Reparations Subcommittee
Friday, August 28, 2020
9:15 AM
Join Zoom Meeting

Those wishing to make public comments at the Reparations Subcommittee Meeting may provide public comment as a video participant via Zoom. Participants are required to register in advance for this meeting via the link below. After registering, participants will receive a confirmation email containing information about joining the meeting.
https://us02web.zoom.us/meeting/register/tZIpdeytrTgsHtxG7A5cUmguqSGHWZNfQakH

AGENDA

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. APPROVAL OF MINUTES

   Approval of the July 24, 2020 Meeting Minutes

3. COMMUNICATION

   Financial Update

4. DISCUSSION

   A. Approval of Housing Policy Remedy Framework
   B. Approval of Guiding Principles and Application of the Evanston Reparations Ordinance
   C. Next Steps

5. NEW BUSINESS

6. PUBLIC COMMENT

6. ADJOURNMENT

Next Meeting: September 25, 2020
Call to Order/Declaration of a Quorum
The meeting was called to order at 9:17 a.m. by Alderman Robin Rue Simmons. Committee members Aldermen Ann Rainey and Peter Braithwaite were present. Staff members Kimberly Richardson, Nicholas Cummings, and Tasheik Kerr were also present.

Approval of Minutes
It was moved by Alderman Rainey, seconded by Alderman Braithwaite, to approve the minutes of the July 10, 2020 meeting. Motion carried unanimously.

Communication
No Communication

DISCUSSION
A. Policy Remedies
Alderman Simmons reviewed the actions taken at the July 10 Subcommittee meeting. She noted the Subcommittee’s housing remedy plans for both homeowners and homebuyers. The plan offers home purchase, home improvement, and mortgage assistance. Alderman Simmons noted this plan is ideal so as to not limit opportunities for only new homebuyers. Alderman Simmons added that Alderman Rainey has been discussing housing resources with a local bank to help residents qualify for assistance.

Alderman Simmons reviewed the qualifications of the Restorative Housing Reparations program. She added that the program may be layered with other City or external programs for which the recipient is eligible. The Aldermen reviewed the three housing remedy strategies: Home Purchase, Home Improvement, and Mortgage Assistance. Alderman Rainey noted that the Mortgage Assistance program might consume the majority of the $400,000 budgeted. She noted this program is a provision that is most needed. Alderman Rainey questioned how the Committee will decide who is most in
need of mortgage assistance. Alderman Simmons noted the program is open to individuals who are eligible under the Restorative Housing Reparations program. Kimberly Richardson referenced the feedback provided by residents especially the senior population. Kimberly noted the idea of the Mortgage Assistance program is to allow more individuals to build wealth through equity in their homes.

Alderman Simmons inquired about the $25,000 for each housing remedy strategy. Discussions ensued regarding the purchasing amount. Alderman Rainey proposed changing the Home Purchasing language to say “Home Purchasing assistance shall be $25,000 instead of up to $25,000”. The Committee members agreed. Alderman Simmons noted the Committee needed to work hard to get more partners and funding since the budget is small.

Alderman Simmons reviewed the General Rules of the Restorative Housing Reparations program. Alderman Rainey requested staff clarify why the program amounts are in the form of a forgivable loan instead of a grant. Alderman Simmons requested staff look at alternate language for the term loan. Nicholas Cummings explained that the loan language is similar to that used by federal programs governed by the Department of Housing and Urban Development (HUD). Nicholas added that the loan has a pro-rata forgiveness provision. The pro-rata repayment would only occur if a recipient sold or did not occupy the home in the required ten year period. Nicholas noted a loan would allow residents to get the benefits of the program without changing their taxable income. Concerning making the program amount a gift, the Committee would need to inquire from a tax professional the provisions of a municipality giving a gift.

Alderman Simmons responded to questions regarding the housing remedy strategies. Regarding the question of what would happen if a recipient passes away and leaves the house to their heir, it was noted that the agreement is with the applicant, their heirs, or assigned. Nicholas noted special circumstances would be evaluated on a case by case basis.

Nicholas clarified the legacy mandate and how residents can prove discrimination by the City. Nicholas referenced the proposal submitted by Judge Lionell Jean-Baptiste to have a Reparations Stakeholder Authority decide eligibility. Nicholas added that it should not be left up to City staff to make those decisions.

Alderman Simmons reviewed the General Terms and Conditions of the Restorative Housing Reparations program. Alderman Simmons questioned whether the Committee wanted to limit the number of building units. She suggested the Committee make the mandate solely owner-occupied. Alderman Rainey added that the Committee should limit the number of building units. Alderman Simmons requested staff look into the pros
and cons of increasing the number of building units. Alderman Simmons requested staff add multifamily units to the eligible property condition.

