



**AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, June 18, 2024**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Council Chambers
7:00 PM**

Those wishing to make public comments may submit written comments or sign up to provide in-person comments with the public comment form or by calling/texting 847-448-4311 by 5 pm the day of the meeting.

The purpose of public comment is to enable members of the public to provide input on any topic on the agenda. The Committee may question the commenter, but a response is not required. The length of the public comment period will be **15 minutes**; the time allocated for each commenter is dependent on the number wishing to speak, but will not exceed **5 minutes per person**. The length of the public comment may be extended at the discretion of the Chairperson depending on the number of commenters and time needed to address the items on the agenda.

Public comment form: <https://forms.gle/juR6pAK1NMmWNQCJA>

To listen to the meeting, join the Zoom meeting online:

<https://us06web.zoom.us/j/89903481176>

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Webinar ID: 899 0348 1176

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

3. APPROVAL OF MEETING MINUTES

- A. **Approval of minutes from the April 16, 2024 meeting.** 3 - 6
For Action
[Housing & Community Development Committee - Apr 16 2024 - Minutes - Pdf](#)

4. NEW BUSINESS/OLD BUSINESS

- A. **Discussion: 2024 Inclusionary Housing Ordinance Update** 7 - 16
For Discussion
[Discussion: 2024 Inclusionary Housing Ordinance Update - Attachment - Pdf](#)
- B. **Discussion: Strategic Housing Plan** 17 - 22
For Discussion
[Discussion: Strategic Housing Plan - Attachment - Pdf](#)

5. STAFF REPORTS AND UPDATES

6. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Marion Johnson, Housing & Grants Supervisor at marionjohnson@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

Draft



Housing & Community Development Committee

Tuesday, April 16, 2024 @ 7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Room 2404

**COMMITTEE MEMBER
PRESENT:**

Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Devon Reid, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, and Chloe Thurston, Commission Member

**COMMITTEE MEMBER
ABSENT:**

Bobby Burns, Councilmember

STAFF PRESENT:

Sarah Flax, Community Development Director, Elizabeth Williams, Planning Manager/Interim Housing & Grants Manager

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Revelle called the meeting to order at 7:05 pm

2. PUBLIC COMMENT

T. Paden, A. Bornstein, W. Carter, J. Kozlowski, K. White, G. Schechter, D. Schermerhorn, J. Schermerhorn, B. Schermerhorn, S. Cohen, B. Paul, M. Karlin, E. Paset, K. Mutenbuler, H. Rodriguez, H. Cho, D. Cannon

3. APPROVAL OF MEETING MINUTES

A. Approval of the January 29, 2024 special meeting minutes.

Motion to approve the January 29, 2024 meeting minutes.

Moved by Councilmember Geracaris

Seconded by Zolomij

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, and Thurston

Abstained: Rodriguez

Motion Passed 7-0 on a recorded vote

B. Approval of the March 19, 2024 meeting minutes.

Motion to approve the March 19, 2024 meeting minutes.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Rodriguez, Zolomij, Burns, Reid, Revelle, Geracaris, and Thurston
Abstained: Berlin

Motion Passed 7-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

- A. Amending Evanston’s Residential Landlord and Tenant Ordinance To Include New Housing Policies and Better Align With Cook County’s RLTO

Staff recommends that the Housing and Community Development Committee discuss, reach agreement on, and vote to recommend amendments to the City’s Residential Landlord and Tenant Ordinance to City Council.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Berlin, Zolomij, Reid, Revelle, Geracaris, and Thurston
Nays: Rodriguez

Motion Passed 6-1 on a recorded vote

Motion to approve the Late Fee be a minimum of \$25 for rents up to \$1,600.00; and \$25.00 plus a maximum of 5% of total rent for rents above \$1,600.00.

Moved by Zolomij
Seconded by Berlin

Ayes: Rodriguez, Berlin, Zolomij, Reid, Revelle, Geracaris, and Thurston

Motion Passed 7-0 on a recorded vote

Motion to approve the increase the notice period for non-renewal of lease from 30 days to 90 days; limit the time that tenants can be required to respond to a lease renewal to 45 days before lease expiration.

