



**AGENDA AND NOTICE OF A MEETING  
Housing & Community Development Committee  
Tuesday, September 17, 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 comment with the public comment form or by calling/texting 847-448-4311 by 5pm 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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**1. CALL TO ORDER/DECLARATION OF A QUORUM**

## 2. PUBLIC COMMENT

## 3. APPROVAL OF MEETING MINUTES

- A. **Approval of Meeting Minutes from the July 16, 2024 meeting** 3 - 4  
[Housing & Community Development Committee - Jul 16 2024 - Minutes - Pdf](#)

## 4. NEW BUSINESS/OLD BUSINESS

- A. **Approval of \$250,000 of HOME Investment Partnerships Funding for the Tenant-Based Rental Assistance Program** 5 - 15  
**For Action**  
[Approval of \\$250,000 of HOME Investment Partnerships Funding for the Tenant-Based Rental Assistance Program - Attachment - Pdf](#)
- B. **Evanston Housing4All / Strategic Housing Plan - DRAFT Framework** 16 - 51  
**For Discussion**  
[Evanston Housing4All / Strategic Housing Plan - DRAFT Framework - Attachment - Pdf](#)
- C. **Discussion: DRAFT Inclusionary Housing Ordinance (IHO)** 52 - 75  
**For Discussion**  
[Discussion: DRAFT Inclusionary Housing Ordinance \(IHO\) - Attachment - Pdf](#)
- D. **2025-2029 HUD Consolidated Plan Update and Discussion**

## 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](mailto: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, July 16, 2024 @ 7:00 PM**

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

**COMMITTEE MEMBER  
PRESENT:**

Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, Chloe Thurston, Committee Member, and Fran Sweeney, Committee Member

**COMMITTEE MEMBER  
ABSENT:**

Hugo Rodriguez, Committee Member, Devon Reid, Councilmember

**STAFF PRESENT:**

Elizabeth Williams, Planning Manager/Interim Housing & Grants Manager, Marion Johnson, Housing & Grants Supervisor, Ana Elizarraga, Housing & Grants Analyst, Katie Boden, Economic Development Coordinator

1. **CALL TO ORDER/DECLARATION OF A QUORUM**  
Chair Revelle called the meeting to order at 7:08 p.m.
2. **PUBLIC COMMENT**  
No public comments were provided.
3. **APPROVAL OF MEETING MINUTES**
  - A. Approval of the June 18, 2024 meeting minutes.

Motion to approve the June 18, 2024 meeting minutes.

Moved by Zolomij

Seconded by Councilmember Geracaris

**Ayes:** Zolomij, Burns, Revelle, Geracaris, Thurston, and Sweeney

**Motion Passed 6-0 on a recorded vote**

**4. NEW BUSINESS/OLD BUSINESS**

A. Committee Training/Refresher

Staff provided a Boards, Committees, and Commissions (BCC) member training/refresher on the Open Meetings Acts and City committee member regulations, roles and responsibilities.

B. Discussion and vote to recommend the allocation of \$75,000 of CDBG Economic Development funds to the Small Business Recovery Program

Staff presented the allocation of \$75,000 of CDBG Economic Development funds for a Small Business Recovery Program. The program stems from the surplus of applications from a previous small business recovery program. It focuses on micro businesses of five employees or less whose households are below the 80% area median income layered under CDBG requirement guidelines.

Staff recommends the Housing & Community Development Committee allocate \$75,000 in Community Development Block Grant (CDBG) Economic Development funds to the Small Business Recovery Program

Moved by Councilmember Geracaris  
Seconded by Councilmember Burns

**Ayes:** Zolomij, Burns, Revelle, Geracaris, Thurston, and Sweeney

**Motion Passed 6-0 on a recorded vote**

**5. STAFF REPORTS AND UPDATES**

**Inclusionary Housing Ordinance Update:**

The Inclusionary Housing Ordinance discussion is now scheduled for September. Staff continues to research comparable community ordinances and host community meetings for public input.

**September Meeting:**

The September Meeting will be hefty with updates to the Inclusionary Housing and the Strategic Housing Plan.

**2024 Action Plan:**

The 2024 Action Plan has been submitted to HUD for approval.

**6. ADJOURNMENT**

Chair Revelle adjourned the meeting at 9:12 p.m.



## Memorandum

To: Members of Housing & Community Development Committee  
From: Ana Elizarraga, Housing & Economic Development Analyst  
CC: Sarah Flax, Community Development Director; Elizabeth Williams, Interim Housing & Grants Manager; Marion Johnson, Housing & Grants Supervisor  
Subject: Approval of \$250,000 of HOME Investment Partnerships Funding for the Tenant-Based Rental Assistance Program  
Date: September 17, 2024

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Recommended Action:

The Housing and Community Development Committee and staff recommend approval of \$250,000 of renewal funding for a new cohort of families in the Tenant-Based Rental Assistance program, administered by Connections for the Homeless.

Funding Source:

Funding is from the City's HOME Investment Partnerships Program, 240.21.5430.65538, with approximately \$280,000 in uncommitted funds allocated to the homelessness goal.

Committee Action:

For Action

Summary:

The TBRA program provides stable housing and support services for two years to low-income at-risk families with children under the age of 18 in Evanston schools to break the cycle of poverty and instability by developing their capacity to earn a living wage to support their families and afford market-rate rental housing. Rising rents and low housing stock in the current market have added additional stress to an already overburdened housing landscape and have disproportionately impacted low-income residents and people of color. As a result, there is a considerable need for rental assistance for households to remain stably housed and avoid eviction. The program is built as a 2-year cohort.

The last cohort ran from June 1, 2022, to June 30, 2024. Connections For the Homeless served 18 Evanston families through the program, including 22 adults and 38 children. The program achieved the following outcomes:

### **Housing**

- The average monthly assistance per household is \$1,500 but may get reduced over time as income increases.
- Average family size of 4
- Since 2020, 85% of families have been able to sustain housing costs on their own after graduating from the program
- After graduating, one of the households secured housing assistance through the Participatory Budgeting Program, funded with ARPA funds via the City of Evanston.

### **Income**

- 100% of enrolled households were engaged in supportive services, including financial coaching, life skills building, workforce development, mental healthcare services, benefits enrollment, and case management.
- 1 Veteran (Head of Household) was linked to a housing solution.
- All families served maintained or increased their income while in the program.

More information about the program and Connections' outcomes can be found in their application and program outcomes document (both attached).

### Legislative History:

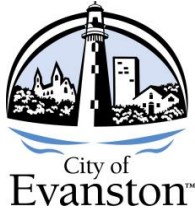
The Housing and Community Development Committee and City Council last approved funding for this program for \$200,000 at the May 9, 2022 meeting.

### Attachments:

[CFTH TBRA Application Program Year 2024](#)

[CFTH Program Outcomes](#)

[CTFH TBRA FY 24-25 Budget](#)



**Community Development Dept.  
Housing & Grants**  
2100 Ridge Avenue  
Evanston, Illinois 60201  
T: 847.448.8679

# HOME Tenant Based Rental Assistance (TBRA) Program Application

Application Date: \_\_\_\_\_

## SECTION A General Information

Applicant Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Fax #: \_\_\_\_\_  
 Address: \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
 City / State / Zip: \_\_\_\_\_  
 Federal Tax ID #: \_\_\_\_\_

## SECTION B Activity/Funding

**Assistance Type:** (check all that apply)

- Monthly Rental Assistance       Security Deposits       Utility Deposits

**Funding:** Total HOME funds requested: \_\_\_\_\_

**Units:** Estimated HOME units to be assisted: \_\_\_\_\_

## SECTION C Geographic Location

**Location of Program:**

County: \_\_\_\_\_ Census Tract: \_\_\_\_\_  
 Congressional District: \_\_\_\_\_ State House District: \_\_\_\_\_  
 State Senate District: \_\_\_\_\_

## SECTION D Special Needs Populations

If you are proposing to target any special needs populations, check **ALL** that apply and number to be served:

- Mentally Disabled \_\_\_\_\_       Homeless \_\_\_\_\_       Chemical Dependencies \_\_\_\_\_  
 Physically Disabled \_\_\_\_\_       Elderly \_\_\_\_\_       Other: \_\_\_\_\_  
 Migrant/Agriculture Workers \_\_\_\_\_       HIV/AIDS \_\_\_\_\_

## **SECTION E Program Summary**

**Program Summary:** Describe the proposed rental assistance program and how it will be carried out by your agency. Applicants should address the process and procedures for each of these components (rent standard, program design, groups served, method of payment) and how they will be addressed within a two year program.

## **SECTION F Selection Procedure**

Provide a description of the selection procedure or process that will be used to qualify potential tenants. Be certain to include how applicants will be selected for participation (to include preferences).

**SECTION G Self Sufficiency**

If applicant is proposing to target assistance to tenants who are a part of an existing self sufficiency program, provide a brief description of the current program and how the HOME TBRA would be used.





**SECTION H Administrative Team**

Please complete for each individual administrative team member to include: name, address, and telephone number.

Type	Name	Address, City, State, Zip	Telephone Number
Project Administrator			
Financial Administrator			
Intake Specialist			
Property/Maintenance Inspector			

**SECTION I Administrative Management Plan**

The applicant **must** address the following items in the administrative management plan:

-  Tenant Selection Process
-  Affirmative Marketing
-  Equal Opportunity and Fair Housing
-  Assistance Contract

Provide the Administrative Management Plan:

**Monthly Utility Allowance Calculations** (Round to nearest dollar amount)

Utilities	Type of Utility (Gas, Electric, etc.)	Utilities Paid By		Enter Allowances by Bedroom Size				
				0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Heating		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
AC		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Cooking		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Lighting, etc.		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Hot Water		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Water		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Sewer		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
Trash		<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant					
<b>Total Utility Allowance for Units:</b>								

Source of utility allowance calculation:

- Local PHA: \_\_\_\_\_
  Utility Company
  Other: \_\_\_\_\_

**Note:** Documentation to support utility allowance claims must be submitted with this application

**Assistance payments will be paid to:**

- Owner/Landlord
  Tenant

**Method used to calculate subsidy:**

- Section 8 Certificate Model  
 Section 8 Voucher Model  
 Other (describe method):

**SECTION J Marketing Plan**

**Affirmative Fair Housing Marketing Plan**

Applicant's Name, Address (including city, state & zip code) & Phone Number:	Approximate Starting Dates Advertising: Occupancy:	Price or Rental Range From: \$ _____ To: \$ _____
	Targeting Units: <input type="checkbox"/> Homeless <input type="checkbox"/> Elderly <input type="checkbox"/> Large Family <input type="checkbox"/> Special Needs <input type="checkbox"/> Handicapped	Number of Units:
Project's Name, Location (including city, state and zip code):	County:	Census Tract
Type of Affirmative Marketing Plan (check only one): <input type="checkbox"/> Project Plan <input type="checkbox"/> Minority Area <input type="checkbox"/> White (non-minority) Area <input type="checkbox"/> Mixed Area (with _____ % minority residents) <input type="checkbox"/> Annual Plan (for single-family scattered site units)	Managing/Sales Agent's Name & Address (including city, state and zip code):	
	Direction of Marketing Activity: <input type="checkbox"/> White <input type="checkbox"/> Black <input type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Asian or Pacific Islander	

Marketing Program: Commercial Media (Check the type of media to be used to advertise the availability of this housing):

Newspaper/Publications  Radio  TV  Billboards  Other (specify) \_\_\_\_\_

Name of Newspaper, Radio or TV Station	Group Identification of Readers/Audience	Size/Duration of Advertising

Marketing Program: Brochures, Signs, and HUD's Fair Housing Poster:

- a) Will brochures, letters, or handouts be used to advertise?  Yes  No If "Yes", attach a copy or submit when available.
- b) For project site sign, indicate sign size \_\_\_\_\_ x \_\_\_\_\_ Logo type size \_\_\_\_\_ x \_\_\_\_\_ Attach a photograph of project sign and submit if available.
- c) HUD's Fair Housing Poster must be conspicuously displayed wherever sales/rentals and showings take place. Fair Housing Posters will be displayed in the  Sales/Rental Office  Real Estate Office  Model Unit  Other (specify) \_\_\_\_\_

Community Contacts. To further inform the group(s) least likely to apply about the availability of the housing, the applicant agrees to establish and maintain contact with the groups/organizations listed below that are located in the housing market area. If more space is needed, attach an additional sheet. Notify HUD- Housing of any changes in this list. Attach a copy of correspondence to be mailed to these groups/organizations. (Provide all requested information.)

Name of Group/Organization:	Group Identification:	Approximate Date (mm/dd/yyyy):	Person Contacted or to be Contacted:
Address & Phone Number:	Method of Contact:	Indicate the specific function the Group/Organization will undertake in implementing the marketing program:	

Future Marketing Activities (Rental Units Only) Mark the box(s) that best describe marketing activities to fill vacancies as they occur after the project has been initially occupied: <input type="checkbox"/> Radio <input type="checkbox"/> Community Contacts <input type="checkbox"/> Billboards <input type="checkbox"/> Newspaper/Publications <input type="checkbox"/> Brochures/Leaflets/Handouts <input type="checkbox"/> TV <input type="checkbox"/> Site Signs <input type="checkbox"/> Other (specify) _____	Staff has experience. <input type="checkbox"/> Yes <input type="checkbox"/> No On separate sheets, indicate training to be provided to staff on federal, State and local fair housing laws and regulations, as well as this AFHM Plan. Attach a copy of the instructions to staff regarding fair housing.
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**DECLARATION**

All attachments to this application are identified in the appropriate exhibits checklist. All attachments are clearly labeled and provided in the order requested.

