



Agenda Item Summary

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Submitted By

Tammie Grossman, Director Development Customer Services

Reviewed By

LKS

Agenda Item Title

An Ordinance Amending Chapter 12 ("Housing") By Adding A New Article 5 ("Inclusionary Housing")

Overview

After study sessions on February 11, 2019 and February 25, 2019, the Village Board directed staff to prepare an Inclusionary Housing Ordinance requiring developments of 25 units or more of rental housing or attached single family dwelling units (townhomes) to include 10% affordable units or pay a fee in-lieu of \$100,000 per unit.

Staff Recommendation

Approve the Ordinance

Fiscal Impact

As part of the 2020 Budget process, staff will present alternatives for monitoring and securing compliance with the Ordinance either by using existing staff or contracting with an outside non-for-profit.

Background

On September 4, 2018, the Village Board requested that staff research and submit information on the status of affordable housing units currently within the Village and develop recommendations, for an inclusionary housing ordinance, to be reviewed and considered based on the City of Evanston's model. On February 11, 2019, staff presented recommendations for an inclusionary housing ordinance. Village Board supported staff recommendation to adopt the Village's Comprehensive Plan map depicting Transit Oriented Development locations as ¼ mile from each CTA/Metra station with the exception of the Austin station on both the green and blue CTA line. The remaining recommendations were reviewed on February 25, 2019.

At the meeting, the Board also directed staff to review different scenarios using 5% and 10% set aside requirement and both a \$50,000 and \$100,000 fee in-lieu of producing units on-site. Village staff worked with the Oak Park Economic Development Corporation (Oak Park EDC) to prepare a chart of different development scenarios to show the feasibility of both requirements.

Alternatives

Adopt an ordinance with 5% set aside and \$50,000 fee in-lieu of requirement or direct staff to provide additional research.

Previous Board Action

On September 4, 2018, the Board directed staff to prepare a set of recommendations on an Inclusionary Housing Ordinance.

On February 11, 2019 and February 25, 2019, the Board conducted a study session to review the staff recommendations.

Citizen Advisory Commission Action

NA.

Anticipated Future Actions/Commitments

NA.

Intergovernmental Cooperation Opportunities

NA.

Performance Management (MAP) Alignment

A governance priority for the Development Customer Services Department is economic vitality.