Moved by Rodriguez
Seconded by Zolomij

Ayes: Rodriguez and Zolomij
Nays: Berlin, Reid, Revelle, Geracaris, and Thurston

Motion Failed 2-5 on a recorded vote

Draft

Motion to approve the increase of the notice period for non-renewal of lease from 30 days to 90days; limit the times that tenants can be required to respond to lease renewal to 30 days before lease expiration.

Moved by Councilmember Reid
Seconded by Berlin

Ayes: Berlin, Reid, Revelle, Geracaris, and Thurston
Nays: Rodriguez and Zolomij

Motion Passed 5-2 on a recorded vote

Motion to remove the disclosure of move-in fees from Item 3: 'Require that application fees, move-in fees, and administrative fees be based on actual costs and disclosure of those fees.'

Moved by Rodriguez
Seconded by Councilmember Reid

Ayes: Rodriguez and Zolomij
Nays: Berlin, Reid, Revelle, Geracaris, and Thurston

Motion Failed 2-5 on a recorded vote

Motion to require the housing provider to cover all costs for eviction.

Moved by Councilmember Reid

Item Failed - Not Seconded

Motion to table the main motion that the Housing and Community Development Committee discuss, reach agreement on, and vote to recommend amendments to the City's Residential Landlord and Tenant Ordinance to City Council.

Moved by Rodriguez

Item Failed - Not seconded

- B. Legal Concerns Pertaining to the Proposed "Just Cause" Revisions, and Information on a Tenant First Right to Purchase, Notice of Reason for Non-Renewal of a Lease, and Housing Provider Mitigation Fund Are Provided for Discussion

K. Loan Assistant City Attorney provided remarks about the legal concerns regarding the proposed 'Just Cause' Revisions. She stated it was a policy review about potential legal issues and did not constitute a determination. This is to prepare the Committee for discussion of the topic, and not to provide a legal opinion. K. Loan was available for questions and comments from the Committee. Chair Revelle asked Staff to determine a date for a Special Meeting to discuss the 'Just Cause' Revisions. Cm. Reid asked Staff to review the membership structure of the Committee to comply with City Ordinance.

5. STAFF UPDATES

Draft

Housing & Community Development Committee
April 16, 2024

A. 2024 Plans Update Calendar

Update Tabled

6. ADJOURNMENT

Chair Revelle adjourned the meeting at 10:02 pm



Memorandum

To: Members of Housing & Community Development Committee
From: Uri Pachter, Senior Housing Planner
CC: Elizabeth Williams, Interim Housing and Grants Manager; Sarah Flax, Community Development Director; Marion Johnson, Housing and Grants Supervisor
Subject: Discussion: 2024 Inclusionary Housing Ordinance Update
Date: June 18, 2024

Recommended Action:

Discuss the scope, timeline, and process for the 2024 Inclusionary Housing Ordinance (IHO) update

CARP:

Building Efficiency, Vulnerable Populations

Committee Action:

For Discussion

Summary:

Housing affordability is, and has been, a major issue in Evanston for many years. Both housing data and community member lived experiences continue to make this clear. This crisis has prevented families from moving (back) to Evanston, displaced long-time residents, burdened households who rent or own their homes, put safe, stable housing out of reach for many community members, and ultimately threatens the diversity and vibrancy of Evanston.

The high cost of housing impacts Evanston community members in many ways. The Inclusionary Housing Ordinance (IHO) is just one tool in the City's toolbox to mitigate and minimize these impacts. The IHO seeks to increase the production of housing that is attainable to low- and moderate-income households.

The current IHO requires that "covered developments" provide Inclusionary Housing units and/or pay in-lieu fees to the City's Affordable Housing Fund. As of May 14, 2024, rental Inclusionary Housing units must be affordable to households earning less than or equal to 60% of the Area Median Income (AMI), or \$53,820 per year for a 2-person household. For-sale Inclusionary Housing units must be affordable to households earning less than or equal

to 100% AMI, or \$89,700 per year for a 2-person household. Maximum incomes vary by household size.

