



APPROVED ON 7/09/2020

MEETING MINUTES

HOUSING AND HOMELESSNESS COMMISSION

Tuesday, February 18, 2020 7:00 P.M.
Lorraine H. Morton Civic Center, Room 2402

Present: Chair Larry Donoghue, Monika Bobo, Kathy Feingold, Moika Long, Ald. Eleanor Revelle

Absent: Ellen Cushing, Noelle Gilbreath, Neda Nozari, Renee Phillips

Presenter: Richard Koenig, Housing Opportunity Development Corporation

Staff: Sarah Flax, Housing and Grants Manager

Call to Order/Declaration of a Quorum

Chair Donoghue called the meeting to order at 7:21 PM with a quorum present.

Approval of Meeting Minutes

Ald. Revelle moved approval of the January 9, 2020 minutes, Moika Long seconded the motion; it was approved unanimously.

Public comment

No public comment

Application for HOME CHDO Funds to Construct a Coach House for Affordable Rental by Housing Opportunity Development Corporation

Richard Koenig, Executive Director of Housing Opportunity Development Corporation (HODC) provided background on HODC, including its properties in Evanston.

Ald Revelle recused herself from the discussion and vote on this agenda item because the project would be constructed by the Evanston Development Cooperative, of which she is a member.

Chair Donoghue summarized HODC's request for funding. Staff noted that the City recently received its 2020 HOME grant amount of \$364,350 from HUD, so 2020 CHDO reserve funds would be \$54,652.50, which combined with 2018 and 2019 CHDO reserve, totals \$165,668.25. Additional HOME funding would be only \$24,331.75.

Mr. Koenig described the two-flat at 1930 Jackson Avenue and the coach house without a foundation that was demolished, leaving space to build a new coach house. This would also provide two off-street parking spaces where none are currently provided. City Council's approval of zoning changes to allow coach houses on properties with two-flats in addition to single family homes made this project possible. Staff noted that Alderman Rue Simmons was in support of the project.

Kathy Feingold asked about the financing. Mr. Koenig confirmed that HODC equity and HOME funds from the City are the only sources, Staff explained the complex requirements for using CHDO reserve funds and how this project met them.

Moika Long inquired when construction would begin and how the site would be accessed, noting that Jackson Avenue is a narrow one-way street. Mr. Koenig said the recently paved alley would be used rather than the street.

There being no further discussion, Kathy Feingold moved approval of the funding request, Monika Bobo seconded the motion and it was approved 4-0 with Ald Revelle recusing herself.

New/Other Business

Nomination of Chair and Vice Chair: Chair Donoghue requested that members email their nominations for Chair and Vice Chair to staff; the commission would vote to seat the Chair and Vice Chair at its meeting on April 2. Staff will email all commissioners about the request for nominations with a due date of March 25 so nominees will be included in the April 2 meeting packet.

2020 Entitlement Grant Amounts: staff provided the City's 2020 HUD grant allocations - CDBG \$1,836,315, up 1.82% over 2019; HOME \$364,350, up 2.57%; ESG \$158,463, up 4.44%

Staff Reports

Quarterly Report from MTO/LCBH: Chair Donoghue noted that the quarterly report on landlord-tenant activities by Metropolitan Tenants Organization was provided as requested by the Commission. Discussion of the information provided ensued. Staff will request additional information from MTO in future reports including:

- Detail about services provided. It was noted that information on the number of cases completed in one contact vs multiple contacts may be available
- If MTO has identified landlords that have complaints from multiple tenants
- If people who are declined for rental seek help from MTO, and what reasons are cited for denying to rent to them

Discussion relating to what trainings might be appropriate for landlords based on the types of issues tenants or prospective tenants were having followed. Staff will discuss with MTO/LCBH. Staff noted that the Cook County Just Housing ordinance that makes it illegal to use criminal background checks to deny rental for an applicant before evaluating other screening criteria prospective tenants is now in effect and landlord training about this was under consideration for trainings in 2020. The City's Human Rights ordinance and model lease also would be updated to include these new requirements.

March 5 HHC meeting is canceled due to lack of agenda items requiring action by the committee. Commissioners are invited to the Community Workshop on affordable housing scheduled for that evening by the AHPSC. Staff outlined the format of the meeting and asked if commissioners would help facilitate table discussions. Chair

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Donoghue volunteered to do so. Staff will email all commissioners about the March 3 meeting.

Adjournment

There being no more business before the commission, Kathy Feingold moved to adjourn, Moika Long seconded the motion and it was approved unanimously at 8:06 PM.

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The next scheduled meeting of the Commission is Thursday, April 2, at 7:00 PM. in room 2402.

Respectfully submitted,
Sarah K. Flax, Housing and Grants Manager