



**AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Thursday, November 6, 2025**

**Lorraine H. Morton City Hall, 909 Davis Street, Evanston, IL 60201 Council Chambers
6:00 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:

Please click the link below to listen online via Zoom:

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

Webinar ID: 899 0348 1176

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

2. APPROVAL OF VIRTUAL COMMITTEE MEMBER PARTICIPATION

3. PUBLIC COMMENT

4. APPROVAL OF MEETING MINUTES

- A. **Approval of the October 21, 2025 meeting minutes.** 3 - 7
[Housing & Community Development Committee - Oct 21 2025 - Minutes - Html](#)

5. NEW BUSINESS/OLD BUSINESS

- A. **Referral to amend Title 5, Chapter 9, of the City Code, "Vacation Rentals."**
For Discussion
- B. **Housing4All Draft Plan - Feedback**
For Discussion

6. STAFF REPORTS AND UPDATES

7. ADJOURNMENT

Agenda items and order are subject to change.

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

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



City of
Evanston™
MINUTES

Housing & Community Development Committee

Tuesday, October 21, 2025 @ 7:00 PM

Lorraine H. Morton City Hall, 909 Davis Street, Evanston, IL. 60201 Council Chambers

<u>COMMITTEE MEMBER PRESENT:</u>	Shawn Iles, Councilmember Bobby Burns, Councilmember Matt Rodgers, Councilmember Joanne Zolomij, Member Stephanie Murray, Committee Member Juan Geracaris, Councilmember Fran Sweeney, Committee Member Cory King, Committee Member
<u>COMMITTEE MEMBER ABSENT:</u>	Trina Ntamere, Committee Member
<u>STAFF PRESENT:</u>	Sarah Flax, Director of Community Development, Andrew San Roman, Building & Development Services Manager, Marion Johnson, Interim Housing & Grants Manager, Uri Pachter, Senior Housing Planner
<u>GUESTS PRESENT:</u>	Philip DeVon, Metropolitan Tenants Organization, Amy Kaufman, Community Partners for Affordable Housing

1. CALL TO ORDER/DECLARATION OF A QUORUM

Cm. Geracaris called the meeting to order at 7:03 p.m.

2. APPROVAL OF VIRTUAL COMMITTEE MEMBER PARTICIPATION

A. Approval of virtual committee member participation.

Motion to approve virtual participation of Chair Burns.	
Motion: Councilmember Rodgers	
Second: Councilmember Iles	
Motion Passed 5-0-3	
Ayes:	Iles, Rodgers, Zolomij, Geracaris, and Sweeney
Nays:	None
Absent:	Ntamere
Abstained:	Burns, King, Murray

3. INTRODUCTION OF NEW COMMITTEE MEMBERS

Stephanie Murray and Cory King introduced themselves as new members of the Housing & Community Development Committee.

4. PUBLIC COMMENT

E. Paset, S. Peterson, P. Breslin, F. Hill, R. Williams, J. Lindwall, L. Damashek, H. Flores, S. Chevannes, D. Voz, and J. Storey-Williamson provided public comment on the Housing4All plan.

5. APPROVAL OF MEETING MINUTES

A. Approval of minutes from the September 16, 2025 meeting.

Motion to approve the September 16 meeting minutes with one edit by Joanne Zolomij.	
Motion: Councilmember Rodgers	
Second: Councilmember Iles	
Motion Passed 6-0-2	
Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, and Sweeney
Nays:	None
Absent:	Ntamere
Abstain:	King, Murray

6. NEW BUSINESS/OLD BUSINESS

A. **Update on the MTO Landlord/Tenant Walk-In Hours Program**

Marion Johnson, Interim Housing & Grants Manager, introduced Philip DeVon from the Metropolitan Tenants Organization to provide an update on the MTO Landlord/Tenant Walk-In Hours Program. Philip DeVon answered questions from the Committee. The Committee recommended continuing the program by extending hours into the evening as a way to reach the most people at a convenient time and have the Evanston Public Library as the preferred venue.

Motion to continue the walk-in program until the end of the year, with a focus on utilizing the Evanston Public Library during evening hours.

Motion: Councilmember Rodgers
Second: Councilmember Iles

Motion Passed 7-0-1

Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney
Nays:	None
Absent:	Ntamere

B. **Approval of Renewal Contract for Landlord-Tenant Services with Metropolitan Tenants Organization and Law Center for Better Housing for January 1, 2026 - December 31, 2026**

Marion Johnson, Interim Housing & Grants Manager, introduced Philip DeVon from the Metropolitan Tenants Organization and presented a proposal for renewal of the contract for Landlord-Tenant services. Philip DeVon was present to answer questions from the committee.

Motion to approve a not-to-exceed \$91,600.00 renewal contract for landlord-tenant services with the Metropolitan Tenants Organization (MTO) and Law Center for Better Housing (LCBH).

Motion: Councilmember Rodgers
Second: Councilmember Iles

Motion Passed 7-0-1

Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney
--------------	--

	Nayes:	None
	Absent:	Ntamere

C. **Approval of Renewal Funding to Administer the Inclusionary Housing Waitlist**

Marion Johnson, Interim Housing & Grants Manager, presented Amy Kaufman of Community Partners for Affordable Housing to present a proposal for renewal of funding to administer the Inclusionary Housing Ordinance (IHO) Waitlist.

Motion to approve up to \$80,000 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston's Inclusionary Housing Ordinance (IHO) centralized waitlist and conducting income certifications, re-certifications of households, and compliance reviews for affordable units from January 1, 2026, through December 31, 2026.

Motion: Councilmember Rodgers
Second: Zolomij

Motion Passed 7-0-1

Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney
Nayes:	None
Absent:	Ntamere

D. **Referral to amend Title 5, Chapter 9, of the City Code, "Vacation Rentals."**

Andrew San Roman, Building and Development Services Manager, presented a summary of the referral to amend Title 5, Chapter 9, of the City Code, "Vacation Rentals." Andrew answered questions from the Committee. Cm. Geracaris called for a continuation of the item discussion, Chair Burns called for the item to be brought back one more time to the Housing & Community Development Committee. A Special Housing & Community Development meeting was proposed by the Committee to discuss the item.

E. **Housing4All Draft Plan - Feedback**

Uri Pachter, Senior Housing Planner, presented the Housing4All Draft Plan and feedback submitted to date. Pachter sought recommendations and presented draft plan timeline updates. The item will be continued to an upcoming Special Housing & Community Development meeting.

F.	<p><u>Discussion and Vote to Change the Housing and Community Development (HCDC) meeting time to 6:00 p.m.</u></p> <p>Marion Johnson, Interim Housing & Grants Manager, gave context for the vote to change the Housing and Community Development (HCDC) meeting to get through the heavy agendas during the November and December months.</p>
----	---

	<p>Motion to change the Housing and Community Development (HCDC) meeting to 6:00 p.m. for November and December.</p> <p>Motion: Councilmember Geracaris Second: Councilmember Iles</p> <p>Motion Passed 7-0-1</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Ayes:</td> <td>Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Ntamere</td> </tr> </table>	Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney	Nays:	None	Absent:	Ntamere
Ayes:	Iles, Burns, Rodgers, Zolomij, Geracaris, King, Murray and Sweeney						
Nays:	None						
Absent:	Ntamere						

7.	STAFF REPORTS AND UPDATES
-----------	----------------------------------

	No updates.
--	-------------

8.	ADJOURNMENT
-----------	--------------------

	Councilmember Geracaris adjourned the meeting at 10:31 p.m.
--	---