In 2024, City Council intends to update the IHO for two reasons:

1. An overall review and update: A planned review in January 2022 was delayed due to COVID-19 and other workload constraints
2. To increase the minimum inclusionary requirement, per the City Council's current Affordable Housing Goals

Focus Topics

Staff recommends addressing the following topics in this update:

- **Increase minimum requirements (City Council goal)**
- Increase the in-lieu fee to better reflect the cost of construction
- Align with Cook County Affordable Housing Special Assessment Program
- Minimize the impact on developments with less than 10 units (“one-under syndrome”)
- Provide clear options for larger units and units affordable to lower-income households
- Incentivize developments to provide more than the minimum requirements
- Update overall language to increase clarity and consistency

Out-of-Scope Topics

To comply with both City Council directives, to increase the minimum inclusionary requirement, and to perform a review and overall update to the ordinance in 2024, staff has identified a few out-of-scope components. A comprehensive list is attached.

The current IHO contains various developer incentives including an expedited application process, fee deferrals and waivers, and zoning bonuses (density, height, floor area ratio, and parking). The zoning bonuses were created specifically for the current zoning code and are included in both Title 5: Housing Regulations and Title 6: Zoning. As part of Envision Evanston 2045, the Land Use Commission is scheduled to review and recommend a new zoning code to the City Council in Q4 of 2024, and the City Council is scheduled to adopt a new zoning code in Q1/Q2 of 2025. Therefore, staff recommends the following:

- Zoning bonuses will not be part of this IHO update and will not be included in the IHO chapter moving forward
- The Land Use Commission will consider the zoning bonuses as part of the new zoning code and the IHO will reference this section
- Before reaching the City Council, HCDC will have the opportunity to review the draft comprehensive plan and zoning code IHO bonuses
- To ensure effective implementation and coordination with the new zoning code, the updated IHO will become effective in Q2 2025, after the new zoning code is adopted.

Schedule

To accomplish this in 2024 and provide ample opportunity for Housing and Community Development Committee (HCDC) discussion, direction, and questions, the IHO schedule is:

Month	Entity / Audience	Action
June	HCDC	Introduction Feedback
Ongoing	Community / Envision Evanston 2045	Feedback
May - June	Inclusionary Housing Developers Inclusionary Housing Experts	Feedback
July	HCDC	Draft Ordinance Review Feedback
September	HCDC	Ordinance Review Recommendation to City Council
Q4 2024	City Council	IHO Introduction + Action
Q1 2025	City Council	Envision Evanston 2045 / Zoning Code Introduction + Action
Q2 2025	–	IHO + Zoning Code Effective Date

Input Opportunities

In addition to HCDC, City Council, and public comment, the process includes input from Evanston developers with Inclusionary Housing units and local and national subject area experts. It also leans on housing input from Envision Evanston 2045, the year-long, community-driven process to develop a shared vision through a new comprehensive plan and zoning code. Consolidating input opportunities respects community members' time and is more efficient for the City.

Program History

The City of Evanston's first Inclusionary Housing Ordinance ([32-O-07](#)) was in effect from March 2007 - December 2015. The initial IHO only covered for-sale units in developments with 25+ units. The inclusionary requirement was 10% and the in-lieu fee was \$40,000 per Inclusionary Housing unit.

From January 2016 - December 2018, an amended IHO ([60-O-15](#)) was in effect. Changes included expanding coverage to rental units (for 25 years), condo conversions and deconversions, and developments with 5+ units in TOD areas and 10+ units elsewhere. The inclusionary requirement was increased to 20% for publicly funded developments and the in-lieu fee was raised to \$100,000 per Inclusionary Housing unit in TOD areas and \$75,000 in non-TOD areas.

The current IHO ([107-O-18](#)) went into effect in January 2019. Changes included extending the rental affordability period to 30 years, expanding coverage to developments with 5+ units citywide, and for developments that increase the number of bedrooms. The in-lieu fee was raised to \$175,000 in Downtown and Research Park zoning districts and \$150,000 in all other districts, with annual increases based on the Consumer Price Index.

