination by City Council and
currently includes a subcategory entitled R1 Residential Preservation Unique Use, which allows for specific redevelopment of R1 Preservation properties that do not otherwise fit within the requirements of the R1 District. A similar subcategory could be created for a Small Lot Housing Unique Use category that allows for applications for one or more small homes on small or oddly shaped lots that are otherwise undesirable for typical residential development.

The Small Lot Housing Unique Use would include additional Standards for Approval (in addition to the existing Unique Use Standards) that require any proposal to meet the stated goals of the City Council (such as affordable housing, lower price point or starter home market rate housing, highest and best land use, etc.). The current zoning processes available to such developments include the Planned Development process and/or the need for many Major Variations - both of which are not feasible for 2122 Darrow Avenue due to the uncertainty and risk, large amount of zoning relief needed, process time frame, and additional Planned Development requirements.

The creation of a Small Lot Housing Unique Use could allow the development of small or oddly shaped lots, while keeping the process and project costs lower so that such developments are able to establish housing at a lower price point and meet the City Council goal of increasing the amount of affordable housing in the community. Experience gained through this process could be used to develop comprehensive small lot housing code to further encourage the development of modest-size and cost housing to address the “missing middle” market.

**Increase Affordable Units in Market Rate Developments**

City Council approved revisions to the Inclusionary Housing Ordinance (IHO) that were proposed by the IHO Subcommittee its meeting on October 29, 2018. The amended ordinance, 107-O-18, went into effect January 1, 2019 and the IHO webpage has been updated with the new ordinance at: [www.cityofevanston.org/iho](http://www.cityofevanston.org/iho)

The first project covered by the amended IHO, a 15-unit development project at 2111 Maple Avenue, recently submitted for zoning review and proposes two affordable onsite units, in full compliance with the IHO 10% onsite affordable unit requirement.

**Expand Revenues for Affordable Housing**

A recommendation from the Housing and Homelessness Commission and staff to increase the demolition tax is on the agenda as a separate item.

Two planned developments, Evanston Commons, a 40-unit townhome project on Custer Avenue and the Legacy, a 240 unit mixed-use project at 1621-1631 Chicago Avenue, were submitted prior to January 1, 2019 so covered by the 2016 IHO, are under review. Both propose paying the fee in lieu of onsite units.

**Create Pathways to Homeownership**

*Geometry In Construction*

Ordinance 36-O-19 Authorizing the City Manager to Negotiate the Sale of 1824 Emerson Street to Evanston Township High School as the site for the 2019-2020 Geometry in Construction home is on the agenda as a separate item.
ETHS and City staff are planning the move of the 2018-2019 GIC home to its site at 1729 Dodge Avenue this summer.

**Homeownership & Financial Literacy**

Members of the Housing and Grants and the Economic Development Divisions are working to better support residents interested in pursuing homeownership and financial literacy by organizing and coordinating access to a wide range of existing resources. Staff is in the process of coordinating a meeting with Evanston banks, credit unions, YWCA, Center for Financial Services Innovation, Housing Opportunity Development Corporation (HODC), Money Management International, and other personal finance organizations and professionals to design a private sector driven financial wellness initiative. This initiative will be promoted through City of Evanston social media, newsletters and the creation of a financial-wellness micro-website. It is anticipated that the wellness initiative would include programming such as pre-purchase homebuyer counseling, down payment assistance, retirement savings, credit education, budgeting, etc. In addition, the Homebuyer Resources page in the Housing and Grants section of the City of Evanston website has been updated to include links to various local homebuyer assistance programs.

**Expand Development of Income Restricted Rental Units**

A presentation by the Housing Authority of Cook County on the proposed new mixed-income development on the site of the Perlman Apartments at 1900 Sherman Avenue is a separate agenda item.

Evergreen Real Estate Group expects to hear if its proposed development at 1015 Howard Street is approved for Low Income Housing Tax Credits by the Illinois Housing Development Authority in May.

Resolution 36-R-19 Authorizing the City Manager to Execute a Deed in Lieu of Foreclosure for the Acquisition of 1805 Church Street is on the agenda as a separate item. This property, combined with two City-owned properties at 1708-1710 Darrow Avenue has been identified as a development site for affordable or mixed income housing.

**Preserve Affordable Housing**

Staff proposes modifications to the test of the new Landlord Rehabilitation Assistance Program approved by City Council in 2018 to $150,000 for three projects with maximum City funding of $50,000 for each. With matching funds from the property owner, this allows a total project cost of $100,000. This will limit the scope of the program test to determine the feasibility of the 50/50 payment of expenses by the City and property owner without the additional costs and complexity of an escrow account, which is generally used for construction projects with multiple sources to ensure that all funds are available. A City Building Inspector would review completed work against partial lien waivers submitted by the contractor prior to releasing payment, following the process used in the NSP2 program. Staff will schedule one or more meetings for property owners at which the different requirements and benefits of the Landlord Rehabilitation Assistance Program and the CDBG Housing Rehabilitation Program will be explained. Application forms for each program will be available at the meeting(s). Outreach to residential rental property owners will be conducted using the rental registration list.
Expand Programs to Overcome Barriers to Rental for Low Income Residents

Brief summaries on the City’s Landlord-Tenant Services through Metropolitan Tenants Organization and IHO Waitlist Management by Community Partners for Affordable Housing are provided below. Representatives from both organizations will be invited to present at the next quarterly Council Meeting Affordable Housing Update. An update on the County-wide Assessment of Fair Housing is also provided.

Landlord-Tenant Services Update

On September 17, City Council approved a 12-month contract that began on October 1, 2018 with the Metropolitan Tenants Organization (MTO) and Lawyers Committee for Better Housing (LCBH). MTO is providing guidance and advice to Evanston tenants and landlords relating to their rights and responsibilities through its hotline, Evanston’s 311 system, and in-person consultations at the Evanston Public Library (1703 Orrington Ave) on Fridays from 2:00 to 6:00 p.m. MTO will also provide trainings for both landlords and tenants on their rights and responsibilities in 2019. In addition, MTO will provide mediation services and conduct tenant organizing in problem buildings as needed. MTO is partnering with LCBH to refer some cases for legal consultation and representation. The collaboration with LCBH will provide legal representation for low-income tenants in eviction cases and illegal lockouts.

From October 1, 2018 - March 31, 2019, MTO handled 137 individual cases/needs via their hotline and office hours at EPL. Of those, 135 were from tenants and 3 from landlords; 18 cases/needs involved two or more issues. The categories with most cases are:

- Maintenance - 28%
- Lease terms - 25%
- Eviction - 11%
- Early termination - 9%
- Utilities - 8%

Calls relating to maintenance and repair cover all sorts of different issues, including mold, leaks, pests, and some lack of heat. There are a wide range of lease-related questions, from people wanting to know if a lease clause is legal, who pays for water, snow removal, having too many people staying in the unit, etc. Calls relating to the elevator outage in a multi-family property on Main Street are not included in these numbers.

Five cases were referred to Lawyers Committee for Better Housing; two were resolved through representation without litigation, a third received advice and counsel, two referrals did not show up for their appointments.

MTO reports that they are seeing an increase in the number of callers who are not willing to give their name or address. They provide services but are not able to confirm their address, so even if a caller says they are an Evanston resident, they are not necessarily reflected in the numbers above.
Community Partners for Affordable Housing (CPAH) has participated in several outreach events so far this year to help spread the word about inclusionary housing units and the waitlist. CPAH held two sessions at the Evanston Public Library; one about the inclusionary housing waitlist and one about foreclosure prevention. Both sessions resulted in several inquiries about the rental housing waitlist, and the inclusionary housing session led to an additional 20 pre-applications for the waitlist. CPAH has also met with staff from District 65 to let them know how to guide families in need of housing to the pre-application for the waitlist. Finally, CPAH will be reaching out to aldermen about the possibility of having CPAH attend ward meetings later this spring/early summer to discuss the upcoming inclusionary housing units at the Albion and CPAH's application process. In addition, a meeting is scheduled with Trammel Crow in early May to discuss the process for rent up of its affordable units. As of April 18, 2019, there are 264 households on the waitlist. CPAH is undertaking the annual update of the waitlist, during which everyone on the list is contacted by mail and email, if provided, to update their information. People who do not return their forms after several contacts will be removed from the list.

City Council approved an intergovernmental agreement for the Cook County Assessment of Fair Housing (AFH) at its meeting October 29, 2018. Staff attended the kick off meeting at Cook County, the lead agency for the AFH, in early April; the project timeline runs through July 31, 2020. This scope of work is split into three main parts: community outreach, analysis of existing conditions, and goals and strategies for improvement. The AFH will assess the current state of fair housing issues and develop community-informed and evidence-based goals and strategies to address them. The AFH will include mutually agreed upon regional goals, as well as 19 individual plans, one for each entitlement community and Public Housing Authority, that may have additional local goals. The completed AFH document will cover public involvement, key findings, and county-wide and local recommendations.

The Chicago Metropolitan Agency for Planning has begun data collection and analysis, and historical review stages of the assessment. The data collection plan is expected to be finalized in mid-May, and partner organizations will be notified what local data are needed. The Chicago Area Fair Housing Alliance will be developing community engagement strategies and materials for the AFH. The Metropolitan Planning Council will have responsibility for developing goals and strategies.

Staff seeks direction from City Council on the development of a Tenant Relocation Assistance Policy; this is on the agenda as a separate item.

