



Housing & Community Development Committee

Tuesday, April 16, 2024 @ 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, Juan Geracaris, Councilmember, and Chloe Thurston, Commission Member

COMMITTEE MEMBER ABSENT:

Bobby Burns, Councilmember

STAFF PRESENT:

Sarah Flax, Community Development Director, Elizabeth Williams, Planning Manager/Interim Housing & Grants Manager

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Revelle called the meeting to order at 7:05 pm

2. PUBLIC COMMENT

T. Paden, A. Bornstein, W. Carter, J. Kozlowski, K. White, G. Schechter, D. Schermerhorn, J. Schermerhorn, B. Schermerhorn, S. Cohen, B. Paul, M. Karlin, E. Paset, K. Mutenbuler, H. Rodriguez, H. Cho, D. Cannon

3. APPROVAL OF MEETING MINUTES

A. Approval of the January 29, 2024 special meeting minutes.

Motion to approve the January 29, 2024 meeting minutes.

Moved by Councilmember Geracaris

Seconded by Zolomij

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

Abstained: Rodriguez

Motion Passed 7-0 on a recorded vote

B. Approval of the March 19, 2024 meeting minutes.

Motion to approve the March 19, 2024 meeting minutes.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Rodriguez, Zolomij, Burns, Reid, Revelle, Geracaris, and Thurston
Abstained: Berlin

Motion Passed 7-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

A. Amending Evanston's Residential Landlord and Tenant Ordinance To Include New Housing Policies and Better Align With Cook County's RLTO

Staff recommends that the Housing and Community Development Committee discuss, reach agreement on, and vote to recommend amendments to the City's Residential Landlord and Tenant Ordinance to City Council.

Moved by Councilmember Reid
Seconded by Councilmember Geracaris

Ayes: Berlin, Zolomij, Reid, Revelle, Geracaris, and Thurston
Nays: Rodriguez

Motion Passed 6-1 on a recorded vote

Motion to approve the Late Fee be a minimum of \$25 for rents up to \$1,600.00; and \$25.00 plus a maximum of 5% of total rent for rents above \$1,600.00.

Moved by Zolomij
Seconded by Berlin

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

Motion Passed 7-0 on a recorded vote

Motion to approve the increase the notice period for non-renewal of lease from 30 days to 90 days; limit the time that tenants can be required to respond to a lease renewal to 45 days before lease expiration.

Moved by Rodriguez
Seconded by Zolomij

Ayes: Rodriguez and Zolomij
Nays: Berlin, Reid, Revelle, Geracaris, and Thurston

Motion Failed 2-5 on a recorded vote

Motion to approve the increase of the notice period for non-renewal of lease from 30 days to 90days; limit the times that tenants can be required to respond to lease renewal to 30 days before lease expiration.

Moved by Councilmember Reid
Seconded by Berlin

Ayes: Berlin, Reid, Revelle, Geracaris, and Thurston
Nays: Rodriguez and Zolomij

Motion Passed 5-2 on a recorded vote

Motion to remove the disclosure of move-in fees from Item 3: 'Require that application fees, move-in fees, and administrative fees be based on actual costs and disclosure of those fees.'

Moved by Rodriguez
Seconded by Councilmember Reid

Ayes: Rodriguez and Zolomij
Nays: Berlin, Reid, Revelle, Geracaris, and Thurston

Motion Failed 2-5 on a recorded vote

Motion to require the housing provider to cover all costs for eviction.

Moved by Councilmember Reid

Item Failed - Not Seconded

Motion to table the main motion that the Housing and Community Development Committee discuss, reach agreement on, and vote to recommend amendments to the City's Residential Landlord and Tenant Ordinance to City Council.

Moved by Rodriguez

Item Failed - Not seconded

B. Legal Concerns Pertaining to the Proposed "Just Cause" Revisions, and Information on a Tenant First Right to Purchase, Notice of Reason for Non-Renewal of a Lease, and Housing Provider Mitigation Fund Are Provided for Discussion

K. Loan Assistant City Attorney provided remarks about the legal concerns regarding the proposed 'Just Cause' Revisions. She stated it was a policy review about potential legal issues and did not constitute a determination. This is to prepare the Committee for discussion of the topic, and not to provide a legal opinion. K. Loan was available for questions and comments from the Committee. Chair Revelle asked Staff to determine a date for a Special Meeting to discuss the 'Just Cause' Revisions. Cm. Reid asked Staff to review the membership structure of the Committee to comply with City Ordinance.

5. STAFF UPDATES

A. 2024 Plans Update Calendar

Update Tabled

6. ADJOURNMENT

Chair Revelle adjourned the meeting at 10:02 pm