The undersigned agrees that the City of Evanston may substitute its own figures, which it deems reasonable, for any or all figures provided herein by the undersigned. The City of Evanston reserves the right to request additional information, documents, plans, specifications, or other materials as needed or require changes to the information submitted herewith. The undersigned agrees to provide any and all such information, documents, plans, specifications, or other materials, at its own cost, whenever the same are requested to be provided.

**Applicant Certification:**

The undersigned certifies that the statements made in this application and all attachments are true, correct and complete. Verification may be obtained from any source necessary. Falsification of any of the statements made in this application will, result in the cancellation of any award resulting from the submission of this application.

**ORIGINAL SIGNATURE REQUIRED:** \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



2121 Dewey Avenue  
Evanston, IL 60201  
847.475.7070

## Connections' TBRA Family Housing Program Program Outcomes: June 1, 2022 – June 30, 2024

During the past 21-months, Connections served 18 Evanston families through the TBRA program, including 22 adults and 38 children (under 18 years old, that are non-head of households).

Partnering with our TBRA Case Manager, heads of households completed education programs, received new employment certifications, applied to new jobs, and started new employment opportunities. In addition to robust education and employment support, we provided a range of programs and services to help families rebuild and move forward on their journey. This included sending kids to sleep-away summer camp, offering counseling services and financial literacy courses in partnership with peer providers.

Partnerships and collaborations are central to our work. Ending youth and family homelessness is not a "Connections" issue or "city" issue. It's a community issue, and it takes community solutions and collaborations to prevent and end homelessness. We work with dozens of partners, including the City of Evanston, toward our shared vision where all young people have access to all the resources they need to live, thrive and reach their full potential. We provide comprehensive services and support to help people move forward with dignity and confidence and maintain housing for good.

During the year we achieved the following outcomes:

- 85% of individuals that exited during the 21-month period exited to a permanent housing situation.
- 15% of individuals (3 households) exited to a temporary housing situation and remain engaged with Connections and their partner providers to identify permanent housing solutions.
- One of the households secured housing through the Participatory Budgeting Program, funded with ARPA funds via the City of Evanston.
- 100% of enrolled households were engaged within supportive services, including financial coaching, life skills building, workforce development, mental healthcare services, benefits enrollment and case management.
- 1 Veteran (Head of Household) was linked to a housing solution.
- All 18 households of 18 families served maintained or increased their income while in the program. Several households entered the program with jobs and maintained those jobs at the same income throughout their stay.

We have several individual successes achieved by recent graduates of the TBRA program we would like to highlight. Many TBRA participants have found or maintained steady employment, a testament to hard work and perseverance.

- One mother, fleeing a domestic violence situation, with a disabling condition, reached out to the 211 Call Center, looking for support identifying and securing a unit within the D65 School system. Her two children are enrolled in afterschool programs, and her faith community are pillars in their lives, and she hoped to “keep her children from more pain” as they were facing the reality of potentially becoming homeless. Within two days of her outreach, she was connected with a Homeless Prevention Specialist who was able to get her caught up on rent and support an automotive repair which ensured her a way to get to and from her job. Without adequate management of her chronic health condition, she lost her job months later. Already connected to the Connections team, she was quickly referred into the TBRA project, which linked her to a skilled Case Manager who’s been able to support her securing another job, increasing her household income to a livable wage. Though she’s likely to be priced out of Evanston sometime soon, she achieved her goal of having her son graduate high school and start at Oakton Community College.
- Two TBRA participants worked as Connections for the Homeless employees during the pandemic, and one is now permanently employed with the organization.
- A participant who had been living in her car and receiving free care from our Health Care Services and essential supports from our Drop-in Programs committed to working with our TBRA Case Manager after nearly 5 years of living between her car and friends’ homes. She was housed through the project in less than 2 months, and for the first time in her life, has maintained a job for more than a year, and is contributing to her rent for the first time in 4 years.

To ensure the success of our participants in their many goals, we continue to support parents with education expenses through the purchase of books, covering license fees, and supplementing tuition after grants, loans, and scholarships have been exhausted. We are supporting our families who have new or existing food insecurity concerns through food pantry access, benefits assistance, and gift cards for food. Finally, we have connected families to therapists and other resources in the community through our strong partnerships with other providers in the area.



Fiscal Year 2025 Operating Budget

	<b>Agency Total FY25 (Operations)</b>
<b>Revenue</b>	
Contributions, Individual	2,467,269
Contributions, Board	266,908
Contributions, Religious	35,959
Contributions, Civic and Educational Organizations	109,074
Grants, Foundations and Corporations	1,801,800
United Way	65,000
	<b>Private Funding</b>
	4,746,010
Fundraising Events - Donations	230,000
Fundraising Events - Tickets	-
Fundraising Events - Raffle	-
Fundraising Events - Expenses	(110,000)
	<b>Events (Net of Expenses)</b>
	120,000
	<b>Public Funding</b>
	8,345,524
	<b>Client, Contracted and Other Income</b>
	271,096
	<b>Released from Restrictions</b>
	-
<b>Total Revenue</b>	<b>13,482,630</b>
<b>Expenses</b>	
	<b>Personnel</b>
	8,813,607
	<b>Staff Recruitment, Training and Development</b>
	108,079
	<b>Occupancy</b>
	492,019
	<b>Vehicles</b>
	45,214
	<b>Direct Support to Individuals</b>
	4,564,709
	<b>Professional and Contractual Services</b>
	453,749
	<b>Equipment and Supplies</b>
	321,382
	<b>Office Management</b>
	183,873
	<b>Insurance</b>
	79,784
	<b>Interest Expense</b>
	94,500
	<b>Depreciation and Amortization</b>
	66,462
	<b>Other Non-Cash Expenses</b>
	-
	<b>Miscellaneous Expense</b>
	-
<b>Total Expenses</b>	<b>15,223,378</b>
<b>Net Income (Loss)</b>	<b>(1,740,748)</b>



## Memorandum

To: Members of Housing & Community Development Committee  
From: Uri Pachter, Senior Housing Planner  
Subject: Evanston Housing4All / Strategic Housing Plan - DRAFT Framework  
Date: September 17, 2024

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Recommended Action:

Discuss Evanston Housing4All / Strategic Housing Plan - DRAFT Framework

CARP:

N/A

Committee Action:

For Discussion

Summary:

By the end of 2024, the City Council intends to approve and place on file a strategic housing plan.

The purpose of the attached [Evanston Housing4All / Strategic Housing Plan - DRAFT Framework](#) is to develop an actionable local housing strategy. More specifically, it will:

- Assess housing needs
- Establish objectives and goals
- Describe current and potential policies and programs
- Identify resources
- Develop an implementation plan
- Establish metrics to monitor progress

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

Important elements to note about the DRAFT Framework:

- It is intentionally concise, to make it easier to digest/ elicit feedback
- The Summary / Call to Action, Implementation, and Monitoring and Evaluation sections will be developed for the FINAL plan

**Input Opportunities**

In June - July, the Strategic Plan process led to input from 110+ community members in the following ways:

- Presentation and Discussion with the Housing and Community Development Committee
- Housing Conversation with housing (-adjacent) organizations and community members
- Digital Feedback with housing (-adjacent) organizations and community members

Input to date contributed to the DRAFT Framework in many ways including:

- The plan’s focus on affordability / cost-burden
- Expanded objectives, acknowledging the variety of current challenges
- An “all the above” approach as well as a focus on specific populations
- The inclusion of additional organizations and resources

Feedback on the DRAFT Framework will be gathered in Fall 2024 in the following ways:

- Presentation and Discussion with the Housing and Community Development Committee
- Digital Feedback with housing (-adjacent) organizations and community members

**Plan Outline**

Section	Notes
Summary / Call to Action	Short, can stand-alone
Introduction	Brief, link to other sources
Housing Needs Assessment	Focused
Objectives	High-level
SMART Goals	To meet objectives
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**

As a reminder, to provide ample opportunity for discussion, direction, and questions, the current schedule is as follows:

Month	Entity / Audience	Action
June	HCDC	Introduction / Feedback
Ongoing	Community / Envision Evanston	Feedback
June - July	Housing Organizations / Community	Feedback
September	HCDC Housing Organizations / Community	Plan DRAFT Framework Review Feedback
October	HCDC	FINAL Plan Review Recommendation to City Council
November	City Council	Accept and Place on File

**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 would make a compelling Summary / Call to Action?
- Is there additional work that should be referenced in the Housing History section?
- Are there other data that should be included in the plan?
- Are there included data that should be presented differently?
- Do the objectives encompass Evanston’s housing challenges?
- Do the listed population groups encompass Evanston’s diverse community?
- For goals with current data, what should the plan aim for by 2035? Be specific.
- What additional goals should this plan strive to achieve?
- Knowing all are important, how should the plan prioritize the policy priorities?
- Are there additional policies that should be included?
- Are there any policies that should be removed?
- Are there organizations or entities that should be included?
- Are there specific grants or other resources that should be included?

Attachments:

[Housing4All Strategic Housing Plan - DRAFT Framework](#)

# Evanston Housing4All / Strategic Housing Plan DRAFT Framework

## I. Summary / Call to Action

This section will aim to catch your attention and call you to action to join in implementing this plan.  
Note: Will be developed based on and after community feedback on the Draft Framework.

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

**FEEDBACK PROMPT: What would help make this compelling to you?**

## II. Introduction

### A. Evanston's Housing History

This section will be succinct, linking to and leaning on past work.

#### Articles and Exhibits:

- Theodore Reese and G.W. Terry, [Map of Evanston](#), 1868-1872
- Robert Teska, [Downtown Evanston Revitalized:1956-2006](#), 2007
- Robert Teska, [Downtown Evanston Revitalized:2007-2018](#), 2018
- [Segregated by Design](#), 2019
- Harrison Tremarello, [The Lasting Impacts of Evanston Redlining](#), 2019
- [Redlining Evanston](#), 2019
- Morris (Dino) Robinson, Jr. and Jenny Thompson, PhD, [Evanston Policies and Practices Directly Affecting the African American Community](#), 2021
- Ji Ho Kim and Ethan Tang, [The City of Evanston and Segregation of Wards](#), 2021
- [Segregation in Evanston: An Impact Study](#), 2021
- Digital Scholarship Lab, [Mapping Inequality: Redlining in New Deal America](#), 2023
- Enterprise, [A History of Housing Policy Through a Racial Equity Lens](#), 2024

- Joint Center for Housing Studies, [The State of the Nation's Housing](#), 2024

**Past City of Evanston Housing Plans and Policies:**

- [Evanston Comprehensive General Plan](#), 2000
- [Evanston Affordable Housing Needs Assessment](#), 2003
- [Plan for Affordable Housing](#), 2009
- [Heading Home: Working to End Homelessness](#), 2012
- [Analysis of Impediments to Fair Housing Choice](#), 2014

**Resources:**

- [Shorefront](#)
- [Evanston History Center](#)
- [NAACP Evanston Branch](#)
- [City of Evanston - Local Reparations](#)
- [City of Evanston - Historic Preservation](#)

**FEEDBACK PROMPT: Is there additional work that should be referenced in this section?**

## B. Purpose of the Plan

The purpose of Evanston Housing 4All is to develop an actionable local housing strategy. More specifically, it will:

- Assess housing needs
- Establish objectives and goals
- Describe current and potential policies and programs
- Identify resources
- Develop an implementation plan
- Establish metrics to monitor progress

The Climate and Resiliency Plan (CARP) is the City's climate action strategy;  
 Evanston Thrives is the City's economic development strategy;  
 Evanston Project for the Local Assessment of Needs (EPLAN) is the City's public health strategy;  
 The Parks and Green Space Strategic Plan is the City's parks and recreation strategy;  
 Preserve 2040 is the City's historic preservation strategy;  
 Housing 4All will be the City's housing strategy.

### C. Community Input

Housing4All input was gathered in June - July 2024 from 110+ community members in the following ways:

- Presentation and Discussion with the Housing and Community Development Committee
- Housing Conversation with housing (-adjacent) organizations and community members
- Digital Feedback with housing (-adjacent) organizations and community members

Input to date contributed to the DRAFT Framework in many ways including:

- The plan’s focus on affordability / cost-burden
- Expanded objectives, acknowledging the variety of current challenges
- An “all the above” approach as well as a focus on specific populations
- The inclusion of additional organizations and resources

Feedback on the DRAFT Framework will be gathered in Fall 2024 in the following ways:

- Presentation and Discussion with the Housing and Community Development Committee
- Digital Feedback with housing (-adjacent) organizations and community members

Additionally, the City has received a significant of input on local housing needs in the past year from other efforts, including:

- Envision Evanston 2045 (Ongoing 2024)
- HUD Consolidated Plan, Needs Assessment Survey (Summer 2024)
- Reparations, Resources Survey (Spring 2024)
- PRO Housing (Fall 2023)

## III. Housing Needs Assessment

### A. Demographics

#### Population, 1880-2020

Year	Population
1880	4,400
1890	9,000
1900	19,259
1910	24,978

1920	37,234
1930	63,338
1940	65,389
1950	73,641
1960	79,263
1970	79,808
1980	73,706
1990	73,233
2000	74,239
2010	74,486
2020	78,110

Source: U.S. Census, Decennial Census 1880-2020.