The Affordable Housing Plan Steering Committee had its first meeting on February 13, 2019, and has met monthly since then. The committee chair, Jennifer O'Neil, resigned in February due to a new consulting job, and the Mayor appointed Michael Roane as the new chair in March. At the April, May and June meetings, the committee is hearing presentations from staff on sustainability, zoning, and housing demographics, including
a presentation from Homes for a Changing Region. It was agreed that a consultant/facilitator should be engaged for the community outreach work and identification of priorities and strategies for the affordable housing plan. Staff is developing a job description for the position; the objective is to have the facilitator in place by July. From July through September, the Steering Committee will be holding workshops and conducting community outreach to generate buy-in and build consensus around the affordable housing plan. The Steering Committee, in partnership with staff, will begin drafting the affordable housing plan in October, with the goal of presenting a draft plan to City Council in Q1 2020. See Affordable Housing Plan Steering Committee Timeline attached.

Attachments:
- Affordable Housing Activities Summary chart
- Affordable Housing Plan Steering Committee Timeline
<table>
<thead>
<tr>
<th>Goal</th>
<th>Activity</th>
<th>10/30/17 Meeting</th>
<th>01/29/18 Meeting</th>
<th>04/30/18 Meeting</th>
<th>07/30/18 Meeting</th>
<th>10/29/18 Meeting</th>
<th>02/04/19 Meeting</th>
<th>04/29/19 Meeting</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create new housing opportunities</td>
<td>Allow rental of existing coach houses to non-family members</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Amnesty period for rental registration of existing ADUs is March 1 - May 31, 2019. Information on registrations to date is included in the Work Plan memo.</td>
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<tr>
<td></td>
<td>Comprehensive review of zoning code to allow for the creation and rental of new accessory dwelling units</td>
<td>X</td>
<td>X</td>
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<td></td>
<td>Develop strategies to expand ADUs to address housing needs as part of comprehensive plan. Zoning changes would be recommended by HPSC and HHC to Plan Commission</td>
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<td></td>
<td>Text amendment to Zoning Bonuses in IHO to allow addition of an affordable unit to existing residential properties</td>
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<td>X</td>
<td>Staff proposes a text amendment to the Zoning Bonuses in the Inclusionary Housing Ordinance to allow existing residential buildings to add units within their existing footprint without the need for zoning relief if the added unit is affordable</td>
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<td></td>
<td>Text amendment to Unique Use in Zoning Code to allow test of small lot housing at 2122 Darrow Avenue</td>
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<td>X</td>
<td>Staff proposes using the Unique Use in zoning code to test small lot housing at 2122 Darrow Avenue, property owned by the City. Experience gained could inform development of comprehensive code for small lot housing</td>
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<td>Amend occupancy standards (3-Unrelated)</td>
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<td>Discussed at P&amp;D on 5/14/18. Staff seeks direction from Council on next steps</td>
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<td>Support new initiatives in housing construction and funding</td>
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<td>X</td>
<td></td>
<td>Presentation by Evanston Development Cooperative on 10/28/18 City Council agenda.</td>
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<tr>
<td></td>
<td>Explore expansion of alternate housing forms including rooming houses and co-housing</td>
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<td>X</td>
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<td>Memo on different types of shared housing included in 10/29/18 City Council packet. Staff seeks direction from Council on next steps</td>
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<tr>
<td>Increase affordable units in market rate developments</td>
<td>Amend the Inclusionary Housing Ordinance to incentivize onsite units more effectively</td>
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<td>Subcommittee proposed ordinance revisions introduced on 10/8/18 and adopted on 10/29/18, effective 1/1/19.</td>
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<tr>
<td>Expand revenues for affordable housing</td>
<td>Increase the IHO fee-in-lieu</td>
<td>X</td>
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<td>Included in revised IHO effective 1/1/2019.</td>
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<td>Increase the demolition tax</td>
<td>X</td>
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<td>Recommendation from HHC and staff is on the agenda for introduction</td>
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<td></td>
<td>New revenue sources: fee based on building permit value on non-IHO covered development, portion of RETT for affordable housing</td>
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<td>X</td>
<td></td>
<td>Staff seeks direction from Council on next steps</td>
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<td>Create pathways to homeownership</td>
<td>ETHS Geometry in Construction</td>
<td>X</td>
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<td>X</td>
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</tr>
<tr>
<td></td>
<td>Leverage external resources for homebuyer assistance</td>
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<td></td>
<td>Staff is coordinating a meeting with Evanston banks, credit unions, Center for Financial Services Innovation, non-profits, and other personal finance organizations and professionals to design a private sector driven financial wellness initiative</td>
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<td><strong>Expand development of income-restricted rental units</strong></td>
<td>Leverage external resources to develop housing for low income and special needs residents</td>
<td>X</td>
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<td></td>
<td>A presentation by the Housing Authority of Cook County on the proposed new development on the site of the Perlman Apartments at 1900 Sherman Avenue is on the agenda</td>
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<td>X</td>
<td>Evergreen Real Estate Group expects to hear if 1015 Howard Street development is approved for Low Income Housing Tax Credits by the Illinois Housing Development Authority in May.</td>
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<td></td>
<td>Leverage City-owned land for affordable housing development</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td></td>
<td>Neighborhood meeting on development at 506 South Blvd and adjacent HACC-owned parcel to the west being scheduled</td>
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<td></td>
<td>Leverage City-owned land for affordable or mixed-income housing development</td>
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<td></td>
<td>X</td>
<td>Resolution 36-R-19 Authorizing the City Manager to Execute a Deed In Lieu of Foreclosure for the Acquisition of 1805 Church Street is on the agenda. This property has been identified as a development site for affordable or mixed income housing.</td>
</tr>
<tr>
<td><strong>Preserve affordable housing</strong></td>
<td>Landlord Rehabilitation Assistance Program</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td></td>
<td>Staff proposes modifications to the Landlord Rehabilitation Assistance Program to $150,000 for three projects with a maximum City funding of $50,000 each.</td>
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<td></td>
<td>Handyman Program</td>
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<td>X</td>
<td>Renewed funding from AHF in the amount of $35,000 approved on 6/25/18</td>
</tr>
<tr>
<td><strong>Maintain and expand rent subsidies for low-income households</strong></td>
<td>Evanston Rental Assistance Program</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>Next steps pending based on generating ongoing source of revenues for Affordable Housing Fund</td>
</tr>
<tr>
<td></td>
<td>HOME Tenant-Based Rental Assistance</td>
<td>X</td>
<td></td>
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<td>X</td>
<td></td>
<td>Renewal funding of $300,000 approved by City Council on 8/13/18.</td>
</tr>
<tr>
<td></td>
<td>Review changes to General and Emergency Assistance Programs</td>
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<tr>
<td><strong>Expand programs to overcome barriers to rental for low-income households</strong></td>
<td>Landlord-Tenant education and assistance</td>
<td>X</td>
<td></td>
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<td></td>
<td>X</td>
<td>See Work Plan Memo for summary of Metropolitan Tenants Organization and Lawyers Committee for Better Housing landlord-tenant work October 2018 - March 2019</td>
</tr>
<tr>
<td></td>
<td>Inclusionary Housing Ordinance Waitlist</td>
<td></td>
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<td>X</td>
<td>See Work Plan Memo for a summary of CPAH's activities to expand and update the waitlist</td>
</tr>
<tr>
<td></td>
<td>Pilot Landlord Mitigation Fund</td>
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<td>X</td>
<td>See Work Plan Memo for progress on AFH</td>
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<td></td>
<td>Assessment of Fair Housing</td>
<td>X</td>
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<td></td>
<td>Tenant Relocation Assistance Policy</td>
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<td>X</td>
<td>On the agenda; staff seeks direction from City Council relating to the development of a Tenant Relocation Assistance Policy.</td>
</tr>
<tr>
<td><strong>Comprehensive Housing Plan</strong></td>
<td>Scope of work for Housing and Homelessness Commission</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Draft scope of work proposed on 7/30/18. Next steps pending to be developed working with Steering Committee</td>
</tr>
<tr>
<td></td>
<td>Steering Committee to oversee development of the plan</td>
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<td>X</td>
<td>X</td>
<td>See Work Plan Memo for updates on Affordable Housing Plan Steering Committee activities and timeline</td>
</tr>
<tr>
<td></td>
<td>Community Outreach and Education</td>
<td></td>
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<td></td>
<td>Granny Flat Academy community engagement and education education by Metropolitan Mayors Caucus and AARP held 1/16/19.</td>
</tr>
</tbody>
</table>
Affordable Housing Plan Steering Committee Timeline

Phase One: Education sessions, outreach plan development, hire facilitator

April Meeting
- **Presentation:** Kumar Jensen, Chief Sustainability Officer, on the City’s Climate Action and Resilience Plan, and the need for more energy efficient, resilient homes
- Begin power analysis to identify stakeholders for community outreach
- Materials sent in advance of meeting:
  - Strategies Assessment
  - *It’s 2050 And This Is How We Stopped Climate Change*, NPR

May Meeting
- **Presentation:** Scott Mangum, Planning and Zoning Manager, on the City’s zoning laws, Inclusionary Housing Ordinance, and changes needed to allow for smaller lots and accessory dwelling units
- Continue power analysis, begin identifying key stakeholders
- Discuss Strategies Assessment and identify any other areas for education
- Materials sent in advance of meeting:
  - *Why Cities Must Tackle Single-Family Zoning*, CityLab
  - Other items TBD

June Meeting
- **Presentation:** Nancy Firfer and Kyle Smith, Homes for a Changing Region, on regional demographics and housing needs, and the northern suburbs
- Finalize identification of key stakeholders for community outreach
- Materials sent in advance of meeting:
  - Steering Committee members will be tasked with watching the Housing Finance Workshop Presentation video and answering questions
  - Other items TBD

Phase Two: Community outreach and engagement, begin work with facilitator

July, August and September Meetings
- Hold meetings, workshops throughout the community
- Other details and materials TBD

Phase Three: Work with facilitator to develop plan

October, November and December Meetings
- Possibly create working groups to divide the work
- Other details and materials TBD
To: Honorable Mayor and Members of the City Council

From: Johanna Leonard, Community Development Director
Sarah Flax, Housing and Grants Administrator
Savannah Clement, Housing Policy and Planning Analyst

Subject: Tenant Relocation Assistance Policy for Displaced Tenants

Date: April 29, 2019

Recommended Action:
Staff seeks direction from City Council regarding next steps relating to the development of a Tenant Relocation Assistance Policy. Such policies are being implemented in municipalities that are experiencing high levels of displacement, particularly of low-income and senior tenants, due to redevelopment and rapidly rising rents. Some also cover displacement resulting from property standards violations that result in a unit being declared uninhabitable.

