



Housing & Community Development Committee
Tuesday, February 21, 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, and Juan Geracaris, Councilmember

COMMITTEE MEMBER ABSENT: Kathy Feingold

STAFF PRESENT:

1. **CALL TO ORDER/DECLARATION OF A QUORUM**
Chair Revelle called the meeting to order at 7:05 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 Councilmember Reid

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

Approved 8-0 on a recorded vote

3. **APPROVAL OF MEETING MINUTES**
 - A. Approval of minutes from January 17, 2023

Motion to approve the Minutes of the January 17, 2023 Meeting

Moved by Councilmember Geracaris
Seconded by Councilmember Reid

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

Approved 8-0 on a recorded vote

4. PUBLIC COMMENT

Jaclyn Zarack Koriath -The Network: Advocating Against Domestic Violence - The Network asks that Evanston consider making two changes that would make a significant difference for renters that are survivors of gender-based violence. Positive supports for survivors of gender-based violence are especially important in the landlord-tenant context because domestic violence is one of the most common reasons that women experience housing instability and people experiencing housing instability report higher rates of domestic and sexual violence.

Henry Fulkerson - As an Affordable Housing Advocate from Oak Park, Henry states he has been inspired by the great work done in Evanston around Inclusionary Housing and other Affordable Housing issues. He strongly recommends that the City adopt a Just Cause for Eviction amendment to the current RLTO.

Sharon Cargile - Sharon stated tenants who have longer term residency deserve to have more time to move or adjust if their lease is not renewed. 30 days notice for a good longtime tenant is not enough time in today's housing market.

CJ O'hara - CJ stated that giving more time for longer term residents to move and also moving assistance if needed for shorter time to move when the lease is not renewed. He went on to say that 30 days is outdated and does not help the community at large very much.

Carlis Sutton - Carlis stated his alley is not listed for repairs and has been neglected by the City. He also stated he is against funding of 4 million dollars to developers and that landlord laws up for discussion are draconian.

Tina Paden - Tina stated she hopes future in-person meetings are recorded. She went on to say that committee members involved in updates to the Residential Landlord Tenant Ordinance (RLTO) updates do not understand the plight of the landlords. She also stated that tenants should be required to get renter's insurance.

Councilmember Burns - Cm. Burns explained to Carlis Sutton that funding for his alley is not funded by entitlement grants and has reached out to him via email.

5. NEW BUSINESS/OLD BUSINESS

A. Discussion of potential changes to the City's Landlord Tenant Ordinance

Staff presented potential updates to the City's Landlord Tenant Ordinance. Staff provided a history and overview of previous discussion on RLTO changes, outlined proposed updates and additional considerations, as well as presented pertinent laws and regulations currently in place for consideration.

B. Discussion of the Inclusionary Housing Ordinance (IHO) Review and Updates

Staff presented an update on the Inclusionary Housing Ordinance Review. Staff gave a synopsis of the IHO history, current IHO key components. Melissa Klotz, Zoning Administrator, explained current IHO bonuses and current calculation challenges. She went on to present proposed bonus and parking changes and made herself available for Committee questions.

C. Discussion and Vote to Approve the 5th ward Alley Paving Selection

Staff presented the 2024 5th ward Alley Paving selection for consideration. The Committee

Staff recommends the Housing and Community Development Committee (HCDC) approve the paving of the alley North of Simpson and East of Ashland as part of the CDBG-funded infrastructure improvement projects.

Moved by Councilmember Burns
Seconded by Zolomij

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

Approved 8-0 on a recorded vote

D. Metropolitan Tenants Organization (MTO) Annual Report

Staff provided the annual Metropolitan Tenants Organization Report. Analysis showed that there were 384 Total Calls in 2022. The volume of calls is slightly lower than 2021 (-7.69%). The top reasons for calls are: Leases #1, Evictions #2, Maintenance #3. Calls regarding Security Deposit questions dropped in half, maintenance calls were down 30%. The large majority of calls (96.38%) is still from tenants. Staff implemented a process to log response time to landlord/tenant inquiries in Evanston 311, we will be using the data in our monthly check-in meetings and track progress.

E. Community Partners for Affordable Housing (CPAH) Annual Report

Staff presented the annual Housing Waitlist report provided by Community Partners for Affordable Housing. Total households in 2022 were 679 HHs. 119 HHs were added since 7/1/21 - increase of 20% in 6 months. 74% (502) HHs are below 50% AMI. 64% (434) HHs are individuals or families of two (2). HH demographics - 52% African-American, 38% White, 11% Hispanic, 7% Asian. Units Available are 47 units in total.

6. **STAFF UPDATES**

No updates.

7. **ADJOURNMENT**

Chair Revelle adjourned the meeting at 9:07 p.m.