Alderman Simmons reviewed the eligibility criteria of the Restorative Housing Reparations program. Alderman Simmons inquired whether the Committee wants to increase the program budget or wait to roll out the program and make adjustments after. Alderman Rainey responded that the Committee could always come back and adjust the budget.

B. Meeting Schedule
It was moved by Alderman Rainey, seconded by Alderman Simmons to approve the meeting schedule as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 28, 2020</td>
<td>9:15 a.m.</td>
</tr>
<tr>
<td>September 25, 2020</td>
<td>9:15 a.m.</td>
</tr>
<tr>
<td>October 23, 2020</td>
<td>9:15 a.m.</td>
</tr>
<tr>
<td>November 20, 2020*</td>
<td>9:15 a.m.</td>
</tr>
<tr>
<td>December 18, 2020*</td>
<td>9:15 a.m.</td>
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C. Future Town Hall
Alderman Simmons noted the Town Halls have been very useful in educating the community and in providing a broader perspective on reparations in Evanston. The Committee agreed to hold a Town Hall at the end of August.

Alderman Rainey noted that MedMen has hired a consultant. The consultant informed Alderman Rainey that MedMen is projecting an increase in adult cannabis revenue and that for each month, beginning July 1, 2020; revenue to the City would be $55,000 a month. The consultant has also revived discussion regarding increasing the size of the dispensary. Alderman Rainey also noted that cannabis licenses are being held up at the state level. Alderman Rainey discussed the need for transporter licensing by cannabis dispensaries. She noted issuance of transporter licenses would increase the City’s cannabis revenue.

Alderman Simmons introduced the proposal submitted by Judge Lionell Jean-Baptiste titled “History, Guiding Principles and Application of the Evanston Reparations Ordinance and the Resolution Committing the City to End Structural Racism and Achieve Racial Equity.” Alderman Simmons noted that the document provided a process for the stakeholder community to have a voice in determining remedy recommendations. Dino Robinson, of Shorefront Legacy Center, reviewed the section of the document that outlines the composition of the Stakeholder Reparations Authority (SRA) and how the SRA members were chosen. The proposal would be discussed at the next Subcommittee meeting.

Public Comment
Tina Paden noted her concern with the $400,000 budgeted for the program, the loan term, and the eligibility qualifications. Tina Paden also shared that her property is located near the proposed transportation center on Howard Street. She was not notified that there was a plan to place a transportation center in that area. Tina Paden proposed individuals receive a check for reparations.

Judith Treadway inquired whether there would be any other form of housing assistance that is not offered by other local agencies.

Next Meeting
The next meeting would be held on August 28.

Adjournment
Alderman Rainey moved the meeting be adjourned. The meeting adjourned at 10:34 a.m.
### Annual Totals

**Classification:** Other Revenue  
**Fiscal Year:** 2020

<table>
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<th>Month</th>
<th>Budget</th>
<th>Amendments</th>
<th>Revenues</th>
<th>Current YTD Balance</th>
<th>Percent Received</th>
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<td>-$11,536.00</td>
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<td>$0.00</td>
<td>$0.00</td>
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Memorandum

To: Members of Reparations Subcommittee
From: Kimberly Richardson, Interim Assistant City Manager
Tasheik Kerr, Management Analyst
Subject: Approval of the Restorative Housing Reparations Framework
Date: August 28, 2020

Summary:
Recommended Action: The Subcommittee recommends approval of the Restorative Housing Reparations Framework budgeted at $400,000.00 and the principles and structure that would guide the reparative process in Evanston.

Summary:
As part of the Resolution 126-R-19, the City Council formed a subcommittee of its Council members to conduct a feasibility study to determine the viability of several recommendations: 1) Housing assistance and relief initiatives for Black residents in Evanston and; 2) Various Economic Development programs and opportunities for Black residents and entrepreneurs in Evanston. Evanston’s Local Reparations programs will be funded by the first $10 million dollars of the City's Municipal Cannabis Retailers' Occupation Tax as outlined in Resolution 126-R-19.

Restorative Housing Reparations Framework
Restorative housing payments address past discriminatory policies/practices in housing by the City of Evanston between 1919 to 1969 towards Black residents of Evanston. Restorative Reparations may be layered with other City or external programs for which the recipient is eligible, including the CDBG Housing rehabilitation program, and down payment and closing cost assistance through the Illinois Housing Development Authority.

