

AMENDED

**Planning & Development Committee
Minutes of June 26, 2006
Council Chambers – 6:30 p.m.
Evanston Civic Center**

Alderman Present: S. Bernstein, A. Hansen, D. Holmes, L. Jean-Baptiste, E. Moran, A. Rainey, E. Tisdahl, C. Wollin, M. Wynne

Staff Present: J. Wolinski, J. Carroll, K. Cox, A. Jackson, D. Spicuzza, E. Szymanski, J. Brownlee

Presiding Official: Alderman Wynne

DECLARATION OF QUORUM

Due to Ald. Wynne being delayed, Chair Rainey called the meeting to order at 6:50 p.m.

APPROVAL OF THE MEETING MINUTES OF JUNE 12, 2006

Ald. Bernstein moved approval of the June 12, 2006 minutes, seconded by Ald. Jean-Baptiste. The vote was unanimously approved 8-0.

ITEMS FOR CONSIDERATION

(P1) Request from Center for Independent Futures for \$98,000 in HOME Funds for Down Payment Assistance

Ald. Bernstein moved approval, seconded by Ald. Holmes.

Ald. Tisdahl asked how many out of the seven individuals are Evanston residents. She also mentioned that there is currently a home in her ward that is ran by this organization and is managed very well.

Ms. Jane Doyle, Executive Director, office address 625 Madison Street, responded that 4 out of the 7 are Evanston residents. She further noted that all of the applicants are approximately 30 years of age and the majority are living at home with elderly parents. She said that several of the families, including the non-residents, are long time advocates of the organization and have given their full support over the years. The organization started 5 years ago and the requested funds are to fill in the gap from State funding and resources. Ms. Doyle listed several facts regarding their organization: 34% of the individuals have incomes of \$15,000 or less, Evanston has 5,260 individuals living with disabilities between the ages of 21 and 64, there have been only 10 residential placements in Evanston all of which were emergencies, the majority of disabled individuals live at home with their caregivers being over 65 years of age, the organization is a form of families coming together to share the cost of living expenses for their disabled loved ones. She also noted that all 7 of the individuals are tax payers and the majority are Evanston residents. Ms. Doyle explained that resale of the units preferably will be recipients of the disability community. The Committee expressed their desire that the Center put every effort into locating another disabled individual to purchase the unit, otherwise the entire amount of the loan should be paid in full at the time of resale.

(Ald. Wynne arrived at the meeting and took over chairmanship.)

Ms. Bonnie Dehogne, spoke on behalf of her son who has autism and expressed her strong support for the Center for Independent Futures. She urged the P&D Committee's to grant this request because there is a great need for accessible housing and the need is growing every day.

Ald. Rainey said that she has a major concern regarding the affordability element in this case being only a forgivable loan over 5 years. She does, however, support the efforts of the Center for Independent Futures and serving the disabled community. **Ald. Rainey made a motion to amend the forgivable loan to 50 years, seconded by Ald. Jean-Baptiste.** Ald. Moran was against doing this because they should not have certain restrictions for some populations and not others that have been given the same HOME funds for the same cause. He questioned why this population group should be targeted for an extension of the affordability period? Ald. Rainey responded that this extension of time should not be a problem if the organization's goal is to help the disability population; they should want the extended use for only disabled individuals to continue. Chair Wynne asked if this would be acceptable to the Center for Independent Futures. Ms. Doyle responded that although they would prefer the housing to continue for only disabled individuals, this alternative would not be an operative philosophy. She said that in case they are not able to resale to another qualified individual, the Center would not want to remain obligated because they are a not-for-profit organization. After lengthy discussion, Ald. Rainey said that she would be willing to amend to 25 years. Ms. Spicuzza stated that the normal affordability period is 15 years and there are some that have gone to 20 years. Ald. Jean-Baptiste said that there is nothing wrong with assuring the affordability to keep the affordable housing stock as long as possible and he supports a longer period than the 5 years requested. Members asked about the length of the IHDA funding and Ms. Spicuzza said it is 5 years for the \$5,000 grant portion and the remaining \$40,000 loan is due on sale. She said that while in the past the City had required recapture of HOME funds during the affordability period unless sold to another income eligible person, HUD has since clarified that you must *either* recapture funds *or* restrict the resale price and resell to income eligible persons. She also said that the City recently revised its affordability requirements to require resale restrictions in order to maintain affordable housing, but the City's Action Plan suggests recapture provisions if the HOME assistance is \$15,000 or less per unit.

Ald. Holmes suggested that they settle for the normal amount of years being the 15 year affordability period. Ald. Rainey agreed and **amended her motion from 50 years to 15 years, seconded by Ald. Jean-Baptiste. The vote was 8 in favor of the motion and 1 voting nay (Ald. Moran).**

(P2) Ordinance 78-O-06 – Special Use for a Type 2 Restaurant in Sherman Plaza

THIS ITEM WAS TRANSCRIBED BY COURT REPORTER LEGRAND REPORTING & VIDEO SERVICES, IN ACCORDANCE WITH THE KLAEREN RULES. PLEASE REFER TO THE TRANSCRIPT.

This item was approved with a condition amendment made to the ordinance; vote 9-0 in favor of the motion.

(P3) Ordinance 80-O-06 – Planned Development – 1881 Oak Avenue

THIS ITEM WAS TRANSCRIBED BY COURT REPORTER LEGRAND REPORTING & VIDEO SERVICES, IN ACCORDANCE WITH THE KLAEREN RULES. PLEASE REFER TO THE TRANSCRIPT.

Ald. Jean-Baptiste moved to introduce and refer back to Committee, seconded by Ald. Bernstein. The vote was 9-0 in favor of the motion.

(P4) Planned Development & Map Amendment – 2408 Orrington Avenue (Kendall College Property) – No Plan Commission Recommendation

The Committee decided to schedule a special meeting to address the item only. City Manager's staff will coordinate with the P&D Committee members to decide on a date in July.

ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Jacqueline E. Brownlee