Livability Benefits:
Built Environment: Support housing affordability;

Equity & Empowerment: Ensure equitable access to community benefits, and support poverty prevention and alleviation.

Summary:
Long Beach, CA, voted in April 2019 to develop an ordinance that would include a number of strategies to address displacement of tenants through no fault of their own, but because of planned rehab/redevelopment or rent increases of 10% or higher. A Task Force met over a six-month period to research local issues relating to displacement and develop a comprehensive report on the policies adopted by other California municipalities, as well as several cities in other states including Seattle, Minneapolis, and Portland.

The Long Beach Task Force recommendations are far reaching and involve a wide range of resources:
- A Tenant Relocation Assistance Policy that provides relocation assistance to households impacted by rising rents and displacement
- Rapid rehousing security deposit assistance for displaced very low-income seniors
• Setting aside Housing Choice Voucher for displaced extremely low- and very-low income seniors
• Establishing a communication framework with HUD, affordable apartment owners with expiring covenants or rental assistance contracts, and residents to improve and increase housing preservation opportunities
• Support to increase the State’s noticing requirements for a no-fault termination of tenancy to a minimum of 90 days.

Austin, TX approved an ordinance in September 2016 amending City Code to establish requirements for tenant notification and tenant relocation assistance for certain projects impacting multi-family and mobile home occupancies. Additional research is needed to determine how this has been implemented.

Considerations in any such tenant relocation assistance policy include:
• Types/sizes of buildings covered by the policy
• What triggers eligibility for assistance
• If all tenants are covered, regardless of income
• Relocation amount
• If there are additional considerations for seniors or the disabled

The attached Relocation Assistance Policy Options Chart from Long Beach details the factors taken into consideration in their policy development.

Attachments:

Relocation Assistance Policy Options Chart, Long Beach, CA
<table>
<thead>
<tr>
<th>Key Relocation Assistance Policy Options Chart</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Benefits triggered upon the following:</strong></td>
</tr>
<tr>
<td>A. Notice of rent increase of 10 percent or more in any 12-month period.</td>
</tr>
<tr>
<td>B. Notice to vacate issued to tenant who has not:</td>
</tr>
<tr>
<td>1. Failed to pay rent</td>
</tr>
<tr>
<td>2. Violated lease or rental agreement</td>
</tr>
<tr>
<td>3. Materially damaged property</td>
</tr>
<tr>
<td>4. Interfered with other tenants</td>
</tr>
<tr>
<td>5. Committed violence or assault</td>
</tr>
<tr>
<td>6. Used premises for unlawful activity</td>
</tr>
<tr>
<td>7. Engaged in unlawful use or dealing of drugs</td>
</tr>
<tr>
<td>8. Conducted animal fighting</td>
</tr>
<tr>
<td>9. Engaged in unlawful use of weapons or ammunition</td>
</tr>
</tbody>
</table>

**Conditions:**
- Rent must be paid during noticing period or relocation benefits are not required.
- Households removed under provisions 1 through 9, or evicted, do not receive relocation benefits.
- Tenants vacating voluntarily do not receive relocation benefits.
- Tenants receiving a rent increase of 10 percent or more must notify owner within 7 days of their intent to stay or leave with relocation benefits.
- Rental security deposits must be returned per California law.
- Tenants shall be given reasonable accommodation to cure causes for termination per California law.

**Other requirements / enforcement provisions**
- Owners must include relocation information in lease and rental agreements.
- Owners must report relocation payments to City.
- Owners must notify City when entire building is being vacated.
- Affordable rent-restricted properties are exempt.
- Enforcement will include a "Private Right of Action," and breach of local law as an "Affirmative Defense to an Unlawful Detainer."

**OPTION ONE**
Includes key components, plus the following applicability requirements:
- Relocation amount based on LBMC 21.60 - $4,500 for all unit types.
- Additional $2,000 for senior and disabled households.
- Additional $1,000 for moving expenses.
- Applies to all rental properties, duplex and above.
- Applies to all households regardless of income.

**CONSIDERATIONS**
- Includes about 95,726 housing units citywide.
- Potentially provides largest benefit to tenants.
- Applies most broadly across all tenants regardless of unit size or income.
- Negatively impacts non-commercial properties (duplex, and triplex).
- Potentially places highest burden on all owners.
- May have unintended consequence of bias toward senior and disabled renters.

**CONSIDERATIONS**
- Includes 7,644 multi-family properties (100% of properties with 4 units or more).
- Includes 70,317 multi-family units (100% of the units in buildings with 4 units or more).
- Provides targeted benefits to tenants based on unit size and Zip Code.
- Addresses displacement without impacting non-commercial properties.
- Result in a lower per unit relocation cost to owners, but larger payments to tenants in larger units.
- Assists lower- and moderate-income households earning up to 120% of the Area Median Income (up to $83,150 for a 4-person household).

**OPTION TWO**
Includes key components, plus the following applicability requirements:
- Relocation amount of Two (2) month's rent based on the current Housing Authority Rent Payment Standards for a similar unit size in the same Zip Code.
- Applies to all multi-family rental properties with 4 units or more.
- Applies to lower- and moderate-income households (earning up to 120% of Area Median Income and below).

**CONSIDERATIONS**
- Includes 1,798 multi-family properties (23% of the properties with 4 units or more).
- Includes 38,418 multi-family units (55% of all the units in buildings with 4 units or more).
- Focuses the program on large commercial buildings.
- Addresses displacement on a limited basis.
- Does not fully address displacement.
- Assists lower-income households earning up to 80% of the Area Median Income (up to $77,500 for a 4-person household).
Memorandum

To: Honorable Mayor and Members of the City Council

From: Johanna Leonard, Community Development Director
Sarah Flax, Housing and Grants Manager
Savannah Clement, Housing Policy and Planning Analyst

Subject: Ordinance 38-O-19, Amending Title 4, Chapter 18, “Demolition Tax”

Date: April 18, 2019

Recommended Action:
The Housing and Homelessness Commission and staff recommend approval of Ordinance 38-O-19, amending Title 4, Chapter 18 of the City Code, to increase the Demolition Tax to further Affordable Housing efforts. The demolition tax for a single-family detached residential structure will increase to fifteen thousand dollars ($15,000.00) from ten thousand dollars ($10,000); and for any multi-family, single-family attached, or two-family residential structure, either fifteen thousand dollars ($15,000.00) or five thousand dollars ($5,000.00) for each unit in the structure, whichever amount is more.

Livability Benefits:
Built Environment: Support housing affordability;

Equity & Empowerment: Ensure equitable access to community benefits, and support poverty prevention and alleviation.

Summary:
At its final meeting on September 12, 2018, the Inclusionary Housing Ordinance Subcommittee referred revisions to the City’s demolition tax to the Housing and Homelessness Commission (HHC). The Subcommittee asked the HHC to review the City’s current demolition tax and provide a recommendation for increases, and to assess the feasibility of developing a fee structure that takes into account the nature of any new construction on the lot. For example, when moderate size/price homes are torn down and replaced by luxury construction, the demolition tax could be higher.

The Housing and Homelessness Commission discussed revisions to the demolition tax at its October, November, and January meetings. Commissioners examined how to structure the demolition tax so that it would allow the City to charge more in cases where a moderately priced home is torn down to build a much more expensive home.
Commissioners researched what other municipalities are doing around this issue. The research did not yield any substantive results to use as a model. The HHC began evaluating whether to base a fee differential off of the square footage or appraised values of the homes being torn down and new homes built in place. After some discussion, it was decided that looking at the difference in square footage would not accurately capture the difference in prices of the homes. Therefore, Commissioners began to analyze how to use appraised home values.

It was determined that using appraised home values to establish the demolition tax amount would be challenging for two reasons: 1) The demolition tax is typically paid when the existing structure is torn down; Commissioners discussed the possibility of having a flat demolition tax charged when the existing structure is torn down, and then charging an additional fee based on the increased value of the new structure once the property owner applies for building permits or certificate of occupancy. 2) In order to base the tax on property values, the City would have to get appraisals of the structure being torn down and the new structure. Appraisals cost from $300 to $400 for single-family homes, and $600 or more for multifamily buildings.

The City receives demolition taxes from about five residential properties per year, and the administrative costs for a tax system based on property value differentials would likely outweigh the benefits. Consequently, the HHC proposes to keep the City's current flat tax structure and raise the fees. At its meeting in February, the HHC unanimously voted in favor of recommending an increase to the demolition tax from $10,000 to $15,000 for single-family detached residential structures, and from $3,000 to $5,000 for multifamily units.

Legislative History:
The Housing and Homelessness Commission approved the increases to the demolition tax at its meeting on February 7, 2019.