Eligible uses for funds:

- **Home Purchase**
  Funds may be used by eligible individuals to purchase real property located within Evanston city limits and occupied as their principal residence. The down payment/closing cost assistance is provided in the form of direct payment to the approved homeowner. Purchase assistance shall be $25,000.00.

- **Home Improvement**
  Funds may be used by eligible individuals to improve the quality of the existing property. Home improvement encourages the revitalization, preservation, and stabilization of Black homes. The home improvement assistance shall be up to $25,000.
• **Mortgage Assistance**
  Funds may be used towards mortgage principal, interest, and/or late penalties for a residential primary residence in Evanston. The mortgage assistance shall be up to $25,000.

**General Rules and Terms of Eligibility**
Payment will be funded from the City of Evanston Local Reparations Fund. The payment must be used solely for eligible costs.

**General Terms and Conditions**
1. The recipient must agree to own and occupy a condominium, single-family home, multi-unit in Evanston as their principal residence for the term of the benefit.

2. **Eligible Property**
   a. The property must be located in Evanston city limits
   b. The property must be a standard dwelling unit including a single-family home, townhome, Multi-unit, or condominium.

3. The recipient must reside in the property as the primary residence for a minimum of 10 years.

**Reparations Eligibility**
Applicants must meet the following criteria:
1. Be a Black resident; and
2. suffered discrimination in housing as a result of City ordinance, policy or practice; or is a direct descendent of a Black Evanston resident who resided in Evanston between 1919 to 1969 who suffered discrimination in housing as a result of City ordinance, policy or practice.
HISTORY, GUIDING PRINCIPLES AND APPLICATION OF THE EVANSTON REPARATIONS ORDINANCE AND THE RESOLUTION COMMITTING THE CITY TO END STRUCTURAL RACISM AND ACHIEVE RACIAL EQUITY

The City of Evanston Reparations Ordinance supported by funding is the first of its kind by any governmental body in the United States of America and, therefore, the process for its implementation is new as well. Additionally, the City’s Resolution to End Structural Racism and Achieve Racial Equity represents an extraordinary initiative to heal racism in fact.

We are fortunate to have many assets at our disposal. We have courageous and capable city elected officials. We have engaged elected officials and concerned citizens which have created the Equity and Empowerment Commission leading to the passage of an Ordinance to achieve reparations for Blacks in Evanston to attain a more equitable and fair community. We also have staff experienced in managing other programs to assist in facilitating a clear and transparent process to achieve reparations and equity. We also have a progressive and diverse community of leaders from the religious and secular sectors, including higher education, who are willing to actively engage on various levels to sustain this work. Further, we are fortunate to have the support of veteran and new thought leaders from various streams of the movement for reparations in the US and internationally, such as those from the National African-American Reparations Commission (“NAARC”), the National Coalition of Blacks for Reparations in America (“NCOBRA”) and others who have shared their experience and certain basic principles to provide guidance.

History of this Deeply Rooted Reparations Ordinance and the Resolution to End Structural Racism and Achieve Racial Equality in the City of Evanston

The facts that undergird the decision of the City Council to pass the Reparations Ordinance 126 R-19 and the Resolution 58R-19 to end structural racism and achieve racial equity in the City of Evanston are clear and convincing. Reparations are due locally, nationally and internationally for damages done to the descendants of the formerly enslaved Africans in general and African-Americans in particular. The United Nations has found and declared that slavery, the slave trade, and colonialism are crimes against humanity and that reparations are due to those who have been damaged by such crimes. The survival of African-Americans is not an offset of the crimes committed against their foremothers and forefathers. In addition to the tremendous damages resulting from the MAAFA/Holocaust of slavery inside the United States; the post slavery Jim Crow policies and terrorist practices of lynching, murder, systematic unjust mass incarceration; governmentally sanctioned redlining; deprivation of rights, properties and opportunities; the massive denial of health care; the experimentation done upon Black bodies such as the Tuskegee Experiment and others; were and are further crimes against humanity necessitating reparations for those who were directly injured and their descendants. The tremendous social, economic, educational, health, housing, criminal injustice, and other inequities that characterizes the state of affairs of blacks in general and in Evanston in particular are derived from the above noted history.

In 2002, the Evanston City Council passed a resolution to support HR40, a federal bill that, if passed, would have authorize the study of the impact and the consequences of slavery on African-Americans and to determine a process of repairing the harm done so that we can build a better
society. That resolution also advised that the two School Districts 202 and 65 serving the student population of Evanston to address the educational disparities between black and white students and to reform curriculum content to correct historical omissions.

