AGENDA: WORK PLAN OVERVIEW

1) Action items
2) Activities to date
ACTION ITEMS for 4/29/2019

● Relocation Assistance Policy for Displaced Tenants
● Increasing the City’s Demolition Tax to $15K for single family and $5K per unit for multi-family
● Acquisition of 1805 Church Street through a deed in lieu of foreclosure agreement
● Authorize the City Manager to negotiate the sale of 1824 Emerson Street to ETHS for the Geometry In Construction 2019-2020 home
ACTIVITIES TO DATE – New housing opportunities

● Rental registration of Accessory Dwelling Units (ADUs)/coach houses
  ○ Amnesty program until May 31, 2019
  ○ Online at: https://arts.formstack.com/forms/accessory_dwelling_unit_rental_registration
  ○ Continue outreach via e-newsletters, rental registry list, etc.
ACTIVITIES TO DATE – New housing opportunities

● Propose text amendment to apply Inclusionary Housing Ordinance Bonuses to affordable attached ADUs
  ○ Properties proposing to legalize or add attached ADUs only allowed by zoning when compliant with density and parking
  ○ ZBA approved zoning relief subject to affordability restriction of 10 years at 80% of AMI for the additional unit
  ○ Applying IHO density and parking bonuses for the additional unit only would speed up review and approval process and result in new rent restricted units integrated in market rate housing
  ○ With Council agreement, draft text amendment to IHO bonuses for review by Plan Commission, P&D and Council
ACTIVITIES TO DATE – New housing opportunities

- Propose text amendment to Unique Use in zoning code to test small lot housing at 2122 Darrow Avenue
  - Property is a vacant double lot acquired with NSP2 funds adjacent to Twiggs Park
  - Work with Evanston Development Cooperative to develop proposal for multiple modest SF homes – missing middle
  - Planned development requirements and process infeasible
  - With Council agreement, draft text amendment to establish Small Lot Housing Unique Use for review by Plan Commission, P&D and Council
ACTIVITIES TO DATE – IHO Update

● First project covered by current IHO at 2211 Maple Ave, 15-unit development proposing 2 inclusionary units
● Two projects submitted prior to 1/1/2019, under prior IHO, electing to pay fees
  ○ APPROVED - Evanston Commons, 40-unit townhome development at Custer Avenue north of Main Street
  ○ UNDER REVIEW - Legacy, 240-unit mixed use development at 1621-1631 Chicago Avenue
ACTIVITIES TO DATE – Paths to Homeownership

● 2018-2019 Geometry In Construction house to 1729 Dodge Ave in early summer

● Homeownership and financial literacy – staff developing micro website to provide access to private market resources
  ○ Meeting with banks, financial planners, HUD certified pre-purchase counseling agencies, etc.
  ○ Homebuyer fair/workshop with Illinois Housing Development Authority and other resources
ACTIVITIES TO DATE – New Affordable Rental

● Update in May 2019 on CJE/Evergreen Real Estate IHDA LIHTC application for 60-unit affordable senior housing at 1015 Howard Street

● Community Partners for Affordable Housing IHO Waitlist:
  ○ 264 HHs currently; annual waitlist update underway
  ○ Meetings with developers – Trammell Crow and Albion – for units coming online in 2020
  ○ Re-certifications for residents at 1620 Central, 828 Noyes, 1571 Maple
ACTIVITIES TO DATE

● Landlord Rehabilitation Assistance Program
  ○ Reduce program scale to $150K; 3 projects
  ○ Test 50/50 split payments between property owner and City without escrow account
  ○ Meet with property owners to explain new program and CDBG Housing Rehab program

● Metropolitan Tenants Organization Landlord-Tenant program activities to (Oct. – March)
  ○ 137 cases; 134 tenant and 3 landlord
  ○ Maintenance, lease questions, evictions, early termination most common
  ○ 5 cases referred to Lawyers Committee for Better Housing
ACTIVITES TO DATE

