



Housing & Community Development Committee

Tuesday, April 18, 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 and Bobby Burns, Councilmember

STAFF PRESENT:

1. CALL TO ORDER/DECLARATION OF A QUORUM

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

2. PUBLIC COMMENT

Amy T. (Potential Changes to Evanston's RLTO)

Amy T. expressed her opposition toward the just cause for eviction/nonrenewal item for consideration in regards to updating Evanston's Residential Landlord Tenant Ordinance (RLTO). She stated the provision is "short sighted" and infringes upon property ownership rights. She stressed that this potential new provision may narrow landlords' screening criteria and make small landlords hesitant to rent to vulnerable tenants.

M.M.S (Changes to RLTO)

M.M.S. expressed support for the potential updates to the Residential Landlord Tenant Ordinance (RLTO). M.M.S. described the feeling of disruption that occurs with a non-renewal notice and the difficulties of searching for a new apartment while managing work and childrearing responsibilities. M.M.S highlighted that there's a power imbalance between landlords and tenants and that tenants need "all the protection they can get".

3. APPROVAL OF MEETING MINUTES

A. Approval of minutes from March 21, 2023 meeting.

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

Moved by Councilmember Reid

Seconded by Zolomij

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

Approved 5-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

- A. Request from Reba Place Development Corporation of up to \$150,000 of CDBG Housing Rehab Assistance for 707-713 Seward, a 25-unit Affordable Rental Building

Martha Burns and Michelle Macklin from Reba Development Corp. were present to answer questions regarding the request for CDBG Housing Rehab assistance for 707-713 Seward. A 25-unit affordable rental building with long-term affordability. Burns explained they are in the process of building storage and a common/social room for tenants.

Staff recommends approval by the Housing and Community Development Committee of up to \$150,000 from the City's Community Development Block Grant (CDBG) Revolving Loan Fund to Reba Place Development Corporation to replace their roof. Funding would be provided as a deferred loan at 0% interest.

Moved by Councilmember Reid
Seconded by Zolomij

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

Approved 5-0 on a recorded vote

- B. One Stop Shop Update

Bob Dean and Robbie Marcus were present to give an update to the One Stop Shop project. They talked about the scope, goals and progress in the requests for qualifications (RFQs) for contractors. They explained that this is an affordability preservation program that seeks to help eligible applicants with sustainability solutions. They also highlighted the work the One Stop Shop advisory and focus groups, which have gathered ideas around participant materials, contractor recruiting, and final program design.

- C. Staff Updates

- Demolition Tax Increase: Topic will be discussed at next month's meeting. Further discussion is needed by the Committee, guidance is being sought with the Legal Team.

- Residential Landlord/Tenant Ordinance Changes: Changes to be discussed during next month's meeting. Staff will be seeking guidance and feedback on proposed changes.

-Small/Medium Landlord Assistance Program - Final details are being worked on with Legal. The launch of the program will be on Monday, May 1, 2023. Landlords will receive notification through the Landlord E-Newsletter and regular mail letter to eligible census tracts.

5. ADJOURNMENT

Chair Revelle called the meeting adjourned at 8:12 p.m.