**Race, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Population	74,619		75,557		77,181		2,562	3%
White	52,501	70%	53,148	70%	53,558	69%	1,057	2%
Black or African American	14,757	20%	14,000	19%	14,673	19%	-84	-1%
American Indian and Alaska Native	595	1%	618	1%	1,018	1%	423	71%
Asian	7,411	10%	8,610	11%	8,813	11%	1,402	19%
Native Hawaiian and Other Pacific Islander	0	0%	128	0%	101	0%	101	NA
Some other race	1,826	2%	2,459	3%	6,346	8%	4,520	248%

Note: Totals may add up to more than 100% because people may identify as more than one race

Note: Some other race includes multiracial, mixed, interracial, or a Hispanic, Latino, or Spanish group

Source: U.S. Census, American Community Survey, 5-year estimates, DP05

**Ethnicity, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Population	74,619		75,557		77,181		2,562	3%
Hispanic or Latino of any race	7,436	10%	8,680	11%	8,713	11%	1,277	17%
Not Hispanic or Latino	67,183	90%	66,877	89%	68,468	89%	1,285	2%

Source: U.S. Census, American Community Survey, 5-year estimates, DP05

**Age, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Population	74,619		75,557		77,181		2,562	3%
Under 5 years	4,702	6%	4,106	5%	3,609	5%	-1,093	-23%
5 to 9 years	4,565	6%	4,250	6%	4,243	5%	-322	-7%
10 to 14 years	3,480	5%	4,202	6%	4,296	6%	816	23%
15 to 19 years	7,049	9%	6,803	9%	6,328	8%	-721	-10%
20 to 24 years	7,315	10%	7,903	10%	7,972	10%	657	9%
25 to 34 years	10,726	14%	9,621	13%	9,946	13%	-780	-7%
35 to 44 years	10,258	14%	9,887	13%	9,110	12%	-1,148	-11%
45 to 54 years	9,586	13%	8,986	12%	9,025	12%	-561	-6%
55 to 59 years	4,719	6%	4,540	6%	4,416	6%	-303	-6%
60 to 64 years	3,750	5%	4,440	6%	4,903	6%	1,153	31%
65 to 74 years	4,336	6%	6,131	8%	7,864	10%	3,528	81%
75 to 84 years	2,508	3%	2,671	4%	3,600	5%	1,092	44%
85 years and over	1,625	2%	2,017	3%	1,869	2%	244	15%

Source: U.S. Census, American Community Survey, 5-year estimates, DP05

**Household Size, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Households	28,661		28,727		30,900		2,239	8%
1-person household	10,584	37%	10,326	36%	11,194	36%	610	6%
2-person household	8,443	29%	8,823	31%	9,975	32%	1,532	18%
3-person household	4,221	15%	4,208	15%	4,505	15%	284	7%
4-person household	3,445	12%	3,457	12%	3,624	12%	179	5%
5-person household	1,350	5%	1,432	5%	1,126	4%	-224	-17%
6-person household	322	1%	394	1%	296	1%	-26	-8%
7+ person household	296	1%	87	0%	180	1%	-116	-39%

Source: U.S. Census, American Community Survey, 5-year estimates, 25009

**Household Income, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Households	28,661		28,727		30,900		2,239	8%
Less than \$20,000	4,440	15%	4,437	15%	3,359	11%	-1,081	-24%
\$20,000 to \$34,999	3,276	11%	3,131	11%	2,526	8%	-750	-23%
\$35,000 to \$49,999	3,401	12%	2,977	10%	3,013	10%	-388	-11%
\$50,000 to \$74,999	4,342	15%	3,833	13%	3,978	13%	-364	-8%
\$75,000 or more	13,202	46%	14,349	50%	18,024	58%	4,822	37%
\$75,000 to \$99,999	2,967	10%	3,156	11%	3,334	11%	367	12%
\$100,000 to \$149,999	4,411	15%	4,219	15%	4,690	15%	279	6%
\$150,000 to \$199,999	2,040	7%	2,402	8%	3,028	10%	988	48%
\$200,000 or more	3,784	13%	4,572	16%	6,972	23%	3,188	84%

Source: U.S. Census, American Community Survey, 5-year estimates, 19001

**Language Spoken at Home, 2017-2022**

	2017 #	2017 %	2022 #	2022 %	2017-2022 #	2017-2022 %
Total Population 5+	71,451		73,572		2,121	3%
Speak only English	54,197	76%	57,190	78%	2,993	6%
Speak another language	17,254	24%	16,382	22%	-872	-5%
Spanish	7,018	10%	5,545	8%	-1,473	-21%
French, Haitian, or Cajun	1,566	2%	794	1%	-772	-49%
German or other West Germanic	605	1%	685	1%	80	13%
Russian, Polish, or other Slavic	906	1%	1,302	2%	396	44%
Other Indo-European	1,868	3%	1,574	2%	-294	-16%
Korean	644	1%	716	1%	72	11%
Chinese, including Mandarin, Cantonese	2,569	4%	2,035	3%	-534	-21%
Vietnamese	136	0%	211	0%	75	55%
Tagalog, including Filipino	227	0%	561	1%	334	147%
Other Asian and Pacific Island	758	1%	1,011	1%	253	33%
Arabic	234	0%	379	1%	145	62%
Other and unspecified	723	1%	1,569	2%	846	117%

Source: U.S. Census, American Community Survey, 5-year estimates, C16001

**Family Structure, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Population Under 18	15,113		14,982		14,196		-917	-6%
Married-couple	11,395	75%	11,187	75%	9,975	70%	-1,420	-12%
Cohabiting couple	-	NA	-	NA	518	4%	NA	NA
Male householder	926	6%	698	5%	670	5%	-256	-28%
Female householder	2,784	18%	3,039	20%	3,033	21%	249	9%

Source: U.S. Census, American Community Survey, 5-year estimates, B09005

#### College or Graduate School Enrollment, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Population 15+	61,872		62,999		65,033		3,161	5%
Public	2,800	5%	2,723	4%	2,520	4%	-280	-10%
Private	11,775	19%	10,329	16%	10,988	17%	-787	-7%
Total Enrolled	14,575	24%	13,052	21%	13,508	21%	-1,067	-7%

Source: U.S. Census, American Community Survey, 5-year estimates, B14004

#### Disability, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Civilian - noninstitutionalized population	73,578		74,163		75,916		2,338	3%
Under 18 With 1+ disability	229	2%	497	3%	421	3%	192	84%
18-64 With 1+ disability	2,821	6%	2,780	6%	3,020	6%	199	7%
65+ With 1+ disability	2,687	33%	3,122	31%	2,928	23%	241	9%
Total with 1+ disability	5,737	8%	6,399	9%	6,369	8%	632	11%

Source: U.S. Census, American Community Survey, 5-year estimates, C18108

Note: The following are examples of populations that are hard to count in the Census via traditional methods:

- Young children
- Racial and ethnic minorities
- People who speak languages other than English
- Low-income populations
- Undocumented immigrants
- People who are LGBTQ+
- People with disabilities

- People who do not live in traditional housing

Note: The follows are populations are persistently undercounted in Census

- The Black or African American population
- People who indicate that they are some other race than the categories offered
- The Hispanic or Latino population
- Young children, ages 0-4
- Renters
- Males, ages 18-29 and ages 30-49

**FEEDBACK PROMPT: Are there additional data that should be included in this section?**

**FEEDBACK PROMPT: Are there included data that should be presented differently?**

## B. Housing Stock

### Housing Tenure and Vacancy, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Total Housing Units	31,655		31,970		33,783		2,128	7%
Occupied Housing Units	28,661	91%	28,727	90%	30,900	91%	2,239	8%
Owner Occupied	16,210	57%	16,150	56%	17,280	56%	1,070	7%
Renter Occupied	12,451	43%	12,577	44%	13,620	44%	1,169	9%
Vacant Housing Units	2,994	9%	3,243	10%	2,883	9%	-111	-4%
For rent	762	25%	863	27%	998	35%	236	31%
Rented, not occupied	365	12%	330	10%	178	6%	-187	-51%
For sale only	433	14%	250	8%	310	11%	-123	-28%
Sold, not occupied	48	2%	95	3%	49	2%	1	2%
For seasonal, recreational, or occasional use	267	9%	178	5%	354	12%	87	33%
For migrant workers	0	0%	0	0%	0	0%	0	NA
Other vacant	1119	37%	1527	47%	994	34%	-125	-11%

Source: U.S. Census, American Community Survey, 5-year estimates, 25002, 25003

### Bedrooms, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Housing Units	31,655		31,970		33,783		2,128	7%
No bedroom	1,533	5%	1,568	5%	1,839	5%	306	20%
1 bedroom	7,004	22%	6,792	21%	6,931	21%	-73	-1%
2 bedrooms	10,000	32%	10,671	33%	10,515	31%	515	5%
3 bedrooms	7,844	25%	7,373	23%	8,268	24%	424	5%
4 bedrooms	3,574	11%	3,644	11%	4,395	13%	821	23%
5 or more bedrooms	1,700	5%	1,922	6%	1,835	5%	135	8%
Owner Occupied	16,210		16,150		17,280		1,070	7%
No bedroom	48	0%	48	0%	234	1%	186	388%
1 bedroom	1,101	7%	1,049	6%	1,124	7%	23	2%
2 bedrooms	4,825	30%	4,617	29%	4,844	28%	19	0%
3 bedrooms	5,616	35%	5,525	34%	5,883	34%	267	5%
4 bedrooms	3,068	19%	3,258	20%	3,583	21%	515	17%
5 or more bedrooms	1,552	10%	1,653	10%	1,612	9%	60	4%
Renter Occupied	12,451		12,577		13,620		1,169	9%
No bedroom	1,168	9%	1,057	8%	1,061	8%	-107	-9%
1 bedroom	5,127	41%	4,496	36%	4,756	35%	-371	-7%
2 bedrooms	4,106	33%	5,064	40%	5,110	38%	1,004	24%
3 bedrooms	1,579	13%	1,528	12%	2,108	15%	529	34%
4 bedrooms	390	3%	245	2%	504	4%	114	29%
5 or more bedrooms	81	1%	187	1%	81	1%	0	0%

Source: U.S. Census, American Community Survey, 5-year estimates, 250041, 250042

**Units in Structure, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Housing Units	31,655		31,970		33,783		2,128	7%
1, detached	10,146	32%	10,040	31%	10,748	32%	602	6%
1, attached	1,789	6%	1,674	5%	1,696	5%	-93	-5%
2	2,288	7%	2,334	7%	2,625	8%	337	15%
3 or 4	2,250	7%	1,921	6%	2,067	6%	-183	-8%
5 to 9	3,455	11%	3,461	11%	3,826	11%	371	11%
10 to 19	2,444	8%	3,096	10%	2,853	8%	409	17%
20 to 49	4,669	15%	4,839	15%	4,315	13%	-354	-8%
50 or more	4,491	14%	4,594	14%	5,565	16%	1,074	24%
Mobile home	39	0%	11	0%	77	0%	38	97%
Boat, RV, van, etc.	84	0%	0	0%	11	0%	-73	-87%

Source: U.S. Census, American Community Survey, 5-year estimates, 25024

**Year Structure Built, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Housing Units	31,655		31,970		33,783		2,128	7%
Built 2020 or later	NA	NA	NA	NA	27	0%	NA	NA
Built 2010 to 2019	0	0%	455	1%	2,038	6%	2,038	NA
Built 2000 to 2009	2,499	8%	2,721	9%	2,867	8%	368	15%
Built 1990 to 1999	1,090	3%	1,383	4%	1,481	4%	391	36%
Built 1980 to 1989	1,051	3%	899	3%	1,234	4%	183	17%
Built 1970 to 1979	1,700	5%	1,482	5%	2,039	6%	339	20%
Built 1960 to 1969	3,389	11%	3,019	9%	3,350	10%	-39	-1%
Built 1950 to 1959	4,639	15%	4,302	13%	4,366	13%	-273	-6%

Built 1940 to 1949	1,922	6%	2,610	8%	2,057	6%	135	7%
Built 1939 or earlier	15,365	49%	15,099	47%	14,324	42%	-1,041	-7%

Source: U.S. Census, American Community Survey, 5-year estimates, 25034

**House Heating Fuel, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Occupied Housing Units	28,661		28,727		30,900		2,239	8%
Utility gas	22,992	80%	22,182	77%	24,029	78%	1,037	5%
Bottled, tank, or LP gas	359	1%	382	1%	369	1%	10	3%
Electricity	4,433	15%	5,127	18%	5,471	18%	1,038	23%
Fuel oil, kerosene, etc.	173	1%	73	0%	35	0%	-138	-80%
Coal or coke	0	0%	0	0%	41	0%	41	NA
Wood	20	0%	0	0%	0	0%	-20	-100%
Solar energy	0	0%	30	0%	15	0%	15	NA
Other fuel	411	1%	427	1%	406	1%	-5	-1%
No fuel used	273	1%	506	2%	534	2%	261	96%

