



## Housing & Community Development Committee

Tuesday, January 17, 2023 @ 7:00 PM

Virtual on Zoom

**COMMITTEE MEMBER  
PRESENT:**

Monika Bobo, Committee Member, Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, and Kathy Feingold

**COMMITTEE MEMBER  
ABSENT:**

**STAFF PRESENT:**

Sarah Flax, Interim Community Development Director; Marion Johnson, Housing and Grants Supervisor; Ana Elizarraga, Housing & Economic Development Analyst

**GUESTS:**

Richard Koeing, Housing Opportunity Development Corporation (HODC), Paul Zalmezak, City of Evanston

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

Chair Revelle called the meeting to order at 7:03 p.m.

**2. SUSPENSION OF THE RULES**

**A. Suspension of The Rules**

Motion to suspend the rules to allow for members to participate electronically or by phone.

Moved by Councilmember Geracaris

Seconded by Bobo

**Ayes:** Bobo, Councilmember Geracaris, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, and Councilmember Revelle

**Approved 8-0 on a recorded vote**

**3. APPROVAL OF MEETING MINUTES**

A. Approval of Meeting Minutes from December 13, 2022

Motion to approve the December 13, 2022 meeting minutes

Moved by Zolomij

Seconded by Rodriguez

**Ayes:** Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, and Councilmember Geracaris

**Abstained:** Bobo

**Approved 7-0 on a recorded vote**

**4. PUBLIC COMMENT**

Tina Paden - Paden stated that landlords should be included in the decision making process of landlord-related items and that the Committee should advocate for small landlords.

Jonathan Teuber - Teuber stated he is highly in favor of the 1805 Church - Mt. Pisgah and is encouraged by the project.

Carlis Sutton - Sutton stated the is in favor of increasing the Small/Medium Landlord program to the 35-unit threshold. He went on to say that he is appalled and against the Housing Opportunity Development Corporation funding request.

**5. NEW BUSINESS/OLD BUSINESS**

A. Funding Recommendation for the Housing Opportunity Development Corporation (HODC) Mixed-Use Project at 1805-1815 Church including 44 Units of Affordable Housing.

Staff outlined the Housing Opportunity Development Corporation's (HODC) mixed-used project including an explanation of the site and urban context, project renderings, and the HODC - Mr. Pisgah collaboration. Richard Koeing and Paul Zalmezak were present to answer questions from the Committee.

Motion to approve \$4,000,000 as gap financing for the HODC mixed-used project at 1805-1815 Church Street that will provide 44 affordable housing units and retail/commercial space.

Moved by Feingold

Seconded by Councilmember Geracaris

**Ayes:** Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, Councilmember Geracaris, and Feingold

**Approved 8-0 on a recorded vote**

B. Discussion and Vote of Small/Medium Landlord Definition for Assistance

Staff presented additional information to the Committee on the determination of the maximum number of rental units to determine eligibility criterion for the Small/Medium Landlord Assistance program. Staff provided an update on the Rental Housing Financial Survey, and new-found research on number of units to inform the decision of changing the rental unit eligibility threshold.

[Discussion and Vote of Small/Medium Landlord Definition for Assistance - Attachment - Pdf](#)

Motion to discuss determination of the maximum number of rental units that will be an eligibility criterion for the Small/Medium Landlord Assistance Program.

Moved by Councilmember Reid

Seconded by Rodriguez

**Ayes:** Bobo, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, Councilmember Geracaris, and Feingold

**Approved 9-0 on a recorded vote**

Staff provides additional information to inform the Committee's discussion and determination of the maximum number of rental units that will be an eligibility criterion for the Small/Medium Landlord Assistance Program.

Moved by Councilmember Burns

Seconded by Berlin

**Ayes:** Bobo, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, Councilmember Geracaris, and Feingold

**Approved 9-0 on a recorded vote**

Motion to determine the rental unit eligibility threshold of the Small/Medium Residential Rental Provider program to 35 rental-units

Moved by Councilmember Reid

Seconded by Zolomij

**Ayes:** Bobo, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, Councilmember Geracaris, and Feingold

**Approved 9-0 on a recorded vote**

C. Landlord Tenant Ordinance Overview

Staff provided an overview of the proposed changes to the Landlord Tenant Ordinance presented to the Committee in 2021. As well as additional considerations for the Committee to discuss in upcoming meetings. Staff also provided a list of regulations and laws to consider for Committee member reference.

D. Update on CDBG Housing Rehab Loan Forgiveness

Staff provides additional information to inform the Committee's discussion and consideration of changing the term of CDBG Housing Rehab loans from deferred to forgivable. Staff is unable to recommend moving to forgivable loans at this time due to changes in IDHA eligible home value amounts and the subsequent need to utilize CDBG program income for housing, infrastructure and code enforcement. Staff explained that at this time, there exists no other source of funding as an alternative to CDBG Housing Rehab loan repayments.

**6. STAFF UPDATES**

No staff updates.

**7. ADJOURNMENT**

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