



DRAFT

MEETING MINUTES

HOUSING AND HOMELESSNESS COMMISSION

Thursday, December 6, 2018, 7:00 P.M.
Lorraine H. Morton Civic Center, Room 2402

Present: Chair Ellen Cushing, Larry Donoghue, Renee Phillips

Absent: Vice-Chair Geri Palmer, Alderman Eleanor Revelle, Monika Bobo, Noelle Gilbreath, Moika Long

Staff: Savannah Clement, Housing Policy and Planning Analyst

Call to order

Chair Ellen Cushing called the meeting to order at 7:05 PM with no quorum present.

Approve minutes of November 1, 2018 meeting

No action taken due to lack of quorum.

Public comment

No public comment.

Age-Friendly Evanston Housing Committee Application

Susan Cherco and Margaret Gergen, from the Age Friendly Evanston Task Force's Housing Committee, provided an overview of the feasibility study for a senior mixed income housing development. The Age Friendly Evanston Task Force completed several expert interviews to inform its action plan, including with an attorney. The attorney provided referrals for five groups that could do the senior affordable housing feasibility study. The Task Force's Housing Committee reviewed the firms that were referred to them, and decided to go with the firm located in the area (Glenview), Sawgrass Partners. Sawgrass Partners has substantial experience with feasibility studies. It worked on the feasibility study for Three Crowns Park, and other senior housing projects in the area. Additionally, Sawgrass offered a discounted rate to the Task Force.

Renee Phillips asked if the Task Force spoke with any clergy while conducting their expert interviews. Yes, the Housing Committee spoke with members of senior groups from different congregations. Susan Cherco and Margaret Gergen also explained that people who identify as LGBTQ will be able to live in the mixed income building.

Chair Ellen Cushing asked if Sawgrass Partners only does feasibility studies for senior housing. Ms. Cherco and Ms. Gergen said yes, that is Sawgrass' specialty.

Commissioners were not able to vote on the application due to a lack of quorum, but agreed that the application should receive a favorable funding recommendation.

Community Partners for Affordable Housing Proposal for Continued Management of the City's Inclusionary Housing Ordinance Waitlist

Amy Kaufman, Community Partners for Affordable Housing, provided overview of the Inclusionary Housing Ordinance (IHO) waitlist management work. CPAH has added over 150 people to the waitlist since January 2018. Amy Kaufman explained that waitlist management is very time consuming. Last proposal was two years ago.

Larry Donoghue asked how CPAH determined the cost of managing the waitlist. Amy Kaufman stated she and her colleagues tracked their time and calculated the costs based on a proportion of their salaries and overhead expenses.

Chair Ellen Cushing asked about the merger with CPAH and other organizations. Amy Kaufman explained that effective January 2019, CPAH will be merging with two other organizations: Affordable Housing Corporation of Lake County and Lake County Residential Development Corporation. Amy said that this will be a good thing, and will expand CPAH's capacity to do more work; all three organizations have their own areas of expertise.

Commissioners were not able to vote on the application due to a lack of quorum, but agreed that the application should receive a favorable funding recommendation.

Demolition Tax Discussion Continued

Discussion was tabled to the following meeting in January.

Staff Reports

Staff provided updates on the Affordable Housing Plan Steering Committee and other housing activities. Staff also informed the Commissioners that Mark Kruse had to resign from the Commission due to time constraints with his new job.

Chair's Report

No report.

New/Other Business

No new business.

Adjournment

The meeting was adjourned at 7:50 p.m.

The next scheduled meeting of the commission is Thursday, January 10, at 7:00 p.m. in room 2403.

Respectfully submitted,
Savannah Clement, Housing Policy and Planning Analyst