Source: U.S. Census, American Community Survey, 5-year estimates, 25040

- FEEDBACK PROMPT: Are there additional data that should be included in this section?**
- FEEDBACK PROMPT: Are there included data that should be presented differently?**

**C. Affordability**

**Gross Rent, 2012-2022**

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Renter Occupied Housing Units	12,451		12,577		13,620		1,169	9%

Less than \$500	587	5%	436	4%	677	5%	90	15%
\$500 to \$999	3,825	32%	2,129	17%	754	6%	-3,071	-80%
\$1,000 to \$1,499	4,477	37%	5,153	42%	4,274	33%	-203	-5%
\$1,500 to \$1,999	1,973	16%	2,554	21%	3,361	26%	1,388	70%
\$2,000+	1,244	10%	2,012	16%	4,023	31%	2,779	223%
\$2,000 to \$2,499	-	NA	1,127	9%	2,168	17%	NA	NA
\$2,500 to \$2,999	-	NA	556	5%	866	7%	NA	NA
\$3,000 or more	-	NA	329	3%	989	8%	NA	NA

Source: U.S. Census, American Community Survey, 5-year estimates, B25063

#### Median Gross Rent, 2017-2022

	2017 #	2022 #	2017-2022 #	2017-2022 %
Total:	\$1,296	\$1,625	\$329	25%
No bedroom	\$1,025	\$1,294	\$269	26%
1 bedroom	\$1,154	\$1,450	\$296	26%
2 bedrooms	\$1,398	\$1,682	\$284	20%
3 bedrooms	\$1,743	\$2,029	\$286	16%
4 bedrooms	\$1,742	\$2,479	\$737	42%
5 or more bedrooms	\$3,038	-	NA	NA

Source: U.S. Census, American Community Survey, 5-year estimates, B25031

#### Gross Rent as a Percent of Household Income, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Renter Occupied Housing Units	12,451		12,577		13,620		1,169	9%
Less than 10.0 percent	407	3%	436	3%	550	3%	143	35%
10.0 to 14.9 percent	919	6%	892	6%	1,036	6%	117	NA

15.0 to 19.9 percent	1,190	7%	1,356	8%	1,467	8%	277	23%
20.0 to 24.9 percent	1,638	10%	1,378	9%	1,700	10%	62	4%
25.0 to 29.9 percent	957	6%	1,024	6%	1,637	9%	680	71%
30.0 to 34.9 percent	1,041	6%	1,040	6%	1,195	7%	154	15%
35.0 to 39.9 percent	391	2%	752	5%	891	5%	500	128%
40.0 to 49.9 percent	1,058	7%	1,096	7%	837	5%	-221	-21%
50.0 percent or more	3,899	24%	3,848	24%	3,281	19%	-618	-16%
Cost Burdened (30%+)	6,389	56%	6,736	57%	6,204	49%	-185	-3%
Severely Cost Burdened (50%+)	3,899	34%	3,848	33%	3,281	26%	-618	-16%

Note: Percent does not include units not computed

Source: U.S. Census, American Community Survey, 5-year estimates, B25070

#### Owner Housing Costs, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Owner Occupied Housing Units	16,210		16,150		17,280		1,070	7%
Housing units with a mortgage	12,039	74%	10,917	68%	10,800	63%	-1,239	-10%
Less than \$500	30	0%	55	1%	46	0%	16	53%
\$500 to \$999	291	2%	386	4%	226	2%	-65	-22%
\$1,000 to \$1,499	1,529	13%	1,406	13%	879	8%	-650	-43%
\$1,500 to \$1,999	2,121	18%	2,021	19%	1,466	14%	-655	-31%
\$2,000 to \$2,499	2,355	20%	1,772	16%	2,049	19%	-306	-13%
\$2,500 to \$2,999	1,790	15%	1,545	14%	1,459	14%	-331	-18%
\$3,000 or more	3,923	33%	3,732	34%	4,675	43%	752	19%
Housing units without a mortgage	4,171	26%	5,233	32%	6,480	38%	2,309	55%
Less than \$500	476	11%	658	13%	866	13%	390	82%

\$500 to \$999	NA	NA	2,261	43%	1,729	27%	NA	NA
\$1,000 to \$1,499	NA	NA	1,322	25%	1,857	29%	NA	NA
\$1,500 or more	NA	NA	992	19%	2,028	31%	NA	NA

Source: U.S. Census, American Community Survey, 5-year estimates, B25087

#### Owner Housing Costs as a Percent of Household Income, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Owner Occupied Housing Units	16,210		16,150		17,280		1,070	7%
Less than 20 percent	6,395	39%	7,767	48%	9,673	56%	3,278	51%
20 to 29 percent	4,062	25%	3,612	22%	3,470	20%	-592	-15%
30 percent or more	5,630	35%	4,651	29%	4,001	23%	-1,629	-29%

Note: Excludes households with zero or negative income

Source: U.S. Census, American Community Survey, 5-year estimates, B18108

#### Home Value, 2012-2022

	2012 #	2012 %	2017 #	2017 %	2022 #	2022 %	2012-2022 #	2012-2022 %
Owner Occupied Housing Units	16,210		16,150		17,280		1,070	7%
Less than \$100,000	454	3%	789	5%	480	3%	26	6%
\$100,000 to \$199,999	2,475	15%	2,788	17%	1,685	10%	-790	-32%
\$200,000 to \$299,999	3,267	20%	2,945	18%	2,727	16%	-540	-17%
\$300,000 to \$399,999	2,816	17%	2,307	14%	2,515	15%	-301	-11%
\$400,000 to \$499,999	1,968	12%	1,593	10%	2,259	13%	291	15%
\$500,000 to \$749,999	2,940	18%	3,496	22%	3,324	19%	384	13%
\$750,000 to \$999,999	1,202	7%	1,271	8%	2,502	14%	1,300	108%
\$1,000,000 or more	1,088	7%	961	6%	1,788	10%	700	64%

Source: U.S. Census, American Community Survey, 5-year estimates, B18107

Evanston Housing4All - Strategic Housing Plan - DRAFT Framework

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- FEEDBACK PROMPT: Are there additional data that should be included in this section?**
- FEEDBACK PROMPT: Are there included data that should be presented differently?**

## IV. Objectives

FAIRNESS: Promote fair housing and inclusive housing opportunities

SAFETY: Upgrade housing quality and safety

STABILITY: Increase housing stability for renters and owners

HEALTHY: Sustain healthy homes and decrease GHG emissions

ATTAINABLE: Grow access to homeownership and reduce energy burden

ACCESSIBLE: Encourage universal design and support people of all abilities

CONNECTED: Cultivate access to jobs, schools, services, and community

CREATE: Build a variety of housing types and expand housing choice

PRESERVE: Preserve naturally occurring and dedicated affordable housing

The City of Evanston aims to meet the housing needs of:

- Older adults
- People living with a disability
- People with lower incomes
- People of color
- Immigrants
- Long-time residents
- Young people
- Students
- Justice involved individuals
- People experiencing unstable housing
- Multi-generational households
- People with children
- Single parent families
- People experiencing gender-based violence
- LGBTQIA+ community
- People who work in Evanston

- FEEDBACK PROMPT: Do these objectives encompass Evanston’s housing challenges?**
- FEEDBACK PROMPT: Do these populations encompass Evanston’s diverse community?**

## V. SMART Goals

SMART means:

- Specific
- Measurable
- Action-oriented
- Realistic
- Time-bound

<b>2035 Goal Range</b>	<b>Current</b>	<b>Source</b>	<b>Objective(s)</b>
TBD Households with HCVs	<b>559</b> Households with HCVs in 2024	Housing Authority of Cook County	Fairness, Stability
TBD Cost Burdened Renter Households	<b>6,204</b> Cost Burdened Renter Households in 2022	US Census, ACS	Stability, Preserve, Create
TBD Cost Burdened Owner Households	<b>4,001</b> Cost Burdened Owner Households in 2022	US Census, ACS	Stability, Preserve, Create
TBD Electric Heat Housing Units	<b>18%</b> Electric Heat Housing Units in 2022	US Census, ACS	Attainable, Safety, Healthy
TBD Black Homeownership	<b>33%</b> Black Homeownership in 2022	US Census, ACS	Attainable, Stability, Fairness
TBD Latino Homeownership	<b>40%</b> Latino Homeownership in 2022	US Census, ACS	Attainable, Stability, Fairness
TBD Asian Homeownership	<b>31%</b> Asian Homeownership in 2022	US Census, ACS	Attainable, Stability, Fairness
TBD New Housing Units / Year	<b>245</b> New Housing Units / Year 2000-2020	City of Evanston	Create, Fairness
TBD Missing Middle Housing Units	<b>39%</b> Missing Middle Housing Units in 2022	City of Evanston	Create, Preserve, Attainable
TBD of Household Income on H+T	<b>50%</b> of Household Income on H+T in 2019	CNT, H+T Index	Connected
TBD of Households near high frequency transit	<b>61%</b> of Households near high frequency transit in 2019	CNT, AllTransit	Connected
TBD Permanently Affordable Housing Units	TBD Permanently Affordable Housing Units in 2024	City of Evanston + Partners	Preserve, Stability
TBD Dedicated Affordable Housing Units	TBD Dedicated Affordable Housing Units in 2024	City of Evanston + Partners	Preserve, Create, Stability
TBD Evictions + Non-renewals	TBD Evictions + Non-renewals in 20XX	Cook County Sheriff?	Fairness, Stability

TBD Foreclosures	TBD Foreclosures in 20XX	Woodstock Institute?	Stability, Attainable
TBD Fair Housing Violations	TBD Fair Housing Violations in 20XX	IL Dept of Human Rights?	Fairness, Stability
TBD Households Displaced from City	TBD Households Displaced from City in 20XX	Trackable?	Stability, Preserve
TBD Naturally-Occurring Affordable Units	TBD (%) Naturally-Occurring Affordable Units in 20XX	Trackable?	Preserve, Create, Stability
TBD People Experiencing Homelessness	TBD People Experiencing Homelessness in 20XX	The Alliance?	Fairness, Safety, Healthy
TBD Units- Mobility Disability Accessible	TBD (%) Units- Mobility Disability Accessible in 20XX	Trackable?	Accessible, Safety, Fairness
TBD Residential GHG Emissions	TBD Residential GHG Emissions in 20XX	City of Evanston	Healthy, Safety
TBD Housing Code Violations	TBD Housing Code Violations	City of Evanston	Safety, Preserve, Healthy

- FEEDBACK PROMPT: For Goals with current data, what should the plan aim for by 2035?**
- FEEDBACK PROMPT: What additional SMART Goals should this plan strive to achieve?**

## VI. Local Policy Tools

### A. Policy Priorities

- Create and preserve dedicated affordable housing units
- Align housing supply with market and neighborhood housing conditions
- Help households access and afford private-market homes
- Protect against displacement and poor housing conditions
- Align housing strategy with climate action goals

- FEEDBACK PROMPT: Knowing all are important, how should the plan prioritize the above?**

### B. Create and preserve dedicated affordable housing units

<b>Establish incentives or requirements for affordable housing</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Density bonuses	Yes	Update via Envision Evanston +
Expedited permitting for qualifying projects	No	Create process
Inclusionary zoning	Yes	Update concurrent w/ Envision Evanston +
Reduced or waived fees for qualifying projects	Yes	Update concurrent w/ Envision Evanston +
Reduced parking requirements for qualifying developments	Yes	Update via Envision Evanston +
Property tax abatements or exemptions	No	Promote Cook County incentives

\*In other subcategories (other tables). Policies are frequently related to policies within a subcategory

<b>Generating revenue for affordable housing</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Dedicated revenue sources	Yes	Create and execute revenue plan
Demolition taxes and condominium conversion fees	Yes	Realign with Objectives
Employer-assisted housing programs	No	Start program w/ major employers
General obligation bonds for affordable housing	No	See revenue plan
Housing trust funds	Yes	Realign with Objectives
Linkage fees/affordable housing impact fees	No	See revenue plan
Tax increment financing	Yes	Explore alignment w/Objectives
Transfers of development rights	No	Update zoning

<b>Supporting affordable housing through subsidies</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Acquisition and operation of moderate-cost rental units	Yes	Create, execute subsidy strategy
Below-market financing of affordable housing development	No	See subsidy strategy
Capital subsidies for affordable housing developments	Yes	See subsidy strategy
Operating subsidies for affordable housing developments	No	See subsidy strategy

<b>Preserving existing affordable housing</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Rights of first refusal	No	Adopt policy
Preservation inventories	No	Create inventory

<b>Expanding the availability of affordable housing in resource-rich areas</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Regional collaboration to develop affordable housing in resource-rich areas	No	Partner w/ neighboring communities
Create, preserve dedicated affordable housing in resource-rich areas	Yes	Update concurrent w/ and via Envision Evanston +
Expand supply of rental and lower-cost housing types in resource-rich areas	Yes	Update via Envision Evanston +

<b>Creating durable affordable homeownership opportunities</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>

Community land trusts	Yes	Strengthen partnership
Deed-restricted homeownership	Yes	Update to extend affordability
Limited equity cooperatives	No	See subsidy strategy
Renter equity programs for residents of affordable housing	No	Increase collaboration