Attachment:
38-O-19 Affordable Housing Fund and Demolition Tax
AN ORDINANCE

Increasing the Demolition Tax Contained in Title 4, Chapter 18 in Order to Further Affordable Housing Efforts

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: Subsection 4-18-1 of the Evanston City Code of 2012, as amended (the “City Code”), is hereby further amended to read as follows:

4-18-3. - TAX IMPOSED.

(A) Amount Of Tax. Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) ten fifteen thousand dollars ($1015,000.00) for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either ten-fifteen thousand dollars ($40,150,000.00) or three five thousand dollars ($35,000.00) for each unit in the structure, whichever amount is more. The tax imposed pursuant to this Subsection shall be in addition to the demolition permit fee established from time to time by the City Council and all other applicable fees and charges. Payment of the tax, unless deferred as provided in Section 4 of this Chapter, shall be due upon issuance of a demolition permit by the department, and is a condition to the validity of the permit. The City shall have a lien against the property which was the subject of the demolition permit until applicable tax obligations imposed by this Chapter are satisfied. The funds received by the City for the amount imposed pursuant to this Subsection shall be dedicated to achievement of the affordable housing goals and objectives as set forth in Section 1 of this Chapter. The demolition tax funds received pursuant to the tax imposed by this Chapter shall be deposited directly into the affordable housing fund.

(B) Specific Applicability Rules. Notwithstanding the general requirement set forth in Subsection (A) of this Section, the tax shall not apply under the following circumstances. This Subsection, however, shall not affect an applicant's obligation to pay the demolition permit fee.

1. If the applicant and the City enter into an agreement for the provision of "affordable housing" as defined in Section 2 of this Chapter in conjunction with the demolition that would otherwise be the subject of Subsection (A) of this Section. Any such agreement shall require prior City Council approval and shall specifically set forth the applicability of this Subsection.
2. If the Director determines, pursuant to regulations enacted by the City Council, that the building or structure replacing the building or structure that is the subject of the demolition permit constitutes "affordable housing" as defined in Section 2 of this Chapter.

3. If the Director or any other city department head, or their respective designees, orders a demolition for any reason, including, but not limited to, nuisance, public safety, or fire hazard, this tax shall not apply, regardless of whether the demolition work is performed by a public or private entity.

(C) General Applicability: Imposition of the tax provided for by subsection (A) of this section shall not apply to any demolition for which a perfected application for the demolition permit was on file with the city on or before the effective date hereof.

4-18-4. - TAX DEFERRAL OPTION.

(A) A person who has been the record title holder or beneficiary of a land trust (collectively, "record title holder") and occupant of a residential structure for three (3) consecutive years, and who files or causes to be filed an application for a demolition permit for that structure, may opt for deferral of the tax, as provided in this Subsection 4-18-4(A) or (B). In the event the demolition permit is for a multi-unit structure, the person may only defer that portion of the demolition tax attributable to his/her own dwelling unit. The demolition permit fee must be paid at the time of application. The person shall make application for deferral of the tax to the Director on a form provided for that purpose and available from the Building Permit Desk.

To qualify for the deferral, the person shall provide documentation to establish that all real estate taxes on the subject property have been paid in full as of the date of application for the permit; that any and all City liens and judgments recorded on the subject property have been satisfied; and that the person has been the record title holder and occupant of the subject structure for three (3) consecutive years prior to the date of application for the permit. Documentation the Director may require to establish the person's qualification for the tax deferral option may include, but shall not be limited to, income tax records and proof of voter registration. If the Director determines that the person qualifies for the deferral option, he/she shall cause a lien to be recorded against the property with the Cook County Recorder in the amount of the tax to be deferred, to which shall be added the applicable recordation fee. Except as provided in Section 4-18-4(C), the lien shall not bear interest. The Director may, upon written request of the person, subordinate the lien to any mortgage the person may have or seek on the property. Among the factors the Director may consider in determining whether or not to grant the subordination request is whether the value of the property is adequate to ensure payment of the City's lien, and that all real estate taxes have been paid.

(B) Deferral of the Tax in the case of Recycling/Reuse of Materials. Any applicant who applies for a demolition permit and seeks to defer the demolition tax by reason that the materials generated by the demolition of a structure will be recycled and/or reused, may apply for a deferral of the tax. Evidence of such recycling/reuse shall
be furnished to the Director in writing, and the Director shall determine if the applicant qualifies for this deferral option. All requirements for the application for the deferral and the release of lien as provided for in this Section 4-18-4 of this chapter shall apply.

(C) Deferral of the Tax in the case that the subject property is no longer a buildable parcel. Any applicant who applies for a demolition permit and seeks to defer the demolition tax by reason that the lot/parcel in question is no longer buildable under the City's ordinance may apply for a deferral of the tax. Evidence of such change in property characteristics must be furnished to the Director in writing and the Director shall determine if the applicant qualifies for this deferral option. All requirements for the application for the deferral and the release of lien as provided for in this Section 4-18-4 of this chapter shall apply.

(D) Release of lien.

(1) A person who exercised the tax deferral option provided for in Section 4-18-4(A), (B), or (C) and who has been the record title holder and occupant for three (3) consecutive years after issuance of a Final Certificate of Occupancy for the replacement structure may apply for release of the lien by making application therefor to the Director on a form provided for that purpose and available from the Building Permit Desk. Documentation the Director may require to establish the person's qualification for the release of lien may include, but shall not be limited to, income tax records and proof of voter registration for the years in question. If the Director determines that the person qualifies for the release, he/she shall provide the person with a recordable release of lien no later than thirty (30) days after he/she determines that the person qualifies for the release.

(2) A person who exercised the tax deferral option provided for in Section 4-18-4(A), (B) or (C) who sells the subject property prior to the expiration of the three (3)-consecutive-year period after issuance of the Final Certificate of Occupancy shall, as a condition to the City's release of the lien, pay the tax due, to which shall be added interest at the annualized Money Market Index rate published by the Government Finance Officers Association.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect
without the invalid application or provision, and each invalid provision or invalid
application of this ordinance is severable.

SECTION 4: Ordinance 38-O-19 shall be in full force and effect after its
passage and approval.

SECTION 5: The findings and recitals contained herein are declared to
be prima facie evidence of the law of the City and shall be received in evidence as
provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: _________________, 2019      Approved:

Adopted: _________________, 2019          _____________________, 2019

________________________________________

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

_______________________________

Devon Reid, City Clerk

Michelle L. Masoncup, Corporation
Counsel

~4~
To: Honorable Mayor and Members of the City Council  
From: Michelle L. Masoncup, Corporation Counsel  
Johanna Leonard, Community Development Director  
Sarah Flax, Housing and Grants Manager  
Subject: Resolution 36-R-19 – Deed in Lieu of Foreclosure of 1805 Church Street  
Date: April 22, 2019  

Recommended Action:
Staff recommends City Council approval of Resolution 36-R-19 Authorizing the City Manager to Execute a Deed in Lieu of Foreclosure Agreement for the Acquisition of a Vacant Lot Located at 1805 Church Street in Evanston, Illinois. This property at the corner of Church Street and Darrow Avenue has been identified as a development site for affordable or mixed income housing. It is adjacent to two parcels owned by the City, 1708 and 1710 Darrow Avenue.  

Livability Benefits:
Built Environment: Support housing affordability, and provide compact and complete streets and neighborhoods;  

Equity & Empowerment: Ensure equitable access to community benefits, support quality human service programs, and support poverty prevention and alleviation.  

Summary:
City Council approved Resolution 73-R-16 Authorizing the City Manager to Participate in the Cook County No Cash Bid Program to Acquire Property for Redevelopment. 1805 Church Street was one of thirteen properties approved for that program by Cook County in 2017; a certificate of purchase was received from Cook County for 1805 Church Street on March 20, 2018. Because the City had a number of liens on the property, it was determined that acquiring the property through a deed in lieu of foreclosure would be faster and require fewer legal services than the No Cash Bid process used for properties without City liens. Denzin Soltanzadeh LLC negotiated the attached Deed in Lieu of Foreclosure Agreement with the property owner. All unpaid property taxes, fees and fines have been released; however, Chevron’s lien for the cost of environmental remediation of the site remains in place. The City has no personal liability for the debt but Chevron would likely want partial or full payment to clear title for sale and development.
The development site resulting from combining 1805 Church Street with two City owned lots north of the site, 1708 and 1710 Darrow, is 16,873 square feet in total. The lots are currently zoned B2 Business and governed by the West Evanston Master Plan and its oWE West Evanston Zoning Overlay. Zoning regulations call for a mixed use building with ground-floor commercial uses and affordable or mixed income housing above, 2-3 stories in height, or an iconic building with maximum two stories occupied by a religious assembly, or community, civic or cultural use. Additional detail is attached.

The site is ideal for a building with 7,650 square feet of commercial uses, approximately 17 parking spaces, and 8 dwelling units within 12,750 square feet on each of the second and third floors for a total of 16 dwelling units. Staff recommends review of any proposal based on the zoning requirements, current market, and construction costs.

Attachments:

- Development Site Zoning - 1805 Church Street and 1708-1710 Darrow Avenue
- Resolution 36-R-19 Authorizing the City Manager to Execute a Deed in Lieu of Foreclosure Agreement for the Acquisition of a Vacant Lot Located at 1805 Church Street in Evanston, Illinois
- Exhibit A - Agreement for Deed in Lieu of Foreclosure
- Exhibit B - Quit Claim Deed for 1805 Church Street
Development Site Zoning – 1805 Church Street and 1708-1710 Darrow Avenue

Two city residential lots, vacant gas station site: 1805 Church St. & 1708-1710 Darrow Ave.
B2 & oWE – WE7 Lot size 16,873

oWE requires Plan Commission review prior to DAPR approval for building +20k sq ft or +24 units. Mixed Use or Iconic Building required (iconic has very limited uses allowed; likely not picked). No maximum number of dwelling units.

