



Housing & Community Development Committee

Tuesday, November 14, 2023 @ 7:00 PM

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

COMMITTEE MEMBER PRESENT:

Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, Chloe Thurston, Commission Member, and Kathy Feingold

COMMITTEE MEMBER ABSENT:

Hugo Rodriguez, Committee Member

STAFF PRESENT:

Marion Johnson, Housing and Grants Supervisor; Ana Elizarraga, Housing & Economic Development Analyst; Uri Pachter, Senior Housing Planner

GUESTS PRESENT:

Amy Kaufman, Community Partners for Affordable Housing (CPAH); John Barlett, Metropolitan Tenant's Organization (MTO)

1. CALL TO ORDER/DECLARATION OF A QUORUM

The meeting was called to order at 7:04 pm by Chair Revelle.

2. PUBLIC COMMENT

Sue Loellbach - S. Loellbach stated that she is in favor of the City's Affordable Housing Goals due to the high need of affordable housing units.

3. APPROVAL OF MEETING MINUTES

A. Approval of meeting minutes from October 17, 2023

Moved by Councilmember Reid
Seconded by Zolomij

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold

Motion Passed 8-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

A. Approval of Renewal Contract for Landlord-Tenant Services with Metropolitan Tenants Organization and Lawyers' Committee for Better Housing for January 1, 2024 - December 31, 2024

Staff went over MTO's application for renewal, John Barlett was present to answer questions from Committee members. Councilmember Reid raised questions on program offerings and response times. Councilmember Burns stated he would like to see more qualitative data focusing on outcomes. Councilmember Geracaris stated that the City is moving to a new 311 request system that may decrease response times.

Staff recommends approval of a not to exceed \$70,000.00 renewal contract with Metropolitan Tenants Organization (MTO) and Lawyers' Committee for Better Housing (LCBH) for landlord-tenant services.

Moved by Councilmember Reid
Seconded by Thurston

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold

Motion Passed 8-0 on a recorded vote

B. Approval of Renewal Funding to Administer the Inclusionary Housing Waitlist

Staff presented CPAH's application for renewal, Amy Kaufman was present to answer questions from the Committee. Cm. Revelle inquired into new affordable units available in 2024. Amy stated that there were 21 new affordable units in the pipeline and 15 pre-existing units being brought into compliance.

Staff recommends approval of \$70,000 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston's Inclusionary Housing Ordinance (IHO) centralized waitlist and conduct income certifications, re-certifications of households, and compliance reviews for affordable units for the period of January 1, 2024 through December, 31, 2024.

Moved by Zolomij
Seconded by Councilmember Geracaris

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold

Motion Passed 8-0 on a recorded vote

C. Discussion and Approval to Recommend City Affordable Housing Goals

Staff presented the Affordable Housing Goals. Committee members were in agreeance with the six affordable housing goals presented. Councilmembers Reid and Burns suggested a seventh goal to identify new sources of funding for direct rental assistance by the end of 2024.

Staff recommends approval by the Housing and Community Development Committee (HCDC) of City Council's Affordable Housing goals, including a seventh goal to identify new sources of funding for direct rental assistance by the end of 2024.

Moved by Councilmember Reid

Seconded by Councilmember Geracaris

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold
Motion Passed 8-0 on a recorded vote

D. 2024 Action Plan: Needs and Priorities Discussion

Staff presented the 2024 Action Plan: Needs and Priorities chart with information included in the 2024 Action plan. Staff explained the priorities are tied to the 2020-2024 Consolidated plan. Staff explained 2024 Action Plan considerations, estimates were kept at conservative levels to account for flux in federal funding amounts. The 2024 Action Plan is set to be discussed at the December 12, 2023 meeting.

E. Nomination of Vice Chair, Housing & Community Development Committee

The nominee for Vice Chair, Joanne Zolomij, was presented. Cm. Reid stated he would be interested in the position. Cm. Revelle stated it would be nice to give a role to non-councilmember.

Motion to approve Joanne Zolomij for Housing & Community Development Vice-chair.

Moved by Councilmember Reid
Seconded by Berlin

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold
Motion Passed 8-0 on a recorded vote

5. STAFF UPDATES

A. Small/Medium Landlord Assistance Program Closeout Report

Staff presented the Small/Medium Landlord Assistance Program Closeout Report. Staff stated that applications received were less than expected but that the landlords that were assisted stated that the assistance helped them continue to provide affordable housing.

Staff recommends the Housing & Community Development Committee review and place on file the Small/Medium Landlord Assistance Program.

Moved by Zolomij
Seconded by Councilmember Geracaris

Ayes: Berlin, Zolomij, Burns, Reid, Revelle, Geracaris, Thurston, and Feingold
Motion Passed 8-0 on a recorded vote

6. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:20 p.m.