

**EVANSTON HOUSING COMMISSION
MINUTES
July 16, 2009**

Present: Eric Beauchamp, Chair, Tim Angell, Carol Balkcom Yolanda Bender, Brooks Harding, Richard Mosley, Joanne Zolomij
Absent: Susan Munro, Bruce Nelson
Staff: Susan Guderley, Interim Asst. Director, Planning, Donna Spicuzza, Housing Planner

I. Call to Order, Approve Minutes of June 18, 2009

The meeting was called to order with a quorum present at 7:05 p.m. It was moved and seconded to approve the June 18, 2009 minutes as corrected; the **motion passed 7-0.**

II. Communications

Members accepted the written Affordable Housing Fund Report.

Susan Guderley discussed the preparation and submittal to HUD of the City's application for Neighborhood Stabilization Program 2.

Donna Spicuzza informed members that Connections for the Homeless wants to apply for FIT funds for a third applicant and she wanted to get input from the Commission. Members encouraged them to submit the application for August.

III. Update on on-going City-assisted projects

Staff updated members on development projects and reported that Citizens' Lighthouse Community Land Trust sold the home at 2212 Washington. Ms. Spicuzza said that Econ Development Corporation has rented all five units at 241 Callan because they weren't selling in this market, and the developer is submitting income eligibility documents for one affordable unit.

Ms. Spicuzza said that she met with Evanston Community Development Association, Reba Place Development Corporation and First Bank and Trust regarding lowering purchase prices at 736 Dobson and 602 Mulford and will meet with realtors on Housing Commission to finalize plans. Members asked if their recommendation to continue funding to help with interest payments was brought to Planning and Development Committee and Ms. Spicuzza said it hadn't because it was recommended in connection with additional subsidy to reduce prices, which wasn't finalized. Members said that assistance is needed now and requested that it be brought to the next P&D meeting.

IV. Discussion on uses of HOME funding

Ms. Spicuzza presented a memo on HOME funds and uses, including renewed Downpayment Assistance Program funding and Commission members agreed to discuss it at the August meeting.

V. Report on Affordable Housing Comprehensive Plan Task Force

Richard Moseley told members the Task Force has three subcommittees discussing ownership, rental and political will/public awareness. He presented a draft logo from the public awareness subcommittee and said they proposed using that on communications about the plan and affordable housing, and offered it for use by the Housing Commission as well. After discussion, members agreed they did not need or want a logo. Mr. Moseley said the Task Force was planning a Saturday retreat in September so they'd have concentrated time to start writing the

plan. Members discussed how a facilitator could have benefited the Task Force work but the funding request was denied by Planning and Development Committee, and discussed ways to get a facilitator for the retreat.

VII. Discussion of interaction between the Housing Commission and the City

Mr. Angell reviewed his e-mail communications expressing his belief that the staff should have had Brinshore attend the June 18 Housing Commission meeting to discuss the NSP2 partnership proposal and not doing so was an example of how the Commission is bypassed by staff regarding major projects that require approval by Council. Ms. Guderley explained the timeline of events and deadlines and said that aldermen had not yet been informed by June 18. She said this was a case where the Commission schedule did not accommodate a presentation on the proposal, but members were informed that staff was working on an application and the Housing Chair was updated at a later date. Members agreed the schedule precluded bringing the application to the Housing Commission before it went to Planning and Development Committee. Mr. Angell moved that that all applications for CHDO funding, requests for any federal, state, regional or City funding or other housing related actions that require approval by the City Council by ordinance or resolution, be presented to the Commission for review, unless circumstances warrant otherwise. The **motion passed 7-0**.

VIII. Adjournment

Wilfred Gadsen of the Citizens' Lighthouse Community Land Trust commented on communications. He informed the Commission that the CLCLT was unable to payoff the entire construction loan when they sold 2212 Washington so they would request additional assistance from the City. He asked questions about the NSP applications.

Respectfully submitted,
Donna Spicuzza