Mixed Use – ground floor commercial and commercial/office/residential on upper floors, building located close to street, glass storefronts along street, parking in rear.
- 15’ min-20’ max setbacks on Darrow
- 5’ min-10’ max setback on Church
- Build along min 95% of front property line within setbacks
- 5’ side and rear yard setbacks
- No max FAR
- Max impervious 90% + 5% semi-pervious lot coverage
- Parking in rear only
- No curb cut allowed
- 2 stories min – 3 stories max (47’); ground floor minimum 15’ tall

Iconic Building – Unique building style, only allowed for religious/cultural/community/civic/library uses.
- 5’ min-25’ max setbacks on Church and Darrow
- 5’ side and rear yard setbacks
- No max FAR
- Max impervious 60% +20% semi-pervious lot coverage
- Parking in rear and side yard; not within front or corner side yard min/max setback zones
- 2 stories or 30’ max; ground floor minimum 15’ tall

Development will likely be for Mixed Use building:
- With setbacks, max 12,750 sq ft building footprint (85’ x 150’) including enclosed parking
- Up to 38,250 sq ft building if 3 stories (2 stories min) where 33,150 sq ft excluding parking
  Or
- With setbacks and open parking, max 7,650 sq ft building footprint (85’ x 90’)
- Up to 22,950 sq ft building if 3 stories (2 stories min)
- Includes rear parking lot for 16 vehicles + 1 ADA space; drive aisle and alley access
  Or
- With setbacks and unenclosed parking with 2nd/3rd floors cantilevered over rear parking, first floor is 7,650 sq ft plus the parking and remaining floors have 12,750 sq ft footprint
- Up to 33,150 sq ft building if 3 stories (2 stories min)
- Includes roofed but unenclosed parking for 16 vehicles + 1 ADA space; drive aisle and alley access

- Maximum development potential: ground floor 7,650 sq ft retail/service uses and 17 parking spaces roofed not enclosed. Then 2 additional floors of residential with 8 units each (average 1,250 sq ft unit size) with one parking space per dwelling unit. No retail parking spaces. Parking is the limiting factor – with 1 space per dwelling unit a reasonable parking variation is needed.
A RESOLUTION

Authorizing the City Manager to Execute a Deed in Lieu of Foreclosure Agreement for the Acquisition of a Vacant Lot Located at 1805 Church Street in Evanston, Illinois

WHEREAS, the City of Evanston wishes to acquire a vacant lot at 1805 Church Street, Evanston, Illinois, (“The Subject Property”), and legally described as:

The South 106.00 feet of lots 9 and 10 in block 3 in Merril Ladd's second addition to Evanston, said addition being a subdivision of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of section 13, Township 41 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois; and

WHEREAS, the City seeks to utilize the Subject Property at a later date for affordable housing and other development opportunities; and

WHEREAS, the City Council hereby finds and determines that the best interests of the City of Evanston and its residents will be served by acquiring the aforesaid Subject Property, on terms consistent with the Deed in Lieu of Foreclosure Agreement, attached hereto as Exhibit A and incorporated herein by reference (hereinafter, the “Agreement”); and

NOW BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The City Manager or his designee is hereby authorized to acquire the vacant lot located at 1805 Church Street, Evanston, Illinois based on the terms set forth in the Deed in Lieu of Foreclosure Agreement.
SECTION 2: The City Manager is hereby authorized and directed to negotiate any additional conditions of said agreement to close the purchase transaction as he may be determine to be in the best interests of the City.

SECTION 3: This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

_______________________________
Stephen H. Hagerty, Mayor

Attest:
Devon Reid, City Clerk

Adopted: _________________, 2019

Approved as to form:
Michelle L. Masoncup, Corporation Counsel
EXHIBIT A

DEED IN LIEU OF FORECLOSURE AGREEMENT
AGREEMENT FOR DEED IN LIEU OF FORECLOSURE

This Agreement is made and entered into this _____ day of ______________, 2019 (“Effective Date”), by and between the City of Evanston, a home rule Illinois municipality and body corporate and politic (hereinafter “the City”) and E-Town Community Ventures, LLC, a dissolved Illinois limited liability company (hereinafter “Owner”).

Recitals

WHEREAS, the City is a home rule municipality in Cook County, Illinois;

WHEREAS, Owner holds fee simple title to the property legally described in Exhibit A hereto and commonly known as 1805 Church Street, Evanston, Illinois 60201(collectively, the “Property”):

WHEREAS, the City holds the following liens on the Property, securing the following judgment debts and costs owed by the Owner (collectively, “Liens”):

1. Judgment lien recorded May 24, 2006 as document 0614456136, in favor of the City of Evanston, against E-Town Community Ventures in the amount of $150.00.

2. Judgment lien recorded November 17, 2008 as document 0614456136, in favor of the City of Evanston, against E-Town Community Ventures in the amount of $150.00.

3. Judgment lien recorded June 6, 2012 as document 1215856014, in favor of the City of Evanston, against E-Town Community Ventures in the amount of $300.00.

4. Judgment lien recorded November 8, 2012 as document 1301450014, in favor of the City of Evanston, against E-Town Community Ventures in the amount of $800.00.

WHEREAS, City intended to foreclose on the Liens, but in order to avoid the time and expense of a foreclosure suit, to minimize further financial losses to the Parties, and to expedite the orderly transfer of ownership of the Property from the Owner to City, the Parties agree to a conveyance of the Property to City in lieu of foreclosure, subject to the terms and conditions set forth herein; and

WHEREAS, City intends to hold the property for future development that will advance the City’s goals for affordable housing, as set forth below;

NOW THEREFORE, the Parties agree as follows:

Agreement

1. Recitals. All above-stated recitals are incorporated by reference herein.
2. **Conveyance of Property.** Subject to the terms and conditions in this Agreement, the City will accept and record a Quit Claim Deed from the Owner (“Deed”), substantially in the form of Exhibit B to this Agreement, conveying the Property to the City in lieu of foreclosing the Liens, and in exchange for the full release and satisfaction of the Liens.

3. **City Obligations.** In consideration for Owner’s conveyance in lieu of foreclosure, the City will:

   a. Pay or otherwise resolve all recorded fees;
   
   b. Pay all City-approved closing costs, including but not limited to title policy premiums, surveys, Phase I environmental assessments, etc.;
   
   c. Make best efforts to redevelop the Property, along with the adjacent City-owned property, for affordable housing;
   
   d. Require the City-approved developer of the Property to utilize local labor in any construction and contracting work on the Property;

Use proceeds from the sale of the Property to pay a negotiated amount to Chevron Environmental Management Company in exchange for the release of its remediation lien recorded May 29, 2015 as Document No. 1514956032, and assigned to Chevron Environmental Management Company on June 29, 2014 as Document No. 1518044060;

4. **Owner Obligations.** In addition to other obligations set forth herein, Owner will execute and/or provide to the City any and all documents necessary to clear title encumbrances, as identified on the Chicago Title ALTA Commitment No. 19GSC006218LP, attached hereto as Exhibit C.

5. **Owner Acknowledgment and Representation.** Owner acknowledges that the fair market value of the Property may exceed the value of Liens, and nevertheless Owner believes and represents that the deed in lieu of foreclosure conveyance set for the herein is a reasonable, intended and voluntary act.

6. **Closing.** Closing shall take the following form:

   a. Owner shall mail an original, notarized copy of the following documents to Denzin Soltanzadeh LLC, 190 South LaSalle, Ste. 2160, Chicago Illinois 60603: 1) this Deed in Lieu of Foreclosure Agreement; 2) the attached Quit Claim Deed; and 3) title clearance documents provided to Owner by the City (collectively “Closing Documents”); and
   
   b. City provides Owner written acknowledgement that the City has: 1) received all necessary Closing Documents; and 2) accepted the Property conveyance.
7. *Time is of the Essence.* This Agreement shall become null and void and of no further force or effect in the event that the obligations of either Party set forth herein are not fully met and the conveyance closed within thirty (30) days of the date of this Agreement.

8. *Counterparts.* The Parties agree that this Agreement may be executed in multiple counterparts, which may be signed and delivered separately.

9. *Successors and Assigns.* This Agreement shall be binding on the heirs, administrators, executors, and assigns of the respective parties hereto.

10. *Hold Harmless.* Pursuant to 735 ILCS 5/15-1401, the City relieves and holds the Owner harmless from any and all personal liability with respect to said Liens, including but not limited to any liability on the part of the Owner to pay the costs incurred by the City which are described in, and secured by, the Liens recorded against the Property.

11. *Condition of Property.* THE CITY ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN “AS IS” CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. The City acknowledges that Owner, its agents and representatives have not made, and the Owner specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the Property condition or use.

12. *Termination.* Either Party may terminate this Agreement at any time prior to Closing.

13. *Remedies.* If either Party defaults in the performance of this Agreement, the non-defaulting Party’s sole and exclusive remedy shall be to either: (i) terminate this Agreement; or (ii) pursue specific performance, at the non-breaching party’s discretion.

14. *Attorney Review.* Purchaser’s execution of this Agreement shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain and consult with legal counsel regarding the Agreement and the Exhibits attached hereto. Further, the terms of the Agreement are not to be construed against any party because that party drafted the Agreement or construed in favor of any Party because that Party failed to understand the legal effect of the provisions of the Agreement.