For a comparison of past and current Inclusionary Housing Ordinances and in-lieu fees over time, see attached.

Other Inclusionary Housing Programs

For details about Chicago's 2021 Affordable Requirements Ordinance (ARO), [see the Rules](#), updated in February 2024. For information about inclusionary housing programs nationwide, see this December 2020 [summary of inclusionary housing programs in local jurisdictions](#) from Fannie Mae.

Affordable Housing Special Assessment Program

In 2021, the Illinois General Assembly updated the Property Tax Code ([35 ILCS 200/15-178](#)), requiring county assessors to provide specific property tax incentives for new construction and rehab of residential developments with a minimum of affordable units. This led to Cook County's launch of the [Affordable Housing Special Assessment Program](#) in 2022.

Given that this program is in its infancy, the impact on housing affordability in Evanston is unknown. However, based on preliminary data analysis, and conversations with the Cook County Assessor's Office and local developers, the potential impact is significant. There are three tiers to the program, but regardless of tier, developments need to contain 7+ total units and affordable units need to be at or below 60% AMI to qualify for the property tax incentive.

A summary and comparison of the Affordable Housing Special Assessment Program's tiers are attached.

Interested Household Process

The Inclusionary Housing Program is managed by the City of Evanston and, since 2017, [Community Partners for Affordable Housing \(CPAH\)](#). Households interested in renting an Inclusionary Housing unit follow the process below:

- Submit a pre-application and, if eligible, are added to the centralized waitlist
- When a unit is available (due to turnover or a new unit), CPAH contacts eligible households on the top of the waitlist
- After expressing interest, CPAH certifies the household's income to confirm eligibility
- Certified households are referred to the property manager, tour the unit and apply to property management
- If approved by property management, the household signs a lease and moves in!

A similar process will be adapted for households interested in purchasing an Inclusionary Housing unit.

CPAH also performs annual updates to the centralized waitlist and income recertification of Inclusionary Housing tenants. [CPAH's latest Inclusionary Housing and Waitlist update](#) was shared with HCDC on March 19, 2024.

Developer Process

Proposed developments covered by the IHO must follow the process below:

- Submit an Inclusionary Housing Application along with the Zoning Analysis Application

- Propose Inclusionary Housing units and/or in-lieu fees at or above the IHO minimum requirements or propose an alternative equivalent
- City Council approval is needed for developments seeking zoning relief and all alternative equivalent proposals
- Building permit fees related to Inclusionary Housing units are waived, while building permit fees related to market-rate units are deferred
- Share Inclusionary Housing marketing materials with City of Evanston and CPAH before the beginning of lease-up of a rental unit or advertising a for-sale unit

For more information about the City of Evanston's Inclusionary Housing Program, see the [City of Evanston's Inclusionary Housing webpage](#).

Questions

- What does a successful Inclusionary Housing Ordinance update look like to you?
- Do you have questions or suggestions regarding the scope?
- Anything you want to include in the focus topics?
- For upcoming presentations and discussions, what would help you contribute to and recommend an updated ordinance to City Council?

Attachments:

[Out of Scope Topics 6.18.24](#)

[Affordable Housing Special Assessment Program Summary 6.18.24](#)

[Comparison of Evanston's Inclusionary Housing Ordinances 6.18.24](#)

[Inclusionary Housing In-lieu Fees History 6.18.24](#)

**Inclusionary Housing Ordinance Update
Out of Scope / Envision Evanston 2045 Topics**

Topic	EE45	Out of Scope	Rationale
Affordability periods		X	Maintain for-sale in perpetuity, rental for 30 years
Waiting list		X	Can address administratively
In-lieu fee CPI increase		X	Automatic inflation protection
Housing impact fee		X	A related, yet separate, policy tool
Affordable Housing Fund		X	A related, yet separate strategic conversation
Zoning bonuses	X		Land Use Commission's purview
Parking requirements	X		Land Use Commission's purview
TOD areas	X		Land Use Commission's purview