<b>Facilitating the acquisition or identification of land for affordable housing</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Use of publicly owned property for affordable housing	Yes	Create, execute land strategy via Putting Assets to Work
Joint development on transit and/or other agency land	No	See land strategy
Land banks	No	See land strategy
Property acquisition funds	No	See land strategy

C. Promote affordability by aligning supply with market and neighborhood housing conditions

<b>Reducing development costs and barriers</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Accessory dwelling units	Yes	Update via Envision Evanston +
Changes to increase the predictability of the regulatory process	No	Update via Envision Evanston +
Housing rehabilitation codes	No	Develop to increase affordability
Manufactured housing and manufactured home communities	No	Update via Envision Evanston +
Missing middle housing	No	Update via Envision Evanston +

Reduced parking requirements	Yes	Update via Envision Evanston +
Reductions in impact fees and exactions	Yes	Update via Envision Evanston +
Reforms to construction standards and building codes	No	Update to reduce cost of development
Streamlined permitting processes	No	Update via Envision Evanston +
Zoning changes to allow for higher residential density	Yes	Update via Envision Evanston +
Zoning changes to remove single-family districts	No	Update via Envision Evanston +
Zoning changes to facilitate the use of lower-cost housing types	Yes	Update via Envision Evanston +

<b>Creating incentives for new development or redevelopment</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Incentives to encourage the development of lower-cost housing types	Yes	Update via Envision Evanston +
Tax incentives for new construction and substantial rehabilitation	Yes	Update via Envision Evanston +

<b>Dealing with vacant, abandoned, and tax-delinquent properties</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Creating and managing vacant property inventories	Yes	See land strategy
Foreclosure and disposition of tax-delinquent properties	No	Develop program to support homeowners
Land Banks	No	Update via Envision Evanston +

D. Help households access and afford private-market homes

<b>Providing tenant-based rental assistance</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
HOME tenant-based rental assistance	Yes	Develop strategy to maximize impact
Security deposit and/or first and last month's rent assistance	Yes	See rental assistance strategy
State or local funded tenant-based rental assistance	Yes	See rental assistance strategy

<b>Promoting mobility for housing choice voucher holders</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Landlord recruitment and retention	No	Promote and monitor compliance
Mobility counseling for housing choice voucher holders	No	Partner to increase housing options

<b>Reducing barriers to homeownership</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Direct wealth redistribution and home sales to Black families	Yes	-
Asset building programs	Yes	Increase promotion
Down payment and closing cost assistance	Yes	Increase promotion
Housing education and counseling	Yes	Increase promotion
Shared appreciation mortgages	No	Support alternative ownership models

<b>Reducing energy use and costs</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Energy-efficiency retrofits	Yes	Expand Green Homes beyond pilot

Energy-efficiency standards	No	Develop Building Performance Standards
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<b>Combatting housing discrimination</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Legal assistance for victims of discrimination	Yes	Increase collaboration and promotion
Enforcement of fair housing laws	Yes	Increase collaboration and promotion
Fair housing education for real estate professionals and consumers	No	Increase collaboration and promotion
Source of income laws	Yes	Increase promotion
Repealing “crime-free” or nuisance ordinances	No	Repeal ordinance(s)
Fair chance policies for people with criminal records	Yes	Increase promotion

<b>Regulating the use of existing housing stock</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Regulating short term rentals	Yes	Update via Envision Evanston +

#### E. Protect against displacement and poor housing conditions

<b>Enhancing renters’ housing stability</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Rent Regulation	No	HOLD, Currently not allowed in Illinois
Just cause eviction policies	Pending	-
Housing preferences for displaced residents	No	Incorporate into local preference

Protection from condo conversions	Yes	Implement anti-displacement strategy
Rental registries	Yes	Convert to rental licensing program
Eviction prevention programs	Yes	See anti-displacement strategy
Legal assistance for at-risk renters	Yes	Increase collaboration and promotion

<b>Enhancing homeowners' housing stability</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Property tax relief for income-qualified homeowners	Yes	Increase collaboration and promotion
Foreclosure prevention programs	Yes	See anti-displacement strategy

<b>Improving quality of both new and existing housing</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>
Assistance for home safety modifications	No	Incorporate into home rehab offerings
Code enforcement	Yes	Move towards cooperative model
Homeowner rehabilitation assistance programs	Yes	Optimize to maximize benefits
Housing and building codes	Yes	Align with various housing priorities
Lead abatement	Yes	Increase promotion
Weatherization assistance	Yes	Expand Green Homes beyond pilot

<b>Ensuring the ongoing viability of unsubsidized affordable rental properties</b>		
<b>Policy</b>	<b>Current Status</b>	<b>Recommendation</b>

Expanded access to capital for owners of unsubsidized affordable rental properties	No	Increase collaboration and promotion
Guidance for small, market affordable rental properties	No	Increase collaboration and promotion

### F. Align housing strategy with climate action goals

This is not a set of stand alone policy priorities, but a charge to align the policies in this plan with the City's climate action goals.

Note: Will be incorporated into the plan after community feedback on the Draft Framework.

- FEEDBACK PROMPT: Are there additional policies that should be included?**
- FEEDBACK PROMPT: Are there any policies that should be removed from consideration?**

## VII. Resources

### A. Federal

Entities and Resources:

- Department of Housing and Urban Development (HUD)
  - [Community Development Block Grant](#)
  - [HOME Investment Partnership Program](#)
  - [Emergency Solutions Grant](#)
  - [Housing Choice Vouchers / Section 8](#)
  - [PRO Housing](#)
  - [Affirmatively Furthering Fair Housing](#)
  - [Green and Resilient Retrofit Program](#)
- Environmental Protection Agency (EPA)
  - [Smart Growth and Housing](#)
- Internal Revenue Service (IRS)
  - [Low-Income Housing Tax Credit](#)
- Department of Treasury
  - [Federal Community Reinvestment Act](#)

## B. State

### Entities and Resources:

- Illinois Department of Commerce and Economic Opportunity
- Illinois Department of Human Services
- Illinois Historic Preservation Division
  - [HB1377: Homestead Exemption](#) (6/21/24 sent to Governor)
  - Housing Action IL, [IL Community Reinvestment Act](#)
- Illinois Housing and Development Authority (IHDA)

### Related Policies:

- [Low income housing tax credit](#)
- [Activation of housing finance agency reserves](#)
- [General obligation bonds for affordable housing](#)
- [Increased use of multifamily private activity bonds to draw down 4 percent Low Income Housing Tax Credits](#)
- [State tax credits for affordable housing](#)
- [Small balance home mortgages](#)
- [Subsidized home mortgages](#)
- [Special Purpose Credit Programs](#)

## C. Chicagoland

### Entities and Resources:

- Chicago Housing Authority (CHA)
- Chicago Metropolitan Agency for Planning (CMAP)
  - [ON TO 2050](#), 2018
  - [ON TO 2050 Update Summary](#), 2022
- Chicago Transit Authority (CTA)
- Cook County
  - Assessor's Office
  - Department of Planning and Development
- Housing Authority of Cook County (HACC)
- Metra
- Pace Suburban Bus
- Regional Transportation Authority (RTA)

### Organizations and Resources:

- Active Transportation Alliance (Active Trans)

- Center for Neighborhood Technology (CNT)
- Chicago Area Fair Housing Alliance (CAFHA)
- Community Investment Corporation (CIC)
- Folded Map Project
- Howard Brown Health
- Housing Choice Partners
- Metropolitan Family Services
- Metropolitan Mayors Caucus (MMC)
- Metropolitan Planning Council (MPC)
  - [The Cost of Segregation](#), 2017
  - [Our Equitable Future: A Roadmap for the Chicago Region](#), 2022
- Metropolitan Tenants Organization (MTO)
- Northwest Municipal Conference
- Phius Alliance Chicago
- Shared Use Mobility Center
- The Alliance to End Homelessness in Suburban Cook County (The Alliance)
- Trilogy
- Woodstock Institute

Related Policies:

- Local Housing Solutions
  - [Housing choice vouchers](#)
  - [Increased voucher payment standards in high-cost areas](#)
  - [Project-basing of housing choice vouchers](#)
  - [The Rental Assistance Demonstration \(RAD\)](#)

## D. Local Organizations

- Advocates for Action
- Ascension St. Francis Hospital
- Beth Emet The Free Synagogue
- Books and Breakfast
- Center for Independent Futures
- Childcare Network of Evanston
- Citizens Network of Protection
- CJE Senior Life
- Climate Action Evanston
- Community Alliance for Better Government

- Connections for the Homeless
- COFI (Community Organizing and Family Issues)
- CPAH (Community Partners for Affordable Housing)
- Curt's Cafe
- E-Town Sunrise
- Elevate
- Endeavor Health
- Erie Family Health Center Evanston/Skokie
- ETHS / District 202
- Evanston Cradle to Career
- Evanston Early Childhood Council
- Evanston Fight for Black Lives
- Evanston Grows
- Evanston History Center
- Evanston Latinos
- Evanston Own It
- Evanston Cradle to Career
- Evanston ReBuilding Exchange
- Evanston Scholars
- Evanston/Skokie School District 65
- Evergreen Real Estate Group
- Family Focus
- Family Promise Chicago North Shore
- First Church of God CLC
- First Presbyterian Evanston
- First Repair
- FLAP (Farmworker and Landscaper Advocacy Project)
- HODC (Housing Opportunity Development Corporation)
- HOME (Housing Opportunities and Maintenance for the Elderly)
- HOW (Housing Opportunities for Women)
- Howard and Evanston Community Center
- Hear to Stay Committee
- Impact Behavioral Health Partners
- Inclusion Solutions
- Infant Welfare Society of Evanston
- Institute of Therapy Through the Arts
- Interfaith Action of Evanston
- James B. Moran Center for Youth Advocacy

- Joining Forces (Connections for the Homeless)
- Latinos en Evanston North Shore
- Law Center for Better Housing
- League of Women Voters
- Lutheran Social Services
- Lydia Home
- McGaw YMCA
- Meals on Wheels
- NAACP Evanston Branch
- NAMI Cook County North Suburban
- North Shore REALTIST Association
- North Shore Senior Center
- North Suburban Legal Aid Clinic
- Open Communities
- Oak Tree Village
- OTR Housing (formerly Over the Rainbow)
- PEER Services
- PIRHL
- Puerta Abierta
- Reba Early Learning Center
- Reba Place Church
- Reba Place Development Corporation
- Rebuilding Together North Suburban Chicago
- Rimland Collaborative Care for Individuals with Autism
- Rotary International
- Shore Community Services
- Shorefront Legacy Center
- The AUX
- The Cradle
- Transition House
- Turning Point Behavioral Health Care Center
- Unitarian Church of Evanston
- Young Black + Lit
- Youth & Opportunity United
- Youth Job Center Evanston
- YWCA Evanston/North Shore

## F. Other

### Foundations

- Chicago Community Trust
- Evanston Community Foundation
- Kresge Foundation
- MacArthur Foundation

### Non-profits (National + State)

- American Planning Association
- Grounded Solutions Network
- Housing Action Illinois
- Illinois Green Alliance
- Illinois Housing Council (IHC)
- Landmarks Illinois
- Local Housing Solutions
- National Fair Housing Alliance (NFHA)
- National Housing Law Project
- National Housing Preservation Database
- National Low Income Housing Coalition (NLIHC)
- Redress Movement
- Strong Towns
- Turner Labs
- Up For Growth

### Academia

- DePaul University - Institute for Housing Studies
- Harvard University - Joint Center for Housing Studies
- Illinois Institute of Technology
- Loyola University
- New York University - Furman Center
- Northwestern University
- Oakton College
- University of California, Berkeley - Turner Center
- University of Chicago
- University of Illinois, Chicago
- University of Illinois, Urbana-Champaign

CDFIs (Community Development Financial Institutions) [What are they?](#)

- [C3 Fund](#)
- [Chicago Community Loan Fund](#)
- [Chicago Investment Corporation \(CIC\)](#)
- [Corporation for Supportive Housing \(CSH\)](#)
- [Enterprise Community Loan Fund \(Enterprise Community Partners\)](#)
- [Habitat Mortgage Solutions \(Habitat for Humanity\)](#)
- [IFF](#)
- [Institute for Community Economics \(National Housing Trust\)](#)
- [LISC](#)
- [Low Income Investment Fund \(LIIF\)](#)
- [Mercy Community Capital \(Mercy Housing\)](#)
- [NCRC Community Development Fund \(National Community Reinvestment Coalition\)](#)
- [NeighborWorks Capital \(NeighborWorks America\)](#)
- [NHS \(Neighborhood Housing Services / NLS \(Neighborhood Lending Services\)](#)
- [NHT Community Development Fund \(National Housing Trust\)](#)
- [Partners for the Common Good](#)
- [Self-Help Ventures Fund \(Self-Help Credit Union\)](#)

Other Financial Institutions

- Capital One
  - Woodstock Institute, [Capital One Community Benefits Agreement](#)
- Federal Home Loan Bank of Chicago
- Federal Home Loan Mortgage Corporation (Freddie Mac)
- Federal National Mortgage Association (Fannie Mae)
- Federal Reserve Bank

Note: We do not endorse any particular products or services offered by any of the above organizations.