[Remainder Left Blank]
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year set forth above (the “Effective Date”).

CITY OF EVANSTON

______________________________
By: ____________________________

______________________________
By: Mr. Daniel Cheifetz

E-TOWN COMMUNITY VENTURES

Prepared by and Return to:
Brent O. Denzin
Denzin Soltanzadeh LLC
190 S. LaSalle St., Suite 2160
Chicago, Illinois 60603
bdenzin@denzinlaw.com
EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 106.00 FEET OF LOTS 9 AND 10 IN BLOCK 3 IN MERRIL LADD'S SECOND ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1805 Church St., Evanston, IL
PIN: 10-13-220-035-0000
EXHIBIT B

FORM OF DEED
THE GRANTOR, **E-Town Community Ventures**, for and in consideration of the full satisfaction and release of, and in lieu of any foreclosure action taken with respect to, any and all lien(s) held by Grantee relating to the real property conveyed herein, CONVEYS AND QUIT CLAIMS to:

**City of Evanston**, of

2100 Ridge Ave., Evanston, Illinois 60201

a home rule municipality and body politic under the laws of the State of Illinois ("GRANTEE"), all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 106.00 FEET OF LOTS 9 AND 10 IN BLOCK 3 IN MERRIL LADD'S SECOND ADDITION TO EVANSTON, SAID ADDITION BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1805 Church St., Evanston, IL
PIN: 10-13-220-035-0000

SUBJECT TO: covenants, conditions, restrictions and easements of record, and all general real estate taxes and assessments.

[Remainder of page intentionally left blank]
In Witness Whereof, said Grantor has caused this instrument to be duly executed in its name and
behalf this _____ day of ______________, 2019.

GRANTOR:

By: __________________________________________

Its: __________________________________________

State of Illinois )
County of Cook )ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Daniel Cheifetz, personally known to me to be the same persons whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed,
sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein
set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this _____ day of ______________, 2019

__________________________________
NOTARY PUBLIC

COOK COUNTY-ILLINOIS TRANSFER STAMP:

NAME and ADDRESS OF PREPARER

Brent O. Denzin
Denzin Soltanzadeh, LLC
190 S. LaSalle St., Ste. 2160
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS
200/31-45, PARAGRAPH (b), REAL ESTATE
TRANSFER ACT

DATE:

Signature of Buyer, Seller or Representative
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated ____________________________
Signature: _____________________________________
Grantor or Agent

SUBSCRIBED and SWORN to before me
this ___ day of ________________, 2019.
__________________________________
NOTARY PUBLIC

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated ____________________________
Signature: _____________________________________
Grantee or Agent

SUBSCRIBED and SWORN to before me
this ___ day of ________________, 2019.
__________________________________
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)
To: Honorable Mayor and Members of the City Council
   Administration and Public Works Committee

From: Johanna Leonard, Community Development Director
      Michelle Masoncup, Corporation Counsel
      Sarah Flax, Housing and Grants Manager

Subject: Ordinance 36-O-19 Authorizing the City Manager to Negotiate the Sale of
   City-Owned Real Property at 1824 Emerson Street

Date: April 15, 2019

Recommended Action:
Staff recommends adoption of Ordinance 36-O-19 authorizing the City Manager to negotiate the sale of City-owned property at 1824 Emerson Street to Evanston Township High School (“ETHS”) in conformance with the terms of the Intergovernmental Agreement (“IGA”) between the City of Evanston and Evanston Township High School for the Geometry in Construction class.

Funding Source:
NA

Livability Benefits:
Built Environment: Support housing affordability, and provide compact and complete streets and neighborhoods;

   Equity & Empowerment: Ensure equitable access to community benefits, support quality human service programs, and support poverty prevention and alleviation.

Summary:
Ordinance 36-O-19 authorizes the City Manager to negotiate the sale of 1824 Emerson Street to ETHS. The property will be the site for the single family home constructed by ETHS according to the IGA. Ordinance 36-O-19 is necessary to follow the procedural requirements outlined for the sale of City real property per Section 1-17-4-2 of the City Code. Pending approval of 36-O-19 on May 13, Ordinance 37-O-19, authorizing the sale of the property to ETHS will be introduced on May 28 and for action on June 10.
ETHS students and staff will construct a single family home in the Geometry In Construction program during the 2019-2020 school year that will be moved to 1824 Emerson Street in early summer 2020 where interior construction will be completed by licensed contractors. Community Partners for Affordable Housing (“CPAH”) will sell the home to an income eligible household per the IGA. Income eligible employees of Evanston Township High School and the City of Evanston will be prioritized for purchase of the property.

**Attachment:**
Ordinance 36-O-19
AN ORDINANCE

Authorizing the City Manager to Negotiate the Sale of City-Owned Real Property Located at 1824 Emerson Street

WHEREAS, on February 11, 2019, the City acquired a residential property located at 1824 Emerson Street (the "Subject Property") through foreclosure of a municipal lien; and

WHEREAS, the Subject Property was acquired to be the future site of a residential home designed and constructed by high school students through the course "Geometry in Construction" at the Evanston Township High School; and

WHEREAS, in conformance with the Intergovernmental Agreement between the City of Evanston and the Evanston Township High School District No. 202 regarding the Affordable Housing Agreement, dated June 26, 2018, which establishes the City’s role in the program to identify and acquire the lots to be used for affordable housing; and

WHEREAS, the City Council finds the best interests of the City are served by selling this property to ETHS and providing safe and affordable housing in the City of Evanston and providing opportunities for ETHS students to learn hands-on skills; and

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: the City Manager is hereby authorized and directed to negotiate the sale of the City’s interests in the Subject Property.
SECTION 2: Pursuant to Subsection 1-17-4-2-(B) of the Evanston City Code, 2012, as amended (the “City Code”), an affirmative vote of two-thirds (2/3) of the elected Aldermen is required to accept the recommendation of the City Manager on the negotiation authorized herein. The City reserves the right to reject any and all negotiations.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 5: If any provision of this Ordinance or application thereof is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid application of this Ordinance is severable.

Ayes: ______________
Nays: ______________
Introduced:_______________, 2019  Approved:
Adopted:_______________, 2019  _________________________, 2019

__________________________
Stephen H. Hagerty, Mayor

Attest:  Approved as to form:

__________________________
Devon Reid, City Clerk  Michelle L. Masoncup, Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION

THE EAST 16 AND 2/3 FEET OF LOT 1 AND THE WEST 16 AND 2/3 FEET OF LOT 2 IN BLOCK 2 IN MERILL LADD'S SECOND ADDITION TO EVANSTON IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1824 Emerson St., Evanston, IL 60201

PERMANENT INDEX NUMBERS: 10-13-214-002-0000
Memorandum

To: Honorable Mayor and Members of the City Council

From: Erika Storlie, Assistant City Manager/Administrative Services Director
       Jill Velan, Parking Division Manager

Subject: Parking Updates

Date: April 26, 2019

Recommended Action
Staff will provide an update on several parking initiatives that have been implemented over the last several months.
Memorandum

To: Honorable Mayor and Members of the City Council

From: Erika Storlie, Assistant City Manager/Administrative Services Director
      Jill Velan, Parking Division Manager

Subject: Ordinance 31-O-19, Amending Various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones”

Date: April 26, 2019

Recommended Action:
Staff recommends City Council adoption of Ordinance 31-0-19, amending various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones” changing the maximum time allowed at meters and surface lots by location. These changes will allow for four-hour limits on on-street parking in certain areas after 5pm and four-hour maximum parking all day in select surface parking lots.

Funding Source:
Revenue 505.19.7005.53250 - Parking Meter Revenue

Livability Benefit:

Summary:
Over the last several months the Transportation/Parking Committee has been discussing the diverse parking needs of several business districts outside of downtown Evanston. These districts do not have access to a City parking garage, but still have a need for long-term customer and employee parking. In response to the needs of the business owners staff is proposing the following changes.

Ordinance 31-O-19 will allow for hourly surface parking lots to be increased to a four hour limit. Secondary meter streets (at least one block off the storefront area) will be changed from two hour to four hour parking with some locations being recommended for long-term parking.
Additionally, the areas outside of downtown that are currently two hour on-street parking areas, will now allow for four-hour parking after 5:00 pm. Once adopted, this change will be implemented immediately on the ParkEvanston App and the Pay Stations.

In areas where the deteriorating single space meters have not yet been replaced staff is uncertain as to whether or not the vendor can successfully implement this change. In these locations, parkers will be able to pay for four hours by returning to the meters to pay after the initial 2 hours have elapsed or parkers paying via the app will have the ability to pay for the full 4 hours upfront. Once the meters are replaced in the future these bugs will be rectified.

Ordinance 31-O-19 is aimed at providing several parking options in Evanston’s business areas. Each area is unique and has a variety of different parking needs. Staff will continue to monitor these areas and bring an update to the City Council in the next 120 to 180 days.

Background:
Recently the City replaced approximately 800 failing single space parking meters with 80 pay stations. These new pay stations use a pay by plate technology, allowing the parker to enter their license plate number in lieu of a space number. The City had previously been piloting the pay by plate machines on the 1500-1700 blocks of Sherman Avenue since November 2017. The new technology has more flexibility in programming which includes a no repark feature which was set in accordance with the City Code restrictions of a two hour parking limit per block. Each block has a unique zone number allowing a vehicle to be parked on a block for up to two hours in each zone (block).

Since the deployment of the pay stations it has come to Staff’s attention that there are several areas where the previous parking meters were being utilized outside the limits of the City Code. Because of this several business owners have raised concerns with the City about the need for increased time limits in some metered areas.