Affordable Housing Special Assessment Program

	Tier 1	Tier 2	Tier 3 (Limited Availability)
Required Affordability	15% Requirement can be met through market rents, renting to tenants with vouchers, or participating in another affordable housing program.	35% Requirement can be met through market rents, renting to tenants with vouchers, or participating in another affordable housing program.	20% Requirement can be met through market rents, renting to tenants with vouchers, or participating in another affordable housing program.
Affordability Level	60% of Area Median Income (AMI).	60% of Area Median Income (AMI).	60% of Area Median Income (AMI).
Tax Incentive	25% reduction in assessed value	35% reduction in assessed value	Years 1-3: reduction equal to 100% of the difference between the value one year before the affordable units are occupied and post-construction assessed value Years 4-6: 80% of the difference Years 7-9: 60% of the difference Years 10-12: 40% of the difference Years 13-30: 20% of the difference
Qualifying Activity	New construction and rehab costing \$8/sq ft and improvements of two primary building systems	New construction and rehab costing \$12.50/sq ft and improvements of two primary building systems	New construction and rehab costing \$60/sq ft and improvements of five primary building systems
Minimum Building Size	7 units	7 units	7 units
Duration	10 years, with two renewable 10 year periods for a total of 30 years	10 years, with two renewable 10 year periods for a total of 30 years	30 years
Availability	By right anywhere in Cook County. Apply via the Cook County Assessor's website.	By right anywhere in Cook County. Apply via the Cook County Assessor's website.	Only Downtown Chicago & suburban communities IHDA designates as "low-affordability." Apply via the Cook County Assessor's website.

Apply via the Cook County Assessor's website at
<https://www.cookcountyassessor.com/affordable-housing>

Comparison of City of Evanston's Inclusionary Housing Ordinances

	2007 - 2015 ¹	2016 - 2018 ²	2019 - Present ³
Key Components			
Eligible Households (Income Limits)	Rental: NA For Sale: 80-100% AMI	Rental: 50-80% AMI For Sale: 80-120% AMI	Rental - 60% AMI For Sale - 100% AMI
Inclusionary Requirement	10%	No Public \$: 10% Public \$: 20%	No Public \$: 10% Public \$: 20%
Affordability Period	Rental: NA For Sale: Perpetuity	Rental: 25 years For Sale: Perpetuity	Rental: 30 years For Sale: Perpetuity
Alternative Equivalent	City Council Review	City Council Review	City Council Review
Reduction Mechanism	Yes	Yes	No
Waiver Mechanism	Yes	No	No
In-Lieu Fee			
Per Unit	\$40,000	TOD Area: \$100,000 Non-TOD Area: \$75,000	D, RP districts: \$175,000 Other districts: \$150,000 For Sale x 1.5
Annual Increase	City Council Review	City Council Review	CPI

¹ [32-O-07](#). In effect March 12, 2007 - December 31, 2015.

² [60-O-15](#). In effect, January 1, 2016 - December 31, 2018.

³ [107-O-18](#). In effect January 1, 2019 - Present.

	2007 - 2015	2016 - 2018	2019 - Present
Covered Developments			
Tenure	For Sale	Rental and For Sale	Rental and For Sale
Minimum Units	25	TOD Area: 5 Non-TOD Area: 10	5
New Residential or Mixed Use	Yes	Yes	Yes
Increased Number of Units	Yes	No	No
Change in Tenure	No	Yes	Yes
Increased Number of Bedrooms	No	No	Yes
Non-Residential to Residential	Yes	Yes	Yes
Phased Development	Yes	Yes	Yes
Incentives			
Expedited Application Process	Yes	Yes	Yes
Fee Deferral	Yes	Yes	Yes
Fee Waiver	Yes	Yes	Yes
Zoning Bonuses	No	Yes	Yes
Parking Reduction	No	Yes	Yes

Inclusionary Housing In-Lieu Fees (Per Unit)