- FEEDBACK PROMPT: Are there organizations or entities that should be included?**
- FEEDBACK PROMPT: Are there specific grants or other resources that should be included?**

## VIII. Implementation

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

This section is essential. The plan's success will be measured by what actions it leads to and how it improves housing for Evanston community members.

Note: Will be developed based on and after community feedback on the Draft Framework.

## IX. Monitoring and Evaluation

- A. Data collection and analysis
- B. Progress reports and regular review

Similar to the Implementation section, this section is essential. We need to regularly assess progress being made in order to assess if changes need to be made in order to achieve our SMART Goals.

Note: Will be developed based on and after community feedback on the Draft Framework.



## Memorandum

To: Members of Housing & Community Development Committee  
From: Uri Pachter, Senior Housing Planner  
CC: Sarah Flax, Community Development Director; Elizabeth Williams, Interim Housing & Grants Manager; Marion Johnson, Housing and Grants Supervisor  
Subject: Discussion: DRAFT Inclusionary Housing Ordinance (IHO)  
Date: September 17, 2024

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Recommended Action:

Discuss DRAFT Inclusionary Housing Ordinance (IHO) and provide direction for FINAL Inclusionary Housing Ordinance (IHO)

Committee Action:

For Discussion

Summary:

By the end of 2024, City Council intends to approve an updated Inclusionary Housing Ordinance a) to increase the minimum requirement, per City Council's Affordable Housing Goals, and b) to act on a planned review and update scheduled for January 2022 that was delayed due to COVID-19 and other workload constraints.

The [DRAFT Inclusionary Housing Ordinance](#) aims to achieve the following:

- Increase the minimum requirement [City Council goal]
- Increase predictability and flexibility for applicants, developers, and providers of Inclusionary Housing units
- Increase the number and variety of on-site units to better address the housing needs of community members
- Increase protections against losing Evanston's racial and economic diversity

A detailed comparison of the current ordinance and the proposed changes is [attached here](#).

**Background**

The Housing and Community Development Committee held an introductory discussion about the IHO update on June 18, 2024. The discussion included focus topics, out-of-scope topics, the history of the Inclusionary Housing program, the new Cook County Affordable Housing

Special Assessment Program, and an overview of how a developer and a prospective tenant navigate their respective processes.

As a reminder, zoning bonuses will not be part of the IHO update or included in the IHO moving forward. The Land Use Commission will consider zoning bonuses as part of the new zoning code and the IHO will reference this section. Before reaching City Council, HCDC will have the opportunity to review the draft zoning code, including IHO bonuses. To ensure effective implementation the updated IHO will become effective in Q2 2025, concurrent with or after the new zoning code is adopted. For additional details, reference the IHO memo from the June 18, 2024 meeting [here](#).

### **Inclusionary Housing Unit Production**

Since 2003, developments (both covered and non-covered with negotiated agreements) have produced 94 on-site Inclusionary Housing units or 5.4% of total units in their respective developments.

These developments also contributed \$3,325,000 in in-lieu fees, equivalent to 37 units, based on the conversion rate at the time. Therefore, to date, Inclusionary Housing production and equivalent in-lieu fees total 131 units or 7.5% of total units in their respective developments.

Inclusionary Housing unit production has averaged under 5 units / year and below the 10% requirement (in effect since 2007). Reasons for this include:

- Ordinance language leading to reduced requirement calculations
- In-lieu fees that incentivize developers to opt out of on-site units
- A narrow definition of “covered development” leading to exemptions and negotiated agreements
- Changes in the housing market outside the City’s control (i.e. COVID-19)

For a summary of Inclusionary Housing unit production, including income restrictions and unit sizes, see [attached](#).

### **Input Opportunities**

In addition to HCDC, City Council, and public comment, the IHO update process has included input from 15 Evanston developers, asset managers, and attorneys, as well as 12 national and regional subject matter experts. This input has been summarized in the attached [Research Conversations - Summary](#).

In advance of October’s HCDC meeting, the City will solicit feedback from housing (-adjacent) organizations, developers, and the community. This process also leans on housing input from Envision Evanston 2045, our 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.

### **Draft Ordinance**

The attached [DRAFT Inclusionary Housing Ordinance](#) includes both independent updates and a suite of updates that are interconnected. Examples of individual changes include:

- Expanded purview of the Policies and Procedures document(s)
- Annual IHO report to the Housing and Community Development Committee
- Rental affordability period calculated by development instead of by unit

- Zoning bonuses section moved to Title 5 - Zoning Code
- Program enforcement strengthened

The suite of updates include:

- Exempt developments expanded from 1-5 units to 1-7 units
- Requirement increased from 10% to 15%, smaller increase for 7-14 units
- Requirement w/ public funding increased from 20% to 30%
- Increased in-lieu fees by unit type, based on projected reduced revenue over 30 years
- Weighted average rents (a 40% AMI unit and an 80% AMI unit satisfy the 60% AMI requirement)
- Reduced requirement for units at lower AMIs
- Reduced requirement for units with more bedrooms
- No on-site requirement

A detailed comparison of the proposed independent updates and suite of updates and the current ordinance is [attached](#). And, as a reference, here is the [current Inclusionary Housing Ordinance](#).

### **New Affordable Housing Landscape**

As a reminder, the affordable housing landscape has changed since the current IHO went into effect in January 2019. In 2022, Cook County launched the Affordable Housing Special Assessment Program, providing significant property tax incentives for providing 15% (Tier 1), 35% (Tier 2), or 20% (Tier 3) affordable units on-site. The minimum unit count is 7 units and the weighted average of affordable units needs to be at or below 60% AMI to qualify. Through our many research conversations with developers and regional experts, as well as through formal applications to the Community Development Department, developers have expressed strong interest in pursuing these tax incentives, with the greatest interest in Tier 3, requiring 20% of on-site units to be affordable.

Previously, the City of Evanston was the sole provider of both “carrots and sticks” for the Inclusionary Housing Program. With the new property tax incentive, Cook County has added an attractive incentive for Evanston developers to meet or exceed the proposed Inclusionary Housing requirement.

### **Development Scenario**

To help visualize the impact of the proposed IHO update, the following is a comparison of a hypothetical 195-unit downtown rental development seeking zoning relief with 60 studios, 100 one-bedroom units, and 35 two-bedroom units.

Under the current IHO, 13 Inclusionary Housing units are required. To meet the requirement, the developer must provide at least half of those units on-site. The main two options are as follows:

Options	AMI	Total	Studio	1 BR	2 BR	In-Lieu Fee
Min on-site	60%	7	2	4	1	\$1,464,365

All on-site	60%	13	4	7	2	-
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In the above two options, all but one or two units are limited to households of 1-2 people, with maximum incomes of \$47,100 - \$53,820 and minimum incomes to afford gross rents up to \$1,177 - \$1,261.

Under the proposed IHO, 29.25 Inclusionary Housing units are required. To meet the requirement, the developer has many, many options. Just a few of those options are as follows:

Options	AMI	Total	Studio	1 BR	2 BR	In-Lieu Fee
Base + 1	60%, weighted	30	9	15	6	-
Base + fee	60%, weighted	29	9	15	5	\$177,750
More Bedrooms	60%, weighted	22	3	3	16	\$177,750
Lower AMI	40%, weighted	20	6	10	4	-
Half on-site	60%, weighted	15	4	8	3	\$6,991,750
None on-site	-	-	-	-	-	\$14,592,750

Under the proposed IHO and in the above scenario, a developer can more easily provide units that meet the housing needs of more Evanston community members, including households of 1-4 people, with maximum incomes of \$15,700 - \$80,720 and minimum incomes to afford gross rents up to \$392 - \$2,018.

### Program Comparisons

To put the current Evanston IHO and the proposed IHO in context, attached are two program comparison matrices. The Major Cities matrix includes 13 cities and one county across the U.S., the majority of which have updated their ordinance in the past five years. The Chicagoland matrix includes the nine municipalities in the region that have inclusionary housing ordinances. Both the [Inclusionary Housing Program Comparisons - National](#) and the [Inclusionary Housing Program Comparisons - Chicagoland](#) are attached.

### Schedule

As a reminder, to provide ample opportunity for discussion, direction, and questions, the IHO schedule is:

Month	Entity / Audience	Action
June	HCDC	Introduction / Feedback
Ongoing	Community / Envision Evanston	Feedback

	2045	
May - June	Research Conversations	Feedback
September	HCDC	DRAFT Ordinance Review Feedback
October	HCDC	FINAL 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

**Questions**

- Are any focus topics not adequately addressed?
- Are there any components that need to be strengthened?
- Are there any components that need to be softened?

Attachments:

[DRAFT Inclusionary Housing Ordinance](#)

[Comparison of Current and Proposed IHO](#)

[Inclusionary Housing Unit Production 2003-2024](#)

[Research Conversations - Summary](#)

[Inclusionary Housing Program Comparisons - National](#)

[Inclusionary Housing Program Comparisons - Chicagoland](#)

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CHAPTER 7 INCLUSIONARY HOUSING - DRAFT FOR REVIEW

5-7-1. TITLE.

This Chapter is titled and referred to as the INCLUSIONARY HOUSING ORDINANCE.

5-7-2. PURPOSE AND INTENT.

This Chapter aims to increase housing choice for low- and moderate-income households in Evanston by requiring covered developments to provide Inclusionary Housing units, i.e. affordable to low- and moderate-income households.

Except for housing subsidized by the City and/or other public entities, new or rehabbed housing in Evanston is generally not affordable to low- and moderate-income households. The City recognizes that, without intervention, this will result in an inadequate supply of attainable housing and will reduce Evanston's racial and economic diversity.

Since there is limited land for new residential development, a reasonable proportion should be developed into for-sale and rental units affordable to low- and moderate-income households. The Inclusionary Housing Ordinance is not the only way the City seeks to address housing needs in Evanston; it is one of many tools in the City's toolkit to minimize displacement and preserve and increase the supply of housing affordable to low- and moderate-income households.

5-7-3. DEFINITIONS.

To administer this Chapter, these definitions will apply:

APPLICANT.	Any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities whose application to the Department includes a covered development according to this Chapter.
APPROVED COMMUNITY LAND TRUST.	A private, non-profit corporation that the City will create or authorize to acquire and own land for the benefit of the City and low- and moderate-income households.
AREA MEDIAN INCOME (AMI).	The median income level for the Chicago-Joliet-Naperville, IL HUD Metro FMR Area, adjusted for household size, as established annually by the U.S. Department of Housing and Urban Development.
CONTRACTED AGENCY.	An organization with which the City contracts and has a written agreement to manage components of this Chapter that may include, but are not limited to, the centralized wait list and/or tenant annual income certification.
COVERED DEVELOPMENT.	A development or concurrent developments containing seven (7) or more covered units under common ownership or control by an applicant.
COVERED UNIT.	Any dwelling unit including, but not limited to, an accessory dwelling unit, live/work unit, and age-restricted unit, that is either:  1. A new dwelling unit in a newly constructed development or a new dwelling unit in an existing development

	<p>2. A dwelling unit in an existing development that has increased or decreased in size and/or number of bedrooms.</p> <p>3. A dwelling unit in an existing development where the development has changed tenure (from rental to for-sale or for-sale to rental)</p>
DEPARTMENT.	The City of Evanston Community Development Department or any successor agency.
INCLUSIONARY HOUSING PROVIDER	Any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that owns a covered development with Inclusionary Housing rental units.
INCLUSIONARY HOUSING UNIT.	A for-sale or rental dwelling unit in a covered development that is affordable to income-qualified households and sold or rented only to income-certified households.
INCOME CERTIFIED HOUSEHOLD.	A household that meets the eligibility criteria to rent or purchase a specific Inclusionary Housing unit, as stipulated by the Policies and Procedures.
MAJORITY AFFORDABLE DEVELOPMENT.	A covered development where greater than 50% of all covered units are affordable according to the requirements of this Chapter.
MARKET-RATE UNIT.	A dwelling unit in a covered development that is not an Inclusionary Housing unit.
POLICIES AND PROCEDURES.	A document(s), authorized by the City Manager or their designee, that provides additional detail to effectively implement, administer and enforce this ordinance.
PUBLICLY- FUNDED.	Any covered development, that receives or has received any grant, loan, or subsidy from any Federal, State, or local agency or instrumentality, including, but not limited to, the sale of property below market value, purchase money financing, construction financing, permanent financing, or Low-Income Housing Tax Credit allocations or bond proceeds. Public funding does not include a loan from a government-sponsored enterprise (i.e. Fannie Mae, Freddie Mac), a Housing Choice Voucher rent subsidy, or a property tax exemption or abatement.

5-7-4. REQUIREMENTS – GENERAL.