Attachments:
Ordinance 31-0-19
AN ORDINANCE

Amending Title 10, Chapter 11, Section 12 “Parking Meter Zones”

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: City Code Section 10-11-12(A), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

(A) Two (2) hour maximum parking limit at a rate of one dollar and fifty cents ($1.50) per hour, effective March 1, 2019 through December 31, 2019 and commencing on January, 2020, the rate will be two dollars ($2.00) per hour, between the hours of eight o’clock (8:00) A.M. to nine o’clock (9:00) P.M. Monday through Saturday and one o’clock (1:00) P.M. to nine o’clock (9:00) P.M. on Sundays:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Side Of Street</th>
<th>Block Or Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benson Avenue</td>
<td>East, Both</td>
<td>Church Street to University Place, Clark Street</td>
</tr>
<tr>
<td>Chicago Avenue</td>
<td>Both</td>
<td>Grove Street to Church Street</td>
</tr>
<tr>
<td>Church Street</td>
<td>North, South</td>
<td>Hinman Avenue to Oak Street</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>Elmwood Avenue to Oak Street</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>Benson Avenue to Maple Avenue</td>
</tr>
<tr>
<td>Clark Street</td>
<td>Both</td>
<td>Orrington Sherman Avenue to Benson Avenue</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Benson to Maple Avenue</td>
</tr>
<tr>
<td>Davis Street</td>
<td>Both</td>
<td>Hinman Avenue to Maple Avenue</td>
</tr>
<tr>
<td></td>
<td>Both</td>
<td>Maple Avenue to Ridge Avenue*</td>
</tr>
<tr>
<td>Elgin Road</td>
<td>Both</td>
<td>Orrington Avenue to Benson Avenue</td>
</tr>
<tr>
<td>Elmwood Avenue</td>
<td>East</td>
<td>Grove Street to Davis Street</td>
</tr>
</tbody>
</table>
Grove Street  Both  Chicago Avenue to Maple Avenue

Hinman Avenue  West  Davis Street to first alley south*

Lake Street  North  Sherman Avenue to first west alley*

Maple Avenue  Both  Grove Street to Church Street*

Oak Avenue  East  Davis Street to Church Street*

West  Davis Street to alley north*

Orrington  West  Davis Street to Church Street

East  Church Street to Clark Street

Sherman Avenue  Both  Lake Street to Davis Street

East  Davis Street to Church Street Greenwood Street to Lake Street*

Both  Church Street to University Place

University Place  South  East Railroad to Maple Avenue

*Meters become 4hr limit from 5-9pm

SECTION 2: City Code Section 10-11-12(B), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

(B) Two (2) Four (4) hour maximum parking limit at a rate of one dollar and fifty cents ($1.50) per hour, effective March 1, 2019 through December 31, 2019 and commencing on January 1, 2020, the rate will be two dollars ($2.00) per hour, between the hours of eight o’clock (8:00) A.M. to nine o’clock (9:00) P.M. Monday through Saturday and one o’clock (1:00) P.M. to nine o’clock (9:00) P.M. on Sundays:

SCHEDULE XII (B):

| Benson Avenue | Both | Clark Street to University Place |
| Central Street | South | First 3 spaces East of Ewing |
| Chicago Avenue** | Both West | Church Street to Clark Street Sheridan Rd |
**SECTION 3:** City Code Section 10-11-12(C), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

(C) Two (2) hour maximum parking limit at rate of one dollar and fifty cents ($1.50) per hour, effective March 1, 2019 through December 31, 2019 and commencing on January 1, 2020, the rate will be two dollars ($2.00) per hour, between the hours of eight o’clock (8:00) A.M. to nine o’clock (9:00) P.M. Monday through Saturday and one o’clock (1:00) P.M. to nine o’clock (9:00) P.M. on Sundays:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Side Of Street</th>
<th>Block Or Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chicago Avenue</td>
<td>West</td>
<td>From Hamilton, first 5 spaces North</td>
</tr>
<tr>
<td>Church Street</td>
<td>North</td>
<td>Chicago Avenue to Hinman Avenue</td>
</tr>
<tr>
<td>Clark Street</td>
<td>Both</td>
<td>Chicago Avenue Sherman Avenue to Orrington Avenue</td>
</tr>
<tr>
<td>Custer Street</td>
<td>West</td>
<td>Main Street to Washington Street</td>
</tr>
<tr>
<td>Elmwood Avenue</td>
<td>East</td>
<td>Grove Street to Davis Street</td>
</tr>
<tr>
<td>Dempster</td>
<td>North</td>
<td>Elmwood Avenue to first alley West of Elmwood Avenue</td>
</tr>
<tr>
<td>Sherman Ave</td>
<td>EastWest</td>
<td>Greenwood Street to Lake Street Dempster Street to first driveway South of Dempster Street</td>
</tr>
<tr>
<td>Washington Street</td>
<td>Both</td>
<td>Chicago Avenue to Custer Street</td>
</tr>
</tbody>
</table>

**Overnight Parking Permitted**

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SCHEDULE XII (C): PARKING METER ZONES

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Side Of Street</th>
<th>Block Or Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broadway</td>
<td>East</td>
<td>Central Street to Chancellor</td>
</tr>
<tr>
<td>Central Street</td>
<td>Both</td>
<td>Eastwood Avenue to Broadway Avenue Ewing to Central Park</td>
</tr>
<tr>
<td></td>
<td>North</td>
<td>Green Bay Road to Stewart Avenue</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>Green Bay Road to Hartrey Avenue</td>
</tr>
<tr>
<td>Chicago Avenue</td>
<td>East</td>
<td>Keeney Street to From Kedzie Street South to 705 Chicago Avenue</td>
</tr>
<tr>
<td></td>
<td>Both</td>
<td>Kedzie Street to Greenleaf</td>
</tr>
<tr>
<td>Street Name</td>
<td>Side Of Street</td>
<td>Block Or Blocks</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td>Benson Avenue</td>
<td>East</td>
<td>1721 Benson Avenue</td>
</tr>
</tbody>
</table>

**SECTION 4:** City Code Section 10-11-12(D), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

(D) Twenty (20) minutes at fifty cents ($0.50) fifty cents ($0.50), effective March 1, 2019 through December 31, 2019 and commencing on January 1, 2020, the rate will be Fifteen (15) minutes at fifty cents ($0.50):
SECTION 5: City Code Section 10-11-12(F), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

(F) Twenty (20) minutes at fifty cents ($.50) fifty cents ($.50), effective March 1, 2019 through December 31, 2019 and commencing on January 1, 2020, the rate will be Fifteen (15) minutes at fifty cents ($.50) Twelve (12) hour maximum parking limit at rate of fifty cents ($0.50) per hour:

SCHEDULE XII (F):

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Side Of Street</th>
<th>Block Or Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chicago Avenue</td>
<td>East</td>
<td>From Keeney North to 635 Chicago Avenue</td>
</tr>
<tr>
<td>Clark Street</td>
<td>South</td>
<td>Ridge Avenue to Oak</td>
</tr>
<tr>
<td>Elgin Road</td>
<td>Both</td>
<td>Orrington Avenue to Benson Avenue</td>
</tr>
<tr>
<td>Oak Avenue</td>
<td>West</td>
<td>Church Street to alley south</td>
</tr>
<tr>
<td>Oak Avenue</td>
<td>Both</td>
<td>Church Street north to the dead end</td>
</tr>
<tr>
<td>Washington Street</td>
<td>Both</td>
<td>Chicago Avenue to Custer</td>
</tr>
</tbody>
</table>
SECTION 6: Schedule XII, “Parking Meter Zones,” of Section 10-11-12(H), of the Evanston City Code of 2012, as amended, is hereby further amended to read as follows:

<table>
<thead>
<tr>
<th>SCHEDULE XII (H):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lot #3, 1700 block, Chicago Avenue:</td>
<td></td>
</tr>
</tbody>
</table>
| 71 meters | 1. $1.50 per hour effective March 1, 2019 through December 31, 2019  
  2. $2.00 per hour effective January 1, 2020  
  Maximum limit, 24 hours  
  8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays  
  Overnight Parking Permitted |
|  |
| Parking lot #4, 2101-2121 Central Street: |  |
| 47 meters | 1. $1.50 per hour effective March 1, 2019 through December 31, 2019  
  2. $2.00 per hour effective January 1, 2020  
  Maximum limit, 48 hours  
  8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays |
|  |
| Parking lot #14, lower level of Best Western—1501 Sherman Avenue: |  |
| 2835 meters | $1.50 per hour effective March 1, 2019 through December 31, 2019  
  $2.00 per hour effective January 1, 2020  
  Maximum limit, 24 hours  
  8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays |
|  |
| Parking lot #15, behind 716 Main Street: |  |
| 10295 meters | 1. $1.50 per hour effective March 1, 2019 through December 31, 2019  
  2. $2.00 per hour effective January 1, 2020  
  Maximum limit, 24 hours  
  5:00 p.m. to 9:00 p.m. |
<table>
<thead>
<tr>
<th>Parking Lot</th>
<th>Dimensions</th>
<th>Rates</th>
<th>Operating Hours</th>
<th>Additional Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>#19 1700/1800 Benson Avenue (69 meters)</td>
<td>69 meters</td>
<td>$1.00 per hour</td>
<td>8:00 to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays</td>
<td>Maximum limit, 24 hours</td>
</tr>
</tbody>
</table>
| #24, 727 Main Street | 30 meters | $1.50 per hour effective March 1, 2019 through December 31, 2019  
2. $2.00 per hour effective January 1, 2020  
$0.50 per hour | 8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays | Maximum limit, 24 hours |
| #27, 1621 Oak Avenue | 34 meters | $1.50 per hour effective March 1, 2019 through December 31, 2019  
2. $2.00 per hour effective January 1, 2020  
$0.50 per hour | 8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays | Maximum limit, 24 hours |
| #60, 1234 Chicago Avenue | 20 meters | $1.50 per hour effective March 1, 2019 through December 31, 2019  
2. $2.00 per hour effective January 1, 2020  
$0.50 per hour | 8:00 a.m. to 9:00 p.m. Monday through Saturday and 1:00 p.m. to 9:00 p.m. on Sundays | Maximum limit, 24 hours |
SECTION 7: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: This Ordinance 31-O-19 shall be in full force and effect on June 1, 2019, after its passage, approval, and publication in the manner provided by law.