Affordable Housing Fund Revenue

Zoning District	Tenure	On-Site Inclusionary Housing Units	2007 - 2015	2016-2018	2019	2020	2021	2022	2023	2024
Downtown (D1, D2, D3, D4) Research Park (RP)	Rental	NA	NA	\$75,000 / \$100,000**	\$175,000	\$178,850	\$180,281	\$191,098	\$204,092	\$209,195
	For Sale	1+	\$40,000	\$75,000 / \$100,000**	\$175,000	\$178,850	\$180,281	\$191,098	\$204,092	\$209,195
		0	\$40,000	\$75,000 / \$100,000**	\$262,500	\$268,275	\$270,421	\$286,646	\$306,138	\$313,792
All other districts	Rental	NA	NA	\$75,000 / \$100,000**	\$150,000	\$153,300	\$154,526	\$163,798	\$174,936	\$179,310
	For Sale	1+	\$40,000	\$75,000 / \$100,000**	\$150,000	\$153,300	\$154,526	\$163,798	\$174,936	\$179,310
		0	\$40,000	\$75,000 / \$100,000**	\$225,000	\$229,950	\$231,790	\$245,697	\$262,404	\$268,964
Regional CPI Percent Change (12-month Nov - Nov)*			NA	NA	NA	2.2%	0.8%	6.0%	6.8%	2.5%

*U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers (CPI-U), All items in Chicago-Naperville-Elgin, IL-IN-WI, all urban consumers, not seasonally adjusted, Series ID: CUURS23ASA0.

** In-lieu fees were \$100,000 in TOD areas and \$75,000 in non-TOD areas



Memorandum

To: Members of Housing & Community Development Committee
From: Uri Pachter, Senior Housing Planner
CC: Elizabeth Williams, Interim Housing and Grants Manager; Sarah Flax, Community Development Director; Marion Johnson, Housing and Grants Supervisor
Subject: Discussion: Strategic Housing Plan
Date: June 18, 2024

Recommended Action:

Discuss the scope, timeline, and process for the Strategic Housing Plan

CARP:

Building Efficiency, Transportation & Mobility, Vulnerable Populations

Committee Action:

For Discussion

Summary:

One of City Council's goals for 2024 is to approve a strategic housing plan.

The City of Evanston runs housing programs, administers housing policies, and funds housing initiatives such as providing rent payment assistance (Emergency Assistance), offering forgivable home rehabilitation loans (Housing Rehab Program), supporting Black homeownership (Restorative Housing Program), and requiring inclusionary units in new developments (Inclusionary Housing Ordinance). These are just a few of the housing initiatives administered by the City of Evanston.

Each initiative is one tool in the City's housing toolkit. Why are these initiatives in our toolkit and what are we working towards? A strategic housing plan develops a housing strategy, establishes objectives, and articulates the City's approach to meeting them. It helps answer questions such as:

- What are our housing needs and how does the existing supply support or not support them?
- Do our initiatives align with the current housing needs of our community?

- What objectives are these housing initiatives intended to achieve?
- What overarching housing goals are these objectives helping us meet?
- Are we on track to meet our goals?

The City's strategic housing plan will set goals and objectives for the next ten years and, most importantly, focus on implementation and monitoring our progress. This plan can also be an important step towards greater coordination and partnerships, new funding opportunities, and ultimately, greater impact on housing in Evanston.

Plan Outline

Below is a high-level outline of the strategic housing plan. See attached for an expanded draft outline.

Section	Notes
Summary / Call to Action	Short, can stand-alone
Introduction / History	Brief, link to other sources
Housing Needs Assessment	Focused
Objectives	High-level
Goals	To meet objectives, SMART
Local Policy Tools	To meet goals, including current COE initiatives
Resources	Financial, capacity, technical assistance, volunteer
Implementation	Essential component
Monitoring and Evaluation	Metrics, tracking, updating

Schedule

To meet City Council's goal of approving the plan in 2024 and to provide ample opportunity for Housing and Community Development Committee (HCDC) discussion, direction, and questions, the current schedule is as follows:

