



## Housing & Community Development Committee

Tuesday, November 19, 2024 @ 7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Council Chambers

### **COMMITTEE MEMBER**

#### **PRESENT:**

Hugo Rodriguez, Committee Member  
Eleanor Revelle, Councilmember  
Juan Geracaris, Councilmember  
Chloe Thurston, Commission Member  
Fran Sweeney, Committee Member  
Joanne Zolomij

### **COMMITTEE MEMBER**

#### **ABSENT:**

Bobby Burns, Councilmember  
Devon Reid, Councilmember

### **STAFF PRESENT:**

Sarah Flax, Community Development Director  
Marion Johnson, Housing & Grants Supervisor  
Ana Elizarraga, Housing & Grants Analyst

### **GUESTS PRESENT:**

Amy Kaufman, Community Partners for Affordable Housing (CPAH)  
Philip DeVon, Metropolitan Tenants Organization (MTO)

### **1. CALL TO ORDER/DECLARATION OF A QUORUM**

Chair Revelle called a quorum at 7:05 p.m.

### **2. PUBLIC COMMENT ON DRAFT 2025-2029 CONSOLIDATED PLAN, DRAFT 2025 ACTION PLAN, AND DRAFT AMENDED CITIZEN PARTICIPATION PLAN**

M. Anderson - Provided comments on behalf of her daughter and grandson and would like for services to be followed through.

T. Paden - Provided comments advocating for small landlords.

### **3. PUBLIC COMMENT**

T. Paden—We would like more special meetings about inspections, more landlord participation, an updated inspection system, and a better way to identify landlords.

#### 4. APPROVAL OF MEETING MINUTES

- A. Approval of the October 15, 2024 meeting minutes

Motion to approve meeting minutes from October 15, 2024.

**Motion:** Councilmember Geracaris

**Second:** Rodriguez

Motion approved with edits by Joanne Zolomij.

#### Motion Passed 6-0-2

**Ayes:** Rodriguez, Revelle, Geracaris, Thurston, Sweeney, and Zolomij

**Nays:** None

**Absent:** Burns and Reid

#### 5. NEW BUSINESS/OLD BUSINESS

- A. Approval of Renewal Contract for Landlord-Tenant Services with Metropolitan Tenants Organization and Law Center for Better Housing for January 1, 2025 - December 31, 2025

Staff presented the item for approval. Phillip DeVon from the Metropolitan Tenants Organization was present to answer questions from the Committee.

Staff recommends approval of a not-to-exceed \$72,500.00 renewal contract for landlord-tenant services with the Metropolitan Tenants Organization (MTO) and Law Center for Better Housing (LCBH).

**Motion:** Councilmember Geracaris

**Second:** Zolomij

#### Motion Passed 6-0-2

**Ayes:** Rodriguez, Revelle, Geracaris, Thurston, Sweeney, and Zolomij

**Nays:** None

**Absent:** Burns and Reid

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

Staff presented the item for approval. Amy Kaufman from the Community Partners for Affordable Housing was present to answer questions from the committee.

Motion to approve up to \$80,000 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, 2025 through December, 31, 2025.

**Motion:** Thurston

**Second:** Councilmember Geracaris

**Motion Passed 6-0-2**

**Ayes:** Rodriguez, Revelle, Geracaris, Thurston, Sweeney, and Zolomij

**Nays:** None

**Absent:** Burns and Reid

**C. Draft 2025-2029 Consolidated Plan/2025 Action Plan, Draft Amended Citizen Participation Plan Introduction**

Staff provided an introduction of the draft 2025-2029 Consolidated Plan, 2025 Action Plan including funding allocated by goals, and the draft amended Citizen Participation Plan.

**D. Envision Evanston 2045 Comprehensive Plan**

Staff provided an overview of the DRAFT Envision Evanston Comprehensive Plan.

Motion to discuss the DRAFT Envision Evasnton Comprehensive Plan.

**Motion:** Councilmember Geracaris

**Second:** Thurston

**Motion Passed 6-0-2**

**Ayes:** Rodriguez, Revelle, Geracaris, Thurston, Sweeney, and Zolomij

**Nays:** None

**Absent:** Burns and Reid

**6. STAFF REPORTS AND UPDATES**

Staff thanked Committee Member Hugo Rodriguez for the time spent on the Committee and contributions made during his two terms. Committee Member Hugo Rodriguez thanked the Committee and the public.

Staff urges the committee members to be present at the December 17, 2024 meeting to meet quorum and be able to vote on items.

The Strategic Housing Plan timeline has been delayed as capacity shifted to Envision Evanston. The plan will be brought back again to the Committee.

**7. ADJOURNMENT**

Chair Revelle adjourned the meeting at 9:18 p.m.