SECTION 10: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

Introduced: _________________, 2019

Approved:

Adopted: _________________, 2019  ____________________________, 2019

_______________________________
Stephen H. Hagerty, Mayor

Attest:                         Approved as to form:

_______________________________
Devon Reid, City Clerk          Michelle L. Masoncup, Corporation Counsel

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Memorandum

To: Honorable Mayor and Members of the City Council

From: Wally Bobkiewicz, City Manager
      Kate Lewis-Lakin, Budget Coordinator
      James Hurley, Management Analyst

Subject: 2019-2020 City Council Goals

Date: April 29, 2019

Recommended Action:
Staff recommends City Council approval of the 2019-2020 City Council goals document, which outlines the definitions, metrics, and city-wide projects for each goal.

Livability Benefits:

Summary:
On February 12, 2019, the City Council began discussions on goals for 2019-2020. These goals are:

- Invest in City Infrastructure and Facilities
- Stabilize Long-Term City Financing
- Enhance Community Development and Job Creation Citywide
- Expand Affordable Housing Options
- Ensure Equity in All City Operations

During March and April, each of the five City Council goals were discussed at public meetings. Staff has taken the results of those discussions to create the document attached for City Council approval.

The City Council goals outline definitions, metrics, and city-wide projects for each of the goals. The goals incorporate ongoing City plans and initiatives including but not limited to the Climate Action Resilience Plan (CARP), Complete and Green Streets policy, STAR and LEED metrics. Staff will utilize this document to guide and track our progress through 2020. This document will also be posted on the City’s website in a formatted version for the public to review.

Attachment:
2019-2020 City Council Goals
2019-2020 City Council Goals
Goal: Invest in City Infrastructure and Facilities

Long-Range Capital Planning
Definition: Create annual and 5-year capital improvement plans that address infrastructure and facility needs across the City.
Metrics: % of water main, sewer, and roadway systems replaced on annual basis

Develop Community Support and Fundraising Groups for City Facilities
Definition: Seek opportunities to create new and expand existing foundations to support City facilities. Existing groups include Friends of Levy Senior Center, Friends of Robert Crown, Friends of Libraries, and Friends of Parks. Create one new group in 2019 and two new groups in 2020.
Metric: New groups created annually, money raised to support facilities annually

Proactive Facility Maintenance
Definition: Develop 5-year facility maintenance and replacement plans for Civic Center, Police/Fire Headquarters, and Levy Center.
Metrics: Downtime of facility systems, maintenance repair costs, energy expenses by facility, ratio of maintenance costs to facility asset value, # of work order requests and response times.

Investment in City Fleet
Definition: Improve adherence to life-cycle replacement of City vehicles. Implement lease and lease-to-own programs for earlier replacement of City vehicles.
Metrics: Vehicle downtime, ratio of maintenance costs to vehicle purchase costs, % of vehicles replaced pursuant to vehicle replacement plan.

Projects:
- Robert Crown Community Center
- Treated water storage facility
- Creation of facility condition scorecard
- Civic Center needs assessment
- Phased implementation of lease program for new City vehicles
Goal: Stabilize Long-Term City Finances

Expand Revenue Base
Definition: Expand revenue base through smart economic development.
Metrics: Sales tax, use tax, liquor tax revenue

Diversify Revenue Sources
Definition: Expand revenue collection opportunities through taxes and fees that address new economic activity.
Metrics: Revenue collected from new kinds of taxes and fees

Responsible Management of City Assets
Definition: Analyze current City assets and best opportunities for sale
Metrics: % change in city-wide facility maintenance expenses, % change in city-wide facility asset value

Long-Range Citywide Financial Planning
Definition: Pursue strategies that will allow the City to continue funding long-term obligations.
Identify capital projects with alternate, non-debt funding strategies available. Develop and monitor 5-year expense and revenue projection.
Metrics: Fund balance, Bond rating, Police and Fire pension funding ratios

Projects:
Historical analysis of property tax trends
Annual review of taxes and fees to reflect economic environment and competitiveness
Inclusion of long-range financial projections and planning in 2020 budget document
2-year budget for 2020 and 2021
Expand Job and Career Creation Opportunities
Definition: Support the growth of high-quality educational and training programs to meet employment needs of the business community
Metrics:
- Number of participants who complete job training and assistance programs to address the education and training needs of emerging, existing and growing targeted industries
- Total reinvestment of Social Enterprises and private businesses to create local employment opportunities
- Total subsidies in support of workforce development training and job placement

Expand Economic Opportunity
Definition: Create lasting economic stability and security, support business retention and development, and mix of businesses that suit the community and respond to its needs
Metrics:
- Number of businesses recognized by Sustain Evanston Business Recognition Program
- Difference in median earnings of males and females
- Income per capita amongst identified sociocultural groups
- Income per capita by zip code

Climate Action and Resilience
Definition: Support CARP goals for carbon neutrality, zero waste, and 100% renewable electricity
Metrics:
- Total energy consumed in applicable units
- Total megawatt hours (MWh) of renewable energy supplied to Evanston customers
- Total weight of material disposed of by month and type
  - Total weight of material diverted from landfills by month
- Number of electric vehicles registered in Evanston

Expand Transportation & Mobility
Definition: Promote diverse transportation modes, including walking, biking, and public transit, that are safe, low-cost, and reduce vehicle miles traveled
Metrics:
- Number of trips made by walking, bicycling, and public transit
- Number of Transportation Network Provider occupants per vehicle trip by type
- Availability of low-cost transit options, including:
  - Accessible transit stops and bus shelters by race and income
  - Weekday, week night, and weekend transit service by race and income
  - Bicycle infrastructure by race and income

Improve Built Environment
Definition: Encourage compact and mixed use development, high level of connectivity within the city or community and encourage walking, biking, and transit use
Metrics:
a) Percentage of new residential units located within Transit Oriented Development areas
b) Percentage of households of low to moderate income or minority status within one mile of a full-service grocery store

Projects:
Purple Line Modernization
Investment in electric vehicle charging infrastructure
Adoption of net zero emissions building codes
Community Work Program
CARP
MEAC workforce development training
Sustain Evanston Business Recognition Program
Goal: Expand Affordable Housing Options

Expand the Supply of Affordable Housing
Definition: Increase the number of rental units restricted for households with incomes ≤ 80% of the area median
Metrics: Number of units constructed, acquired and rehabbed, and converted from ownership to rental with Land Use Restriction Agreements (LURA) for ten or more years

Build Economically and Racially Integrated Neighborhoods
Definition: Increase the availability of rental units affordable to households with incomes ≤ 80% of the area median and for-sale units affordable to households with incomes ≤ 120% of the area median in high cost neighborhoods
Metrics:
  a) Number of affordable units generated by the inclusionary housing ordinance
  b) Number of accessory dwelling units newly registered for rental

Preserve and Improve Existing Affordable Housing
Definition: Provide financing to rehab homes to address code and life safety violations, and improve energy and water efficiency that are owned or rented to households with incomes ≤ 80% of the area median income
Metrics: Number of housing units rehabbed or weatherized, or mitigated lead hazards or mold

Expand Resources for Affordable Housing
Definition: Identify new sources for the Affordable Housing Fund, invest Affordable Housing Fund, HOME, and CDBG dollars, and City-owned land in projects that leverage external resources; assess CDBG Section 108 Loan program; seek private grant funding from foundations whose missions include affordable, equitable and healthy homes
Metrics:
  a) New sources of dollars generated and approved for the Affordable Housing Fund
  b) Revenues from existing sources committed and received for the Affordable Housing Fund
  c) Total dollar use of new tools to fund affordable housing
  d) Total grant amount to support affordable housing

Provide Housing Supports and Services to Most Vulnerable Individuals and Families
Definition: Provide rent subsidies and case management, and other needed services to Evanston’s most vulnerable residents through City programs and in partnership with external agencies
Metrics:
  a) Households receiving rent assistance and case management
  b) Households receiving other supports and services
Goal: Ensure Equity in All City Operations

Organizational Assessment
Definition: Conduct assessments across the organization in order to determine where equity can be improved in service delivery and outcomes. Recommended areas of assessment: workforce, contracting practices, organizational leadership, community access and partnership, data, metrics, and ongoing focus on improvement
Metrics: # of completed organizational assessments

Develop a Racial Equity Action Plan
Definition: Develop a racial equity guiding statement, identify results/community indicators to create outcomes, develop actions to achieve each outcome, and create performance measures for each action
Metrics: Creation of racial equity action plan by end of 2019

Training to Operationalize Equity
Definition: To advance racial equity, it is critical to build organizational capacity through training for elected officials and City staff.
Metrics: Number and percent of City officials and staff who participated in equity training

Projects:
Development of an Equity Framework
Social Services Review
Language Access Policy
Incorporation of Equity into CARP