Month	Entity / Audience	Action
June	HCDC	Introduction Feedback
Ongoing	Housing Organizations / Community	Feedback vis Envision Evanston 2045
July	Housing Organizations / Community	Feedback
September	HCDC Housing Organizations / Community	Draft Plan Review Feedback
October	HCDC	Final Plan Review Recommendation to City Council
November	City Council	Accept and Place on File

Input Opportunities

In addition to HCDC, City Council, and public comment, housing organizations and the community at-large will have two key opportunities to contribute to the plan before it moves through the legislative process, as seen in the schedule above:

- July: Preliminary feedback
- September: Draft Plan feedback

Additionally, input from Envision Evanston 2045, the 2025-2029 HUD Consolidated Plan, and other recent community engagement efforts will be incorporated into the development of the plan.

Current Housing Plans

Every five years the City of Evanston develops a HUD Consolidated Plan, a 5-year plan that directs our spending of U.S. Housing and Urban Development (HUD) grant money for housing and economic development. This is an essential planning process, but it addresses a subset of the City's population, housing funding, programs, and initiatives. Since the City is starting to develop the 2025-2029 HUD Consolidated Plan, it is a particularly opportune time to develop a 10-year strategic housing plan.

Other City of Evanston Housing Plans and Documents

- [2000 Comprehensive General Plan](#)
- [2009 Plan for Affordable Housing](#)
- [2017 Affordable Housing White Paper](#)
- [2019-2020 Affordable Housing Plan Steering Committee](#)
- [2020-2024 HUD Consolidated Plan](#)
- [2023 PRO Housing Grant Application](#)
- [Envision Evanston 2045](#)

Other Housing Plans

For information about housing plans nationwide, here are [Housing Plan Profiles](#) for jurisdictions of various sizes, including two localities with a similar population to Evanston.

Questions

- What does a successful Strategic Housing Plan look like to you?
- Do you have questions or suggestions regarding the scope?
- Anything you want to include in the outline?
- For upcoming presentations and discussions, what would help you contribute to and recommend a Strategic Housing Plan to the City Council?

Attachments:

[DRAFT Strategic Housing Plan Outline 6.18.24](#)

Strategic Housing Plan Outline - DRAFT

I. Summary / Call to Action

- A. Call to Action
- B. Implementation and Community Support
- C. Highlights of the Plan

II. Introduction

- A. History of housing in Evanston
- B. Purpose of the Plan / Scope

III. Housing Needs Assessment

- A. Population Demographics
- B. Special Needs Populations
- C. Housing Stock Analysis
- D. Affordability Analysis

IV. Objectives

- A. Affordability
- B. Quality and Safety
- C. Accessibility
- D. Sustainability
- E. Fair Housing

V. Goals (TBD)

VI. Local Policy Tools

- A. Housing Development
 - 1. Public-Private Partnerships
 - 2. Community Land Trusts and Shared Equity
 - 3. Low-Income Housing Tax Credits
 - 4. Supportive Housing
- B. Land Use
 - 1. Inclusionary Zoning
 - 2. Accessory Dwelling Units
 - 3. Streamlined Entitlement
 - 4. Parking Requirements

- C. Housing Rehabilitation and Maintenance
 - 1. Preservation of Existing Affordable Housing
 - 2. Weatherization and Energy Assistance
 - 3. Home Repair Funding and Workshops
 - 4. Lead-Based Paint Hazard Control
- D. Homelessness Prevention and Support
 - 1. Emergency Shelter and Rapid Re-Housing
 - 2. Homelessness Prevention and Transitional Housing
 - 3. Case Management
 - 4. Healthcare and Mental Health Counseling
- E. Community Engagement and Education
 - 1. Education, Life Skills, and Job Training
 - 2. Legal Assistance
 - 3. Social Marketing

VII. Resources

- A. Federal / State / County
- B. Local
- C. Foundation / Non-profit / Academia

VIII. Implementation

- A. Short-Term (1 - 2 years)
- B. Medium-Term (3 - 5 years)
- C. Long-Term (5+ years)

IX. Monitoring and Evaluation

- A. Key Performance Indicators (KPIs)
- B. Data collection and analysis
- C. Progress reports and regular review