● Affordable Housing Plan Steering Committee
  ○ Met on Feb 13, March 19, April 10
  ○ May & June meetings rescheduled to May 15 and June 19; agendas include Zoning and Homes for a Changing Region demographic analysis
  ○ Meeting Facilitator utilized for public meetings and overall goal/strategy development for Committee
  ○ Plan to City Council in Q1 2020
## AFFORDABLE HOUSING WORK PLAN SUMMARY

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

<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>2/04/19 Meeting</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Create new housing opportunities</strong></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>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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<td></td>
<td>Compendium review of zoning code to allow for the creation and rental of new accessory dwelling units</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<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>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>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>
<td>X</td>
<td>X</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>Presentation by Evanston Development Cooperative on 10/29/18 City Council agenda.</td>
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<td>Explore expansion of alternate housing forms including rooming houses and co-housing</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<td></td>
<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><strong>Increase affordable units in market rate developments</strong></td>
<td>Amend the Inclusionary Housing Ordinance to incentivize onsite units more effectively</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
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<td></td>
<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><strong>Expand revenues for affordable housing</strong></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>
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<td>Recommendation from HHC and staff is on the agenda for introduction.</td>
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<td>New revenue sources: fee based on building permit value on non-IHO covered development, portion of RETT for affordable housing</td>
<td>X</td>
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<td>Staff seeks direction from Council on next steps.</td>
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<td><strong>Create pathways to homeownership</strong></td>
<td>ETHS Geometry in Construction</td>
<td>X</td>
<td>X</td>
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<td></td>
<td>Ordinance 36-O-19 Authorizing the City Manager to Negotiate the Sale of 1824 Emerson Street to Evanston Township High School for the 2019-2020 Geometry in Construction home is on the agenda.</td>
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<tr>
<td></td>
<td>Leverage external resources for homebuyer assistance</td>
<td>X</td>
<td>X</td>
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<td></td>
<td>Staff is coordinating a meeting with Evanston banks, credit unions, Center for Financial Services Innovation, non-profit, and other personal finance organizations and professionals to design a private sector driven financial wellness initiative.</td>
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</tbody>
</table>
## Community Development

| Expand development of income-restricted rental units | Leverage external resources to develop housing for low income and special needs residents | X | X | X | X | 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.

Leverage external resources to develop housing for low income and special needs residents

Leverage City-owned land for affordable housing development | X | X | X | X | X | 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.

Leverage City-owned land for affordable or mixed income housing development | X | X | X | X | X | Neighborhood meeting on development at 506 South Blvd and adjacent HACC-owned parcel to the west being scheduled.

Leverage City-owned land for affordable housing development | X | X | X | X | X | 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.

| Preserve affordable housing | Landlord Rehabilitation Assistance Program | X | X | X | X | Staff proposes modifications to the Landlord Rehabilitation Assistance Program to $150,000 for three projects with a maximum City funding of $50,000 each.

Handyman Program | X | | | | | Renewed funding from AHF in the amount of $35,000 approved on 6/25/18.

| Maintain and expand rent subsidies for low-income households | Evanston Rental Assistance Program | X | X | | | Next steps pending based on generating ongoing source of revenues for Affordable Housing Fund.

HOME Tenant-Based Rental Assistance | X | | | | | Renewal funding of $300,000 approved by City Council on 8/13/18.

Review changes to General and Emergency Assistance Programs | | | | | | |


Inclusionary Housing Ordinance Waitlist | | | | | | See Work Plan memo for a summary of CPAHs activities to expand and update the waitlist.

Pilot Landlord Mitigation Fund | X | | | | | |

Assessment of Fair Housing | | X | X | | | See Work Plan Memo for progress on AFH.

Tenant Relocation Assistance Policy | | | | | | On the agenda: staff seeks direction from City Council relating to the development of a Tenant Relocation Assistance Policy.

| Comprehensive Housing Plan | Scope of work for Housing and Homelessness Commission | X | X | X | | Draft scope of work proposed on 7/30/18. Next steps pending to be developed working with Steering Committee.

Steering Committee to oversee development of the plan | X | X | | | | See Work Plan Memo for updates on Affordable Housing Plan Steering Committee activities and timeline.

Community Outreach and Education | | | | | | Granny Flat Academy community engagement and education education by Metropolitan Mayors Caucus and AARP held 1/16/19.