- A. General Requirement: A covered development, containing a minimum of seven (7) covered units is required to meet their Inclusionary Housing Requirement.
- B. 7-14 Covered Units. The following are the Inclusionary Housing Requirements for covered developments with less than 15 covered units, with a weighted average of maximum gross rents at or below 60% AMI:
  - a. 7-9 covered units: 1.0 Inclusionary Housing Requirement

- 
- b. 10-13 covered units: 1.5 Inclusionary Housing Requirement
  - c. 14 covered units: 2.0 Inclusionary Housing Requirement
  - C. 15+ Covered Units. Fifteen percent (15%) of covered units in a covered development of fifteen (15) or more covered units are required to be Inclusionary Housing units with a weighted average of maximum gross rents at or below 60% AMI. The resulting number of units, without rounding, will be the covered development's Inclusionary Housing Requirement.
  - D. Publicly-Funded Developments. The Inclusionary Housing Requirement for a publicly-funded development is twice (2 times) the requirement in 5-7-4 B or C.
  - E. Meeting the Inclusionary Housing Requirement. 100% of the Inclusionary Housing Requirement must be provided by the applicant. There are three ways to do so:
    - a. Option A: Provide the Inclusionary Housing Requirement on-site, rounded up to the nearest whole number.
    - b. Option B: Provide a portion of the Inclusionary Housing Requirement on-site and pay the remaining portion of the requirement as an in-lieu fee to the Affordable Housing Fund.
    - c. Option C: Pay 100% of the Inclusionary Housing Requirement as an in-lieu fee to the Affordable Housing Fund.

#### 5-7-5. REQUIREMENTS – APPROVED OPTIONS.

To increase flexibility for applicants and to incentivize providing units with more bedrooms and units affordable to lower-income households, the Inclusionary Housing Requirement can be met using the following approved options. An applicant may both decrease the weighted average and increase the number of bedrooms to satisfy the Inclusionary Housing Requirement. Any remaining portion of the Inclusionary Housing Requirement must be paid at the full rate.

- A. Lower-Income Households.
  - a. Rental Units: Maximum gross rent tiers will not exceed 80% AMI and must be a multiple of 10% AMI. Applicants must select from one of the following options:
    - i. 60% AMI: 15% of covered units at a weighted average rent at or below 60% AMI
    - ii. 50% AMI: 12% of covered units at a weighted average rent at or below 50% AMI
    - iii. 40% AMI: 10% of covered units at a weighted average rent at or below 40% AMI
  - b. For-Sale Units: Sales price will not exceed the maximum price as stipulated by the Policies and Procedures. Applicants must select from one of the following options:
    - i. 100% AMI: 15% of covered units at a sales price affordable to households at or below 100% AMI
    - ii. 80% AMI: 12% of covered units at a sales price affordable to households at or below 80% AMI
- B. More Bedrooms.
  - a. One-Bedroom = 1.25 Studio

- b. Two-Bedroom = 2 Studios or 1.5 One-Bedrooms
- c. Three Bedroom = 2.75 Studios, 2.25 One-Bedrooms, or 1.75 Two-Bedrooms
- d. Four-Bedroom = 3.75 Studios, 3 One Bedrooms, 2.25 Two-Bedrooms, or 1.5 Three-Bedrooms

5-7-6. REQUIREMENTS – IN-LIEU FEE.

If selecting Option B or Option C to fulfill the Inclusionary Housing Requirement, per Section 5-7-4, the covered development’s in-lieu fee must be calculated. In the case of Option B, the unrounded remaining Inclusionary Housing Requirement, or in the case of Option C, the full, unrounded Inclusionary Housing Requirement is converted into a unit mix.

A. Calculation.

- a. In-lieu fees are as follows and are adjusted annually based on the Consumer Price Index, per the Policies and Procedures:

Studio	1 BR	2 BR	3 BR	4 BR
\$405,000	\$481,000	\$711,000	\$1,070,000	\$1,429,000

- b. If a fractional unit is required, the corresponding calculation uses the in-lieu fee for the most prevalent number of bedrooms. If the most prevalent is shared between multiple unit types, the unit type with the most bedrooms is used.
- c. In-lieu fees are calculated by the Department as part of the Inclusionary Housing Plan and building permit application process. In-lieu fees may be estimated by the Department separate from the above but are only estimates and subject to change.

- B. Payment. In-lieu fees are paid by the applicant as part of the permit application process and before being granted a building permit.

5-7-7. REQUIREMENTS – UNIT ATTRIBUTES AND DISTRIBUTION.

A. Unit Size.

- a. Number of Bedrooms. The unit mix of Inclusionary Housing units will be in equal proportion to the overall unit mix of covered units within the covered development, as stipulated by the Policies and Procedures.
- b. Area. Inclusionary Housing units will be equal to or larger than the smallest covered, market-rate units with the equivalent number of bedrooms within the covered development.

- B. Location. Inclusionary Housing units will be dispersed among the covered, market-rate dwelling units.

C. Appearance and Components.

- a. Exterior. The exterior appearance of Inclusionary Housing units will not differ from the covered, market-rate units in the covered development.

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- b. Interior. Inclusionary Housing units may have different interior appearance and finishes to covered, market-rate units as long as the materials, appliances, and building systems are durable, of good and new quality, and consistent with the current standards for new housing.
  - c. Energy Efficiency. Standard components of Inclusionary Housing units related to energy efficiency, including, but not limited to, mechanical equipment and plumbing, insulation, windows, and heating and cooling systems, will not differ from the covered, market-rate units in the covered development.
- D. Phased Construction. In a multiphase development, Inclusionary Housing units will be frontloaded in the initial phase(s) or each phase will include an equal proportion of Inclusionary Housing units to covered, market-rate units.

5-7-8. REQUIREMENTS – ALTERNATIVE EQUIVALENT PROPOSAL.

- A. Alternative Equivalent Proposal. An applicant may propose to meet the Inclusionary Housing Requirement by an alternative equivalent action. A proposal for an alternative equivalent action may include, but is not limited to:
  - a. The construction of Inclusionary Housing units off-site of the covered development
  - b. The acquisition and conversion of existing market-rate dwelling units to Inclusionary Housing units
  - c. The donation of property to the City of Evanston
- B. A proposal must articulate how the alternative action will increase affordable housing opportunities in the City to an equal or greater extent than the covered development's Inclusionary Housing Requirement.
- C. The proposal is subject to:
  - a. An equivalent action analysis by the Department, as stipulated by the Policies and Procedures, resulting in a determination of either "lesser extent / not recommended" or "equal or greater extent / recommended".
  - b. An administrative fee, as stipulated by the Policies and Procedures.
  - c. City Council approval.

5-7-9. INCENTIVES.

For a compliant covered development that provides on-site Inclusionary Housing units, the City will provide the following incentives:

- A. Fee Waiver: City-required building permit fees for the Inclusionary Housing units and a proportional share of the common areas will be waived, capped at 35% of building permit fees, as stipulated in the Policies and Procedures. No waiver from payment of any other fees will be provided, including but not limited to right-of-way fees, demolition fees, or fees related to the commercial portion(s) of the covered development.
- B. Fee Deferral: The remaining City-required building permit fees will be deferred for payment until the application for the first temporary certificate of occupancy for a covered, market-rate unit. No deferral

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from payment of any other fees will be provided, including but not limited to right-of-way fees, demolition fees, and fees related to the commercial portion(s) of the development.

- C. Zoning Incentives: Any zoning bonuses for covered developments that provide Inclusionary Housing units on-site are addressed in Title 6 – Zoning.

5-7-10. COMPLIANCE – SUBMISSIONS.

- A. Inclusionary Housing Application. The applicant will submit an Inclusionary Housing Application, provided by the Department, concurrent with submitting a zoning analysis application. The application is a preliminary proposal of how the applicant will fulfill the requirements of this Chapter.
  - a. The zoning analysis will not be deemed complete until the Department has marked the Inclusionary Housing Application as compliant.
  - b. The Application fee and detailed requirements are stipulated in the Policies and Procedures.
- B. Inclusionary Housing Plan. The applicant will submit an Inclusionary Housing Plan, provided by the Department, concurrent with submitting a building permit application. The Plan is the applicant's final commitment to fulfill the requirements of this Chapter.
  - a. The building permit application will not be deemed complete until the Department has approved the Inclusionary Housing Plan.
  - b. The Plan fee and detailed requirements are stipulated in the Policies and Procedures.
- C. Annual Rental Compliance Report. The Inclusionary Housing provider, or its designee, will submit an annual rental compliance report to the Department or the contracted agency as stipulated in the Policies and Procedures.
- D. Majority Affordable Development. A majority affordable development will comply with the requirements and will benefit from the incentives of this Chapter unless otherwise stipulated in the Policies and Procedures.

5-7-11. COMPLIANCE – AFFORDABILITY CONTROLS.

- A. Rental Units.
  - a. Affordability Period. A rental Inclusionary Housing unit is required to comply with this Chapter for thirty (30) years. The affordability period begins when all Inclusionary Housing units at the covered development have had at least one signed lease.
  - b. Income-Certified Household. The Inclusionary Housing provider will only rent an Inclusionary Housing unit to an income-certified household, as stipulated in the Policies and Procedures.
- B. For-Sale Units
  - a. Affordability Period. A for-sale Inclusionary Housing unit is required to comply with this Chapter in perpetuity or as long as allowable by law. The affordability period begins at the initial sale.
  - b. Initial Sale. The initial sale of a for-sale Inclusionary Housing unit must be made before selling any covered, market-rate unit and in one of the following ways:

- 
- i. Directly to an income-certified household, as stipulated in the Policies and Procedures. Any sale directly to an income-certified household requires a nominal loan that would trigger a release upon a subsequent sale.
  - ii. In a double transfer - to an approved community land trust and subsequently to an income-certified household, as stipulated in the Policies and Procedures.
- c. Maximum Sale Price. The maximum sale price for a for-sale Inclusionary Housing unit will be calculated by the Department based on the characteristics of the unit and current housing costs to ensure affordability to income-certified households, as stipulated in the Policies and Procedures.

#### 5-7-12. HOUSEHOLD ELIGIBILITY

- A. Income Certification. The Department or contracted agency will certify households for specific Inclusionary Housing Units, as stipulated in the Policies and Procedures.
- B. Primary Residence. An Inclusionary Housing unit, both rental and for-sale, must be used by the income-certified household as their primary residence.
- C. Local Preference. Priority for an Inclusionary Housing unit will be given to income-certified households who are Evanston residents, attend school or work in Evanston, and/or lived in Evanston in the past three (3) years. Additional details are stipulated in the Policies and Procedures.

#### 5-7-13. ENFORCEMENT.

- A. Noncompliance.
  - a. Any applicant, Inclusionary Housing provider, agent, successor, or assignee who does not comply with the provisions of this Chapter will be fined five hundred dollars (\$500) for each offense.
  - b. Each day the violation or failure to comply is not remedied after notification will constitute a separate offense.
  - c. The City Manager or their designee may waive a portion of the fine if substantive progress is being made to remedy the noncompliance. Additional details are stipulated in the Policies and Procedures.
- B. Fines. Noncompliance fines will be paid into the Affordable Housing Fund.
- C. Legal Action. The City may institute an injunction, mandamus, or any other appropriate legal actions or proceedings for the enforcement of this Chapter.

#### 5-7-14. ADMINISTRATION.

- A. Policies and Procedures.
  - a. To effectively implement, administer, and enforce this ordinance, the Department, with the City Manager or their designee's authorization, will create a document(s), Policies and Procedures, with additional detail, defined protocol, and clear processes.

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- b. When amended, the Policies and Procedures document(s) will be effective 30 days after the City Manager or their designee's authorization.

B. Effective Date and Applicability

- a. An applicant beginning the zoning analysis process after the effective date of this Chapter is required to comply with the Chapter.
- b. An applicant beginning the zoning analysis process before the effective date of this Chapter is not required to comply with the Chapter, rather the Chapter effective at that time.
- c. An applicant that begins the zoning analysis process before the effective date of this Chapter and does not make substantive progress on their application, as stipulated by the Policies and Procedures, must resubmit and therefore is required to comply with the Chapter.

C. Data Tracking and Annual Report

- a. The Department will track key Inclusionary Housing metrics and, on an annual basis, prepare an annual report to be shared with the Housing and Community Development Committee and placed on file.
- b. The annual report will also include any recommendations, if applicable, for any changes to this Chapter to better achieve the City's housing goals.