It is even more courageous for the current City Council to have passed the current Ordinance authorizing funding for Reparations for its black citizens who have suffered damages and continue to be damaged by unjust practices of the past and the current Resolution to end structural racism and achieve racial equality in the City of Evanston

SPECIFIC CATEGORIES OF DAMAGES THAT CITY COUNCIL MUST REPAIR BASED ON PAST HARM BLACKS SUFFERED FROM PAST DISCRIMINATION AS PER THE REPARATIONS ORDINANCE AND THE EQUITY AND EMPOWERMENT RESOLUTION

1) The City Council must work on repairing damages done in the area of housing from officially sanctioned Jim Crow Red Lining, government-sanctioned exclusionary lending policies, other acts of denial of equal access to mortgage loans and other unfair housing policies. Such history is very well documented in studies conducted by Dino Robinson and others upon which our local publication, the Evanston Roundtable, relied to publish a comprehensive exposé of such practices and their consequences on December 5, 2019. See article: https://evanstonroundtable.com/Content/Default/Top-Stories-Left/Article/Developing-a-Segregated-Town-1900-1960/3/223/17298).

2) Concerning the underdevelopment of the Black Business sector of our city of Evanston. The statistics are still being collected. However, even Leon Robinson, one of the most successful Black businesspersons in the City had to by-pass discriminatory practices to exercise his right to conduct business without discrimination. Leon Robinson had to purchase property downtown Evanston though a straw buyer because restrictive covenant prevented him from doing the purchase outright. Historical and contemporary denial of access to contracts and business development opportunities results in business underdevelopment. The Black business men and women in our community fought for equity in allocation of contracts and now everyone else have preference. The hard-won remedy of MWEBE did not go far enough to resolve discrimination of the basis of race.

3) The City's Resolution to End Structural Racism and Achieve Racial Equity commits the City to “...eradicating the effects of systemically racist past practices from City Government and all City-affiliated organizations.” The Black community has always been at the crosshair of the attention of law enforcement in this City for as long as Blacks have lived here. Black residents, Black males in particular, are often targeted for discriminatory law enforcement practices resulting in underdeveloped futures through excessive harassment, incidents of stop and frisk, police brutality, unjust arrests, accumulation of records, mass incarceration, family- separation, damages to mental wellness/health, or otherwise. Living-While-Black in such an environment results in constant paranoia about the police and fear of the eminent lethal danger that they represent. The eminent threat that discriminatory policing practices pose and the sense and actual powerlessness to fix such discriminatory exercise of brutality and intimidation is traumatic. Thus, the community needs remediation to achieve a level of wellness from the constant fear that their lives may be in danger just for being black. Our
City’s police department must stop the harmful practices and the City must provide as much repair as possible so that those harmed may heal.

As well, the marginalization of the Black community and its residents by institutionalized discriminatory policies and practices also manifested itself in the realm of education. Although, education is not under the authority of the City, the failings of our educational institutions have significantly stunted the growth, development, and the well-being of the Black residents and thus our community. It cries out for remediation. There has always been a major gap between the achievements of Black and white children. Such a gap has been declared unacceptable theoretically, yet not overcome. The educational institutions’ low expectations of Black children have historically translated into such practices as tracking children in remedial curriculum that under-prepared them from as early as kindergarten, throughout elementary school, Junior High, High School. In the most severe cases, some of these students end up being medicated, having extensive disciplinary records and are often placed in alternative schools. Some end up with difficulties overcoming poverty and overwhelmingly the target of the police in this City.

THE PRINCIPLES TO GUIDE THE REPARATIVE PROCESS IN EVANSTON

Firstly, reparative remedies can be individual or collective solutions which seek to CURE HARM CAUSED BY PAST DISCRIMINATORY PRACTICES. These remedies will achieve compensation; and/or restitution; and/or rehabilitation, and/or cessation of the harmful discriminatory conduct, and/or satisfaction of the needs of those who have been harmed. Reparative remedies are distinct from regular policies and practices intended to provide on-going services due to all residents of a district, city, county, state, or a nation.

Secondly, it is those who have been damaged i.e. black people, who must determine the specific remedies for the damages black people have suffered. They are truly the STAKEHOLDERS of this process. Stakeholders emanate, derive, come from, originate from the Black community. Their DNAs are marked by the scars of years of suffering from and of resisting racist discrimination directly or indirectly. They must help determine the specific remedies guided by the arc of justