



Housing & Community Development Committee

Tuesday, March 21, 2023 @ 7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Room 2404

**COMMITTEE MEMBER
PRESENT:**

Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Devon Reid, Councilmember, Eleanor Revelle, Councilmember, and Juan Geracaris, Councilmember

**COMMITTEE MEMBER
ABSENT:**

Monika Bobo, Committee Member, Bobby Burns, Councilmember, and Kathy Feingold

STAFF PRESENT:

1. CALL TO ORDER/DECLARATION OF A QUORUM

A. Chair Revelle called the meeting to order at 7:06pm.

2. APPROVAL OF MEETING MINUTES

A. Draft minutes from February 21, 2023

Committee member Rodriguez identified a typo in the second line of public comment. The typo was corrected.

Motion to approve minutes from the February 21, 2023 meeting.

Moved by Rodriguez

Seconded by Councilmember Geracaris

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

Approved 6-0 on a recorded vote

**3. PUBLIC COMMENT ON 2022 CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT**

A.

Tina Paden -- Tina Paden, a local landlord, said that her family has been providing affordable housing in Evanston for 50 years, including to people with housing vouchers. She noted that the City provides funding to developers and agencies and that agencies' programs would not be successful

without small landlords. She said it is disheartening to see affordable housing developers and agencies get millions of dollars in funding, while she gets none. Ms. Paden stated that she feels overlooked for funding and provided the one million dollars allocated from American Rescue Act Plan (ARPA) for sustainable and energy-efficient housing rehabilitation as an example. Referencing the Small/Medium Landlord Assistance Program recently passed by City Council and also funded with ARPA, Paden said that \$15,000 would not cover the bullet hole damages from a gunshot in one of her buildings. Ms. Paden would like more funding from the City of Evanston for small landlords like herself. Ms. Paden provided information about the scale and cost of repairs for some of her units.

4. PUBLIC COMMENT

Tina Paden -- Ms. Paden made comments about changes being considered to the Evanston Residential Landlord-Tenant Ordinance (RLTO). She stated tenants should have renter's insurance and provided examples of situations in which renter's insurance would benefit tenants. She also stated she doesn't approve of provisions restricting evictions or lease non-renewals to tenant fault, and explained her reasons why.

Michael Thomas -- Michael Thomas, a local landlord, made comments about changes being considered to the Evanston Residential Landlord-Tenant Ordinance (RLTO). Mr. Thomas stated the changes being considered are too broad, and that it's unclear to what extent the considered provisions apply, and that overall, the considered provisions make it difficult for landlords to respond to issues with tenants. Mr. Thomas also provided an example of where the committee should consider adding a limitation to the provision of relocation assistance.

Eileen Thomas -- Eileen Thomas, a local landlord, made comments about changes being considered to the Evanston Residential Landlord-Tenant Ordinance (RLTO). She expressed her opposition to the relocation assistance provision being considered, and stated landlords shouldn't be held responsible for the costs of tenants having to move at no fault of their own. Ms. Thomas added that if the City makes it difficult for landlords to operate their business, small landlords may leave the housing market.

Dominic Voz - Open Communities--Dominic Voz submitted written comment in support of the changes being considered to the Evanston Residential Landlord-Tenant Ordinance (RLTO). Mr. Voz stated Open Communities encourages the committee to seek tenant feedback on the RLTO. He stated advocacy agencies do not stand in for feedback from tenants. Furthermore, he stated that the Just Cause for Eviction, Tenant First Right of Refusal, and limiting rent-to-income ratios requirements stand out as considerations that would provide tenant stability.

Keith Jacobson -- Keith Jacobson submitted written comment in opposition of the Evanston Residential Landlord-Tenant Ordinance. Mr. Jacobson stated the limits on lease non-renewals or evictions are poorly defined and expressed concerns of litigation. He stated it does not seem to offer the tenant much benefit, either. Mr. Jacobson added that protections like these deter investment in rental housing and only serve to increase rent.

Darlene Cannon -- Ms. Cannon expressed her support for the Affordable Housing Considerations being presented by the Equity & Empowerment Commission that were on the agenda. Ms. Cannon stated that these ordinances are intended to provide us with measure that allow residents to stay in their homes.

Sue Loellbach - Connections for the Homeless -- Ms. Loellbach expressed her support for the Affordable Housing Considerations being presented by the Equity & Empowerment Commission that were on the agenda. She stated the Equity & Empowerment Commission presented the items up for consideration at her organization's housing coalition, Joining Forces.

Alex Naylor -- Alex Naylor submitted written comment in regards to the Affordable Housing Considerations being presented by the Equity & Empowerment Commission, and also attended the meeting in person. Mr. Naylor described his 2-flat home as having previously been intended as a single-family home and expressed concerns about his ability to sell to a prospective buyer interested in de-converting the home into a single family home. He stated that the provisions being considered will not make impactful change in the availability of housing but will negatively impact homeowners at the individual level. Mr. Naylor posed several questions in regard to whether the ordinance would have limitations on time, homeowner type, and distinctions such as landmark homes and investment properties.

5. NEW BUSINESS/OLD BUSINESS

- A. Approval of the 2022 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant, and a Recommendation of Its Approval to City Council

The Housing and Community Development Committee recommends approval of the 2022 CAPER to City Council.

Moved by Councilmember Reid
Seconded by Zolomij

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

Approved 6-0 on a recorded vote

- B. Affordable Housing Considerations

Equity & Empowerment Commission Chair Thomas presented three affordable housing ordinances for consideration that were developed by the Equity & Empowerment Commission based on outcomes from an equity survey administered last year: the Anti-Predatory Ordinance; the Raising Demo Fee Ordinance; and Preservation of Building Unit Count. The Committee discussed how the ordinances would be implemented, where revenue from the fines might go, and the impact the ordinances could have on the community. The committee suggested that three different options for implementation be drafted for the Preservation of Building Unit count to allow for further discussion and clarification of these concerns. The committee would like the first two ordinances prioritized and for the third to be discussed further.

The Housing and Community Development Committee recommends the advancement of the Anti-Predatory Ordinance to the ordinance-drafting stage.

Moved by Councilmember Reid
Seconded by Berlin

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

Approved 6-0 on a recorded vote

The Housing and Community Development Committee recommends the advancement of the Demo Fee Increase Ordinance to the ordinance-drafting stage.

Moved by Councilmember Reid
Seconded by Berlin

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

Approved 6-0 on a recorded vote

The Housing and Community Development Committee recommends advancement of the Preservation of Building Units to the ordinance-drafting stage, requesting three different versions of the ordinance be drafted for further consideration by the committee.

Moved by Councilmember Reid
Seconded by Zolomij

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

Approved 6-0 on a recorded vote

- C. Approval to Recommend the Final 2023 Action Plan Incorporating 2023 Entitlement Grant Amounts to City Council

The Housing and Community Development Committee recommends the Final 2023 Action Plan incorporating 2023 Entitlement Grant Amounts to City Council.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

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

Approved 6-0 on a recorded vote

6. STAFF UPDATES

A.

Chair Revelle reminded committee members of obligation to return to in-person meetings beginning in May 2023. It was decided that the committee would meet in-person for the April 2023 meeting also.

7. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:45pm.