



Agenda Item Summary

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Submitted By

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Reviewed By

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Agenda Item Title

An Ordinance Amending Chapter 12 ("Housing"), Article 5 ("Inclusionary Housing")

Overview

On March 11, 2019, the Village Board adopted an Ordinance with numerous amendments made at the table. In an abundance of caution, staff is placing the item on the agenda for review of the language prepared by staff, especially as the Ordinance relates to the addition of Madison Street as well as the level of Zoning Relief requested which triggers the Ordinance.

Staff Recommendation

Staff is seeking Board review of the language adopted and confirmation that staff has incorporated the direction of the Board at the meeting of March 11, 2019.

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

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. As part of the March 11, 2019, study session, the Board requested removal of non-applicable definitions, the inclusion of Madison Street contiguous properties that are west of Lombard, the inclusion of rents that are 60 percent of Area Median Income (AMI) and applicable of affordable for 30 years.

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.

Alternatives

The Board may choose not to discuss the Ordinance as amended and adopted.

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. On March 11, 2019, the Board considered and adopted an ordinance with amendments as part of a study session.

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.