**Inclusionary Housing Ordinance Comparison  
Current vs. Proposed**

<b>Independent Updates</b>	<b>Current</b>	<b>Proposed</b>	<b>Rationale</b>
<b>General</b>			
Application and Plan Process	Independent	Integrated	Streamline process
Application and Plan Fees	No	Yes	Align w/ zoning and permitting
Policies and Procedures	Limited to leasing, eligibility	Detailed program rules	Strengthen and clarify program
Annual Report to HCDC	No	Yes	Increase transparency
<b>Affordability Requirements</b>			
Fractional In-Lieu Fee	Rounded	Not rounded	Simplify, equalize requirement
Unit Size	Follow building code	Equal to overall unit mix	Align with current practice
Alternative Equivalent	Council Approval	Review + Council Approval	Increase predictability
Rental Affordability Period Start Date	By unit, occupancy	By development, lease-up	Simplify tracking
Maximum For-Sale Sales Price	Based on 100% AMI	Based on 90% AMI	Increase income eligibility
For-Sale Initial Sale Requirements	Unique agreement	Sell to land trust or nominal lein	Strengthen affordability
<b>Incentives</b>			
Fee Waiver Cap - Standard	None	35%	Maintain revenue source
Fee Waiver Cap - 50+% Affordable	10%	35%	Remove "penalty"
Zoning Bonuses	Yes	Yes - in Zoning Code	Align with zoning code update

<b>Independent Updates</b>	<b>Current</b>	<b>Proposed</b>	<b>Rationale</b>
<b>Other</b>			
Ordinance Applicability	Application submitted	Substantive progress required	Remove exceptions
In-Lieu Fees - Rate Freeze	Yes, 2 years	No	Align w/ permitting
Administration Spending Cap	Yes, technically	No	Remove unclear limitation
Enforcement - Fine	\$200 - \$500 / day	\$500 / day	Strengthen, simplify
Enforcement - Partial Fine Waiver	No	Yes	Acknowledge exceptions

Suite of Updates	Current	Proposed	Rationale
All Dwelling Units Covered	No	Yes	Remove exceptions
Minimum Units	5	7	Encourage smaller developers Align w/ AHSAP
Requirement	10%	15%	Meet Council goal
Requirement (Public Funding)	20%	30%	Maintain 2x ratio
Smaller Developments	Increased Requirement (5-7 units)	Decreased Requirement (7-14 units)	Encourage smaller developers Encourage "missing middle"
In Lieu Fee*, Per Unit	D, RP Rental: \$209,195 D, RP For-Sale: \$313,792 Other Rental: \$179,310 Other For-Sale: \$268,964	Studio: \$405,000 1 BR: \$481,000 2 BR: \$711,000 3 BR: \$1,070,000	Incentivize on-site units
Rental Income Limits	60% AMI	60% AMI, weighted, 80% AMI cap	Incentivize lower AMI units Increase flexibility, predictability
Lower AMI Requirement* (Rental)	No	12%: 50% AMI, weighted, 80% AMI cap 10%: 40% AMI, weighted, 80% AMI cap	Incentivize lower AMI units Increase flexibility, predictability
Lower AMI Requirement* (For-Sale)	No	12%: 80% AMI	Incentivize lower AMI units Increase flexibility, predictability
More Bedrooms Conversion*	No	1BR = 1.25 Studio 2BR = 1.5 1BR, 2 Studio 3BR = 1.75 2BR, 2.25 1BR, 2.75 Studio	Incentivize more bedrooms Increase flexibility, predictability
On-site Required - For Sale Rental, By Right Rental, Variance / Allowance	No No Yes, 5%	No No No	Incentivized strongly elsewhere Increase flexibility, predictability

\*Based on projected reduced revenue from an Inclusionary Housing Unit over 30 years

### Inclusionary Housing Unit Production 2003 - 2024<sup>1</sup>

IHO Version	Time Period	All Developments with IH Units <sup>2</sup>				
		IH Units (#)	In-Lieu Fees (\$)	IH Unit Eq <sup>3</sup> (#)	IH Unit Eq (%)	Total Units (#)
Pre-IHO	2003	10	\$0	10	5.2%	193
2007 IHO	2007 - 2015	12	\$400,000	22	6.9%	321
2016 IHO	2016 - 2018	43	\$2,400,000	67	7.4%	909
2019 IHO	2019 - Present	29	\$525,000	32	9.7%	331
<b>Total</b>	<b>2003 - Present</b>	<b>94</b>	<b>\$3,325,000</b>	<b>131</b>	<b>7.5%</b>	<b>1,754</b>

Units by Maximum Income (AMI)	
50%	9
60%	52
80%	21
100%	3
120%	9

Unit Mix / Number of Bedrooms	
Studio	24
1 BR	48
2 BR	19
3 BR	3
4 BR	0

Note: Data has been generalized for a high-level comparison and omits differences in AMI levels, affordability periods, etc.

<sup>1</sup> Includes units under construction and anticipated to be completed by 12/2024

<sup>2</sup> Includes units in covered and non-covered developments

<sup>3</sup> The IH Unit Equivalent includes both IH units and the in-lieu fee unit equivalent

**Research Conversations - Summary  
Inclusionary Housing Ordinance Update  
Spring - Summer 2024**

**Evanston Developers / Asset Managers / Attorneys**

Inclusionary Housing Development Process

- Overall positive feedback about the Inclusionary Housing pre-development process
- However, the combination of ordinance requirements and councilmember preferences makes the process very unpredictable and hard to navigate

In-Lieu Fees

- In-lieu fees are much less expensive than providing on-site units, incentivizing developers to pick this option
- If developing high-end, larger units, the in-lieu fee is the cost-effective option

AHSAP (Cook County Affordable Housing Special Assessment Program)

- Strong support for the program and its benefits
- Most developers are seeking the 20% incentive in one or more developments / providing 20% on-site units

Minimum requirement increase

- About half of the developers were not particularly concerned
- About half of the developers were concerned about the impacts on smaller developers and smaller developments

Incentives to offset the increase

- Lower ongoing expenses - fee waivers have a minimal impact on larger developments
- Lower pre-development costs so more money can go into the development

Envision Evanston

- An important process to get rid of inequitable zoning, the foundation of the IHO
- Zoning bonuses are not effective if the development is not approved

## **National / Regional Experts**

### Inclusionary Housing Development Process

- Provide both predictability and flexibility
- Streamline the development process for compliant developments
- Tighten ordinance language to remove exceptions, loopholes

### In-Lieu Fees

- Absolute minimum should be \$350,000 / unit
- Base off of reduced developer revenue, not the cost of construction

### AHSAP (Cook County Affordable Housing Special Assessment Program)

- Many developers are using the 20% option / providing 20% on-site units
- 15% and 35% options are attractive to smaller developments and rehab projects
- Disincentivizes larger units and/or units to lower AMI households due to program's minimum requirements

### Minimum requirement increase

- Requiring more than 20% should include a subsidy and/or higher income caps
- Be mindful of recent developer cost increases - financing, labor, materials

### Incentives to offset the increase

- Increased flexibility is an incentive

### Envision Evanston

- Progressive zoning bonus(es) - incentivized to provide more than the minimum

### Other

- Be clear about the goals and incent those options
- Make data-driven decisions

## **Conversation Participants**

### Evanston Developers

Mary Boehmler, Senior Associate, Trammell Crow Company  
Charles Davidson, Founder and Principal, CDG  
Paul Harb, Developer and Property Manager  
Tom Meader, President and CEO, The Maeve Group  
Michael McLean, Founding Partner, Condor Partners  
Justin Pelej, Executive Vice President, Focus Development  
David Wallach, CEO, Blue Paint Development

### Evanston Asset Managers

Deanna Geram, Property Manager, The Maeve Group  
Michael Karel, Regional Property Manager, Greystar  
Zack Ktsanes, Director of Asset Management, LG Group  
Samantha Lehman, Property Manager, Lehman Realty  
Amanda Mooney, Property Manager, F3  
Emily Van Bel, Chicago Operating Officer, The Maeve Group

### Evanston Attorneys

Katie Jahnke Dale, Partner, DLA Piper  
Alisa Arnoff, Partner, Scalabrino & Arnoff

### Regional Experts

Emily Bloom-Carlin, Senior Program Officer, Preservation Compact  
Ranadip Bose, Partner, SB Friedman  
Maggie Cassidy, Director, Preservation Compact  
Sarah Duda, Deputy Director, Institute for Housing Studies  
Daniel Kay Hertz, Housing Director, Impact For Equity  
Fran Lefor Rood, Senior Vice President, SB Friedman  
Ricardo Lopez, Director of ARO Program, Chicago Department of Housing  
Diana Martinez, Planner, Chicago Department of Housing  
Stacie Young, President and CEO, Community Investment Corporation

### National Experts

Claudia Aiken, Director of New Research Partnerships, Housing Solutions Lab  
Colby Sledge, Local Policy Principal, Grounded Solutions Network  
Jess Wunsch, Director of City Engagement, Housing Solutions Lab

**Inclusionary Housing Program Comparisons  
National Matrix**

Local Government	Min Units	Req	On-Site Req	Rental				For-Sale			
				Aff. Period	AMI	In-Lieu Fee	1BR Fee <sup>1</sup>	Aff. Period	AMI	In-Lieu Fee	1BR Fee
Boston MA	7	17-20%	No	30-50	50-60%	\$365-675 / IH SF	\$506,250	30-50	80-100%	\$300-850 / IH SF	\$637,500
Boulder CO	1	25%	No	∞	50-80%	\$47 / All SF	\$188,000	∞	100-120%	\$47 / All SF	\$188,000
Berkeley CA	1	20%	No	∞	50-80%	\$39-56 / All SF	\$281,250	∞	80%	\$39-56 / All SF	\$281,250
Minneapolis MN	20	10-20%	No	20-30	60%	\$15-22 / All SF	\$110,000	30	80%	\$15-22 / All SF	\$220,000
Newark NJ	15	20%	No	30	40-80%	\$180,000 / IH Unit	\$180,000	30	40-80%	\$180,000 / IH Unit	\$180,000
San Francisco CA	10	15%	No	∞	65-130%	\$250 / 20-30% All SF	\$499,320	∞	100-150%	\$250 / 20-33% All SF	\$549,252
Chicago IL	10	10-20%	Yes	30	30-60%	\$62,138-217,482 / IH Unit	\$217,482	30	80 - 120%	\$62,138-217,482 / IH Unit	\$217,482
San Jose CA	10	15-20%	No	99	50-100%	\$22-50 / All SF	\$333,266	99	120%	\$29 / All SF	\$193,800

<sup>1</sup> 750 SF apartment in a 100-unit building in a downtown or downtown-like zoning district

	Rental							For-Sale				
Local Government	Min Units	Req	On-Site Req	Aff. Period	AMI	In-Lieu Fee	1BR Fee	Aff. Period	AMI	In-Lieu Fee	1BR Fee	
Portland ME	10	25%	No	10-30	80%	\$177,559 / IH Unit	\$177,559	10-30	80%	\$177,559 / IH Unit	\$177,559	
Seattle WA	1	2-11%	No	75	40-60%	\$8-46 / All SF	\$416,909	75	80%	\$8-46 / All SF	\$416,909	
Montgomery County MD	11	13-15%	Yes	99	65-70%	None	-	30	70%	None	-	
Portland OR	20	10-20%	No	99	60-80%	\$23-27 / All SF	\$270,000	99	60-80%	\$23-27 / All SF	\$270,000	
New York NY	11	20-30%	No	∞	40-115%	\$190-1,215 / All SF	-	∞	40-135%	\$190-1,215 / All SF	-	
<b>Summary</b>	1-20	2-30%	No / Yes	10 - ∞	30-130%	Various	\$110,000 - \$506,250	10 - ∞	40-150%	Various	\$180,000 - \$637,500	
<b>Evanston, Current</b>	5	10%	Yes	30	60%	\$179,310-209,195 / IH Unit	\$209,195	∞	100%	\$179,310-313,792 / IH Unit	\$313,792	
<b>Evanston, Proposed</b>	7	15%	No	30	60%	\$405,000-1,429,000 / IH Unit	\$481,000	∞	100%	\$405,000-1,429,000 / IH Unit	\$481,000	

**Inclusionary Housing Program Comparisons  
Chicagoland Matrix**

				Rental				For-Sale			
Local Government	Min Units	Req	On-Site Req	Aff. Period	AMI	In-Lieu Fee	1BR Fee <sup>1</sup>	Aff. Period	AMI	In-Lieu Fee	1BR Fee
Skokie	11	5-10%	No	25	60-80%	\$100,000-150,000 / IH Unit	\$100,000	-	60-80%	\$100,000-150,000 / IH Unit	\$100,000
Northbrook	6	15%	No	∞	50-100%	\$125,000 / IH Unit	\$125,000	∞	80-120%	\$125,000 / IH Unit	\$125,000
Chicago	10	10-20%	Yes	30	30-60%	\$62,138-217,482 / IH Unit	\$217,482	30	80-120%	\$62,138-217,482 / IH Unit	\$217,482
Arlington Heights	10	5-10%	No	∞	60%	\$29,300-87,900 / IH Unit	\$87,900	∞	80%	\$87,900 / IH Unit	\$87,900
Highland Park	5	20%	No	∞	50-120%	\$185,400 / IH Unit (SF only)	-	∞	65-100%	\$185,400 / IH Unit (SF only)	-
Oak Park	25	10%	No	30	60%	\$100,000 / IH Unit	\$100,000	∞	120%	\$100,000 / IH Unit	\$100,000

<sup>1</sup> 750 SF apartment in a 100-unit building in a downtown or downtown-like zoning district

				Rental				For-Sale			
Local Government	Min Units	Req	On-Site Req	Aff. Period	AMI	In-Lieu Fee	1BR Fee	Aff. Period	AMI	In-Lieu Fee	1BR Fee
St. Charles	1	5-10%	No	∞	60%	\$20,982-52,454 / IH Unit	\$52,454	15	80%	\$20,982-52,454 / IH Unit	\$52,454
Lake Forest	5	15%	No	∞	60-80%	Not Available	-	∞	80-120%	Not Available	-
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<b>Summary</b>	1-25	5-20%	No / Yes	25 - ∞	30-120%	Various	\$52,454 - \$217,482	15 - ∞	65-120%	Various	\$52,454 - \$217,482
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<b>Evanston, Current</b>	5	10%	Yes	30	60%	\$179,310-209,195 / IH Unit	\$209,195	∞	100%	\$179,310-313,792 / IH Unit	\$313,792
<b>Evanston, Proposed</b>	7	15%	No	30	60%	\$405,000-1,429,000 / IH Unit	\$481,000	∞	100%	\$405,000-1,429,000 / IH Unit	\$481,000