

February 4, 2019 Observer Report

City Council: Special Meeting, Affordable Housing

Observer: Eileen Lowery

Meeting began: 8:10 p.m.

Meeting Ended: 10:45 p.m.

Aldermen present: All

Staff Present: D. Reid, W. Bobkiewitz, K. Cherry, M. Masoncup, S. Clement, S. Flax

Media Present: EvanstonNow, Roundtable, NU, Evanston Review, FB video

Announcements *Mayor Hagarty remembered Adrian Willoughby's life and impact on the Evanston community; he gave kudos to Public Works and all departments that participated in the response to last week's severe weather. K. Cherry, Fleetwood Jordain Mgr. announced a variety of program and activities of Black History Month.*

Public Comment *Of the twenty-two commenters 5 made general comments; 1 requested more public input regarding next steps for Harley Clarke; 1 stated need to provide adequate services for homicide victims; (SP2) Ordinance 1-O-19 two commenters were in favor of the amendment and 7 were not in favor; (SP-3) Resolution 10-R-19 two commenters were in favor of the resolution and 5 were against.*

SPECIAL ORDERS OF BUSINESS

(SP1)Affordable Housing Work Plan Progress to Date Report updating City Council on activities to expand affordable options in Evanston, including: amendments to the Inclusionary Housing Ordinance, identification of sources of revenue for the Affordable Housing Fund, development of new income restricted rental units, creation of new housing opportunities through the rental of accessory dwelling units, and the Affordable Housing Plan Steering Committee. *S. Clement and S. Flax provided overview of packet and discussed with alderpersons. Accepted unanimously and placed on file*

(SP2)Ordinance 1-O-19, Amending Rental Registration to Include Owner Occupancy with Rental of Accessory Dwelling Units in Zoning Districts with Single-Family Residence At the request of Alderman Eleanor Revelle and the direction of the Planning and Development Committee on 12/10/2018, staff prepared Ordinance 1-O-19 Amending Title 5, Chapter 8, "Registration of Rental Residential Buildings" to Include Owner Occupancy Requirement With Rental of Accessory Dwelling Units in Single-Family Zoning Districts". The following background information is provided to inform a discussion relating to owner-occupancy requirements as a condition of allowing rental of accessory dwelling units (ADUs)/coach houses to non-family members of the primary dwelling unit. Staff seeks further direction from City Council relating to the addition of any potential regulations to address this discussion item at future meetings. *Failed to pass (6 – 3)*

For Introduction

(SP3)Resolution 10-R_19, Authorizing City Manager to Initiate a Request for Qualifications and Request for Proposal Process for the Repurposing of City-Owned Real Property Located at 506 South Boulevard Staff is seeking City Council approval of Resolution 10-R-19 "Authorizing the City Manager to Initiate a Request for Qualifications and Request for Proposal Process for the redevelopment of City-Owned Real Property Located at 506 South Boulevard as a mixed income residential development. The parking lot is commonly known as "Lot 1". The development will include a mix of public housing units for low income households who would pay 30% of their income toward rent with the remainder subsidized; units restricted for moderate and middle income households with incomes between 50% and 80% of the area median income, and market rate units. Unit sizes would range from studios to three bedrooms to address the need for housing for a range of household sizes, including families with children. *Ald. Wynn asks to table this until April 8th meeting before which she would like to host community meetings to discuss with community stakeholders. Failed to pass (8-1)*

For Action

(SP4)Approval of Letter of Support to the Illinois Housing Development Authority for a 60-Unit Affordable Senior Housing Development by Evergreen Development/CJE at 1015 Howard Street

Staff recommends approval of a Letter of Support to the Illinois Housing Development Authority (IHDA) for a 60-Unit Affordable Senior Housing Development by Evergreen Real Estate Group/Council for Jewish Elderly at 1015 Howard Street. The letter commits up to \$2,000,000 as gap financing for Evergreen's request of \$14,397,120 in Low Income Housing Tax Credit equity (LIHTC), \$450,000 in donation tax credits, and \$2,000,000 of soft funds from IHDA. Total capital stack includes construction financing of \$12,450,000.00 that will convert to a \$3,780,000 first mortgage. City funding is contingent on underwriting following receipt of a funding commitment from IHDA, and completion of the City's full review and approval process of the planned development. Funding will be in the form of loans from the City's federal HOME Investment Partnerships grant (Account 240.21.5440.65535) with a 2019 budget of \$696,000; and the Affordable Housing Fund (250.21.5465.56111) with a 2019 budget of \$2,525,000. For Action (VII) Call of the Wards (Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)} *Mr. David Block, Evergreen Real Estate Group provided a project overview, reiterating that letter of support is needed for a Feb 15 IHDA meeting; Mr. Block and Ms. Flax answered alderperson questions. Passed 9 – 0, letter of support will be provided*

to the Evergreen Development/CJE proposal at 1015 Howard.