



**AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, September 19, 2023**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201, Council
Chambers 7:00 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.

Public comment form: <https://forms.gle/juR6pAK1NMmWNQCJA>

To listen to the meeting, join the Zoom meeting below:

<https://us06web.zoom.us/j/83028735282?pwd=YkdITTU1ZnY2TmxZZkJVOTIEa0FSUT09>

Passcode: 467209

Or join by phone:

Dial: +1 312 626 6799

Webinar ID: 830 2873 5282

Passcode: 467209

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1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

3. APPROVAL OF MEETING MINUTES

- A. **Approval of minutes from the July 18, 2023 meeting.** 3 - 6
For Action
[Housing & Community Development Committee - Jul 18 2023 - Minutes - Pdf](#)

4. NEW BUSINESS/OLD BUSINESS

- A. **Approval of rescheduling November 2023 meeting from 11/21/23 to 11/14/23**
For Action
- B. **Approval to hold an additional meeting in December 2023 on 12/5/23**
For Action
- C. **Landlord Tenants Services (MTO) Semi-Annual Report** 7
[July 2023 MTO Landlord Tenants Services Report](#)
- D. **Inclusionary Housing Waitlist Semi-Annual Report** 8 - 9
[City of Evanston Waitlist and IHO Information \(CPAH\) - 07 2023](#)
- E. **Staff Updates**
- Residential Landlord Tenant Ordinance Updates
 - Non-profit/Public Facilities Applications
- For Discussion**

5. 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 (TYY) 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, July 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, Joanne Zolomij, Committee Member, Devon Reid, Councilmember, Juan Geracaris, Councilmember, Chloe Thurston, Commission Member, and Kathy Feingold

**COMMITTEE MEMBER
ABSENT:**

Loren Berlin, Committee Member, Bobby Burns, Councilmember, and Eleanor Revelle, Councilmember

STAFF PRESENT:

1. CALL TO ORDER/DECLARATION OF A QUORUM

The meeting as called to order by co-Chair Kathy Feingold.

2. PUBLIC COMMENT

[Hilary Bean](#) provided public comment on the Just Cause eviction discussion.

[Joe Moore](#) provided public comment on the Just Cause eviction discussion.

[Wendy Paul](#) provided public comment on the Just Cause eviction discussion.

[Ilene Thomas](#) provided public comment on the Just Cause eviction discussion.

[Max Seeley](#) provided public comment on the Just Cause eviction discussion.

[Tina Paden](#) provided public comment on the Just Cause eviction discussion.

[Betty Ester](#) provided public comment on the Just Cause eviction discussion.

[Sue Loellbach](#) provided public comment on the Just Cause eviction discussion.

[Dan Schermerhorn](#) provided public comment on the Just Cause eviction discussion.

[Sharon Goodman](#) provided public comment on the Just Cause eviction discussion.

[Sarah Peterson](#) provided public comment on the Just Cause eviction discussion.

[Mary Rosinski](#) provided public comment on the Just Cause eviction discussion.

[Aron Bornstein](#) provided public comment on the Just Cause eviction discussion.

[Eric Paset](#) provided public comment on the Just Cause eviction discussion.

[Peter O'Brien](#) provided public comment on the Just Cause eviction discussion.

[Helen Cho](#) provided public comment on the Just Cause eviction discussion.

[Herb Brenner](#) provided public comment on the Just Cause eviction discussion.

[Written public comment received.](#)

3. APPROVAL OF MEETING MINUTES

- A. Approval of Minutes from the May 16, 2023 Meeting
- B. Approval of Minutes from the June 20, 2023 Meeting

4. NEW BUSINESS/OLD BUSINESS

- A. Approval to Recommend the Expansion of the Small/Medium Landlord Financial Assistance Program

Staff recommends the Housing & Community Development Committee recommends approval of the expansion of the Small/Medium Financial Assistance Program geographic eligibility criteria to include five (5) additional census tracts.

Moved by Councilmember Reid
Seconded by Feingold

Ayes: Rodriguez, Zolomij, Councilmember Reid, Councilmember Geracaris, Thurston, and Feingold

Approved 6-0 on a recorded vote

- B. Just Cause Eviction Overview (presentation)

Committee members listened to presentation of an overview of Just Cause Eviction from guest presenters Jonathon Raffensperger of Law Center for Better Housing, Dominic Voz of Open Communities, and John Bartlett of Metropolitan Tenant's Organization. The committee discussed creating a separate timeline for developing a Just Cause ordinance to allow for further discussion of the topic while allowing other considered provisions to proceed through discussion and voting.

The committee voted to establish a Just Cause Task Force to draft an ordinance and report by October 2023.

Moved by Councilmember Reid
Seconded by Feingold

Ayes: Rodriguez, Zolomij, Councilmember Reid, Councilmember Geracaris,
Thurston, and Feingold

Approved 6-0 on a recorded vote

The task force will be comprised of three committee members and three community members.

C. Continuation of Discussion of Potential Changes to the City's Landlord Tenant Ordinance

Staff presented information to the committee on the remaining five updates to the Residential Landlord Tenant Ordinance to be considered by the committee.

The committee moved to approve codifying a One-Time Right to Pay and Say, bolstering the Illinois Safe Homes Act and Violence Against Women Act, and the tenant Right to Organize.

Moved by Councilmember Reid
Seconded by Zolomij

Ayes: Zolomij, Councilmember Reid, Councilmember Geracaris, Thurston, and Feingold

Nays: Rodriguez

Approved 5-1 on a recorded vote

The committee voted to adopt staff recommendations regarding the collection of attorney fees in eviction cases into a draft ordinance.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Zolomij, Councilmember Reid, Councilmember Geracaris, Thurston, and Feingold

Nays: Rodriguez

Approved 5-1 on a recorded vote

The committee voted to approve staff's recommendation of incorporating a First Right of Refusal into a draft amended ordinance.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Councilmember Reid, Councilmember Geracaris, and Thurston

Nays: Rodriguez, Zolomij, and Feingold

Draft

Housing & Community Development Committee
July 18, 2023

DEFEATED. 3-3 on a recorded vote

The topic of Right of First Refusal will be voted on again in September with a new motion.

The committee voted to amend the motion to establish a task force to draft a Just Cause ordinance. The motion was amended to include two voting committee members and three members of the community representing housing providers, tenants, and a professional expert on housing, such as an attorney, an academic, or a lender.

Moved by Councilmember Reid
Seconded by Zolomij

Ayes: Rodriguez, Zolomij, Councilmember Reid, Councilmember Geracaris,
Thurston, and Feingold

Approved 6-0 on a recorded vote

D. Staff Updates

No staff updates discussed.

5. **ADJOURNMENT**

The meeting was adjourned at 10:10pm.

Date

9/13/2023

CITY OF EVANSTON TENANT-LANDLORD SERVICES REPORT - 2023

Category	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.	Total	% of total
Maintenance	9	3	11	6	11	9	17						66	25.00%
Eviction	5	3	1	2	15	5	1						32	12.12%
Notices	0	0	0	1	0	0	0						1	0.38%
Disturbance	1	4	5	3	7	3	1						24	9.09%
Security Deposits	0	0	0	2	1	0	2						5	1.89%
Lease	10	7	6	12	26	18	5						84	31.82%
Early Termination	5	3	3	3	13	8	4						39	14.77%
Pests	0	0	0	1	0	3	0						4	1.52%
Utilities	3	0	2	1	0	3	0						9	3.41%
Subleases	0	0	0	0	0	0	0						0	0.00%
Foreclosure Eviction	0	0	0	0	0	0	0						0	0.00%
Lock Out	0	0	0	0	0	0	0						0	0.00%
Total	33	20	28	31	73	49	30	0	0	0	0	0	264	

Quarterly total	81	153	30	0
Quarterly Averages	27	51	10	0

	2020	2021	2022	2023
Mediation cases		1		0
Trainings	3	2	1	0

	% of total
Landlord initiated	7.65%
Tenant initiated	92.35%

Summary:

In the first six months of 2023, there were Lease: 84 calls reported. Maintenance: 66 calls reported. and Early Termination: 39 calls reported. Early Termination calls have increased a bit compared to previous years where evictions calls were higher. 84 Lease questions were received, topics included in the category are rent increases and lease renewals rules. Increases in calls for Leases and Early termination is usual around May and June due to lease cycles. The large majority of calls (92.35%) is from tenants. Q3 Webinars have been postponed to include RLTO updates.

Date	7/1/2023	CITY OF EVANSTON WAITLIST AND IHO UNITS REPORT
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Key	Requires subsidy	Majority Subsidy	IHO units
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WAITLIST INFORMATION

Total HH's on waitlist by HH size and AMI % (income is self reported)									
	HH 1	HH2	HH 3	HH 4	HH 5	HH 6	HH 7	Total Per %	Local Pref
0-30%	42	38	28	18	14	10	10	160	56
31-50%	159	115	96	55	22	8	2	457	104
51-60%	40	31	12	4	3	1	0	91	36
61-80%	44	27	10	1	3	0	1	86	30
81-100%	21	15	2	4	0	0	0	42	5
Totals	306	226	148	82	42	19	13	836	231
Number of HH added to list since last report				1/1/23	157				

Total HH's on waitlist by HH size and AMI % in percentage of total (income is self reported)								
	HH 1	HH2	HH 3	HH 4	HH 5	HH 6	HH 7	Total
0-30%	5.02%	4.55%	3.35%	2.15%	1.67%	1.20%	1.20%	19.14%
31-50%	19.02%	13.76%	11.48%	6.58%	2.63%	0.96%	0.24%	54.67%
51-60%	4.78%	3.71%	1.44%	0.48%	0.36%	0.12%	0.00%	10.89%
61-80%	5.26%	3.23%	1.20%	0.12%	0.36%	0.00%	0.12%	10.29%
81-100%	2.51%	1.79%	0.24%	0.48%	0.00%	0.00%	0.00%	5.02%
Totals	36.60%	27.03%	17.70%	9.81%	5.02%	2.27%	1.56%	100.00%

UNITS INFORMATION

Existing units : occupied/renewed (income is certified)

	Studio	1BR	2BR	3BR	4BR	5BR+	Total
0-30%	0	0	0	0	0	0	0
31-50%	2	1	2	0	0	0	5
51-60%	6	14	20	2	0	0	42
61-80%	6	3	0	1	0	0	10
81-100%	0	2	0	0	0	0	2
Totals	14	20	22	3	0	0	59

Existing units: in the process of being rented/upcoming in 2023 (income is certified)

	Studio	1 BR	2 BR	3 BR	4BR	5BR+	Total
0-30%	0	0	0	0	0	0	0
31-50%	0	0	0	0	0	0	0
51-60%	1	2	0	0	0	0	2
61-80%	2	5	2	0	0	0	0
81-100%	0	1	0	0	0	0	3
Totals	3	8	2	0	0	0	13

Existing TOTAL	17	28	24	3	0	0	72
% of total units	23.61%	38.89%	33.33%	4.17%	0.00%	0.00%	100.00%

Demographics by unit income level	50% AMI	60% AMI	80% AMI	100% AMI	Total	% of total
American Indian/Alaska Native	0	0	0	0	0	0.00%
Asian	0	0	2	1	3	8.82%
Black/African American	6	11	1	0	18	52.94%
Native Hawaiian/Other Pacific Islander	0	0	0	0	0	0.00%
White	1	8	3	1	13	38.24%
Other	0	0	0	0	0	0.00%
Total	7	19	6	2	34	

Hispanic	0	0	2	2	4	11.76%
Not Hispanic	7	19	4	0	30	88.24%

Qualification Process	Income Qualified	Pending Property Approval	Approved by Property	Denied by Property	Turned down by tenant
100 Chicago	7	0	2	2	3
2035 Dodge	1	1	0	0	0
2030 Greenwood	3	0	1	2	0

IHO existing units by building

	50%	60%	80%	100%	120%	Total units	Renewed	Turn over	Type	Floating?
2030 Greenwood		2				2			New constr.	No
2211 Maple		2				2			Existing constr.	No
1555 Ridge		3				3			New constr.	Yes
100 Chicago			5			5			New constr.	No
1500 Sherman (Albion)	3	6	6			15	N/A	N/A	New constr.	Yes
1727 Oak (Avidor)	4	13				17	N/A	N/A	New constr.	Yes
828 Noyes	2	2				4	4	0	New constr.	No
1822 Lyons			1			1	N/A	N/A	Rehab/Conv	No
Total	9	21	7	0	0	49	4	0		

Affordable Units by building

1620 Central				2		2	2	1	New constr.	No
1930 Ridge			10			10			New constr.	No
1571 Maple		1				1	1	0	New constr.	No
1717 Ridge					9	9			New constr.	No
1815 Ridge (Trulee)			2			2			New constr.	No
Total	0	1	12	0	9	24	1	0		

New upcoming units in the pipeline: 2023 and later

Income Level	Approved
0-50%	0
51-60%	31
61-80%	0
81-120%	0
Totals	31

Outreach Activities/Meetings

Outreach efforts completed: Emails are sent to all applicants on the waitlist, along with flyers sent out by the marketing department. Units are also placed on CPAH Website.