



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, Reid, 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, Reid, 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, Reid, 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, Reid, 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: Reid, Geracaris, and Thurston
Nays: Rodriguez, Zolomij, and Feingold
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, Reid, 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.