I. DECLARATION OF QUORUM
A quorum being present, Chair Wilson called the meeting to order at 7:19 p.m.

II. APPROVAL OF THE SEPTEMBER 26, 2011 MEETING MINUTES
Ald. Holmes moved approval of the minutes, seconded by Ald. Fiske.

The minutes of the September 26, 2011 meeting were approved unanimously 5-0.

III. ITEMS FOR CONSIDERATION
There were no items for consideration.

IV. ITEMS FOR DISCUSSION

(PD1) Proposed Ordinance 38-O-11: Licensing of Rental Dwelling Units
Chair Wilson called the public to the podium:

Eric Paset, owner of North Shore Apartments and Condos Rental Agency said:
- The landlords he represents work hard to maintain safe dwellings
- The landlords he represents do not allow parties and bad behavior in their units
- He stressed that not all students are affluent and need to live in a 4-5 bedroom apartment with 4 other students
- He believes the law of no more than 3 unrelated persons in a unit will hurt the City of Evanston as a whole:
  - Students will go to Rogers Park to find other, more affordable housing
  - Many units rent for $2,000 - $2,500 a month; rents will go down if they cannot be rented to students who can collaborate to afford them, hurting the community
- He urged the committee to consider the consequences of the maximum occupant law
Brian Becharas, lifetime Evanston resident, of 691 Oakton for 11 years, said:
- He has been renting apartments in Evanston since 1988
- He recognizes that there are problems but if the laws were enforced the problems would not exist
- He lives adjacent to his rental property
- His costs and the additional fees have skyrocketed his costs 22%; he struggles to stay positive in his earnings
- He pays $500 more and his mortgage is higher because he does not live in his rental property
- He is happy to subsidize other people’s children to go to Evanston schools, but his taxes have risen 333% since 1996, when they were $3,500/yr to $12,000 in 2010

Ald. Rainey asked Chair Wilson to clarify what the discussion item on the agenda is about.

Chair Wilson explained that the agenda item is about the proposed licensing fee of $26/yr to register rental units and has nothing to do with the number of residents in a unit or other issues.

Nefrette Halim of Wilmette Real Estate and manager of several rental units in Evanston, said:
- The City released a statement that one of the properties she manages is being poorly managed and putting tenants in harm’s way; she had no knowledge of this
- Asked how she would be notified that her license was to be revoked
- She agreed with Mr. Behcaras about the extra costs being a burden on landlords
- She said she has been helping tenants in the commercial spaces she manages to stay in business and finding commercial tenants, which is very difficult at this time
- Imposing additional fines on landlords is detrimental to all of downtown
- Though this discussion is about the license issue, there are many people with fears about the limit on the number of tenants, which damages Evanston
- Many historical buildings were built to house multiple tenants in a unit; if they are forced to stop renting because they cannot afford to, developers will gladly tear down the historical buildings and build new ones, destroying the character of Evanston
- Students are unaware of what is going on

Chair Wilson said he has received correspondence from landlords and residents and that he is considering all correspondence and comments and has passed it to the Legal Dept. staff to work on the ordinance. He suggested to the Committee that they direct staff to do so.

Mike Tanner of 2237 Ridge, said:
- His property includes 3 units, one in which he lives
- Echoed the sentiment of the lack of communication to the landlords
- He has put a lot of money into his property, got permits but only after a whole year got a notice of violations
• He suggested that a very strong notification process needs to be implemented

Ald. Rainey asked where the list the landlords were referring to is published to which Mr. Lyons replied that it is a list of properties under review by the City of Evanston that was originally discussed at a meeting of the Northwestern University (NWU)/City Housing Committee consisting of 3 staff members, aldermen who’s wards border Northwestern’s campus and NWU staff. He said the list was sent to NWU on Thursday, October 6th and is supposed to be posted on the City’s website. He explained that it consists of properties that have life safety and other code violations including more than 3 unrelated people living in a unit. The purpose was for students to check to find out whether the units they are planning on renting, sometimes a year in advance, are safe and in compliance. Some students have called because they were not getting their security deposits back. The list is generated from complaints by neighbors, students, neighborhood groups, tenants and inspectors.

Chair Wilson asked whether there was a clear policy on what was put on the list, to which Mr. Murphy answered that there was.

Chair Wilson suggested canceling the publication of the list on the City’s website until the Committee has an opportunity to define the direction of what should be on the list.

Ald. Holmes asked Chair Wilson to clarify whether he is asking for a policy on what is published or on the ordinance, to which Chair Wilson replied that he is suggesting the list not be published until there is a policy in place applying to all landlords.

In response to Ald. Rainey’s inquiry, Mr. Paset clarified that there were names and addresses on the list.

Ald. Fiske clarified that the discussion has grown out of how best to give students information about rentals they are committing to a year in advance.

Ald. Wynne agreed that the list should be clear about why a specific name or address is on it. She said she understands that the Inspectors know of landlords and management companies that are not compliant or responsive to tenants. She asked that the number and types of violations be stated and be appropriately described. Chair Wilson added that if the violations are corrected, that should be included on the list.

Ald. Rainey noted that the Landlord Tenant Ordinance states that all violations must be disclosed to tenants so she does not feel that a list needs to be published, but if one is, it should include all of Evanston, not just student rentals.

Ald. Fiske agreed with Ald. Rainey that such a list should include the whole City, but stressed that the meeting at which the list was discussed was about wards that border the NWU campus.
Mr. Lyons explained that the list came out of the City/NWU Housing Committee that
deals with wards bordering the campus and that the The Daily Northwestern
requested a list of enforcement activities, adding that staff will proceed at the
Committee’s direction.

Chair Wilson directed staff to make sure the list is not published on the City’s
website and that this issue will be revisited with input from landlords and the
community. He explained that licensing is a tool to help enforce the law to
noncompliant landlords; the City is expected to enforce the code so units must be
inspected and it costs money, which licensing and registration fees help pay. He
directed the City’s attorneys to draft the ordinance. He added that the Committee
will return to a discussion of the list and a policy or lack thereof regarding landlord
information.

Ald. Rainey requested that aldermen are informed when a press release is sent out
by staff.

Chair Wilson directed staff to make sure aldermen receive copies of all press
releases.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 8:03 p.m.

Respectfully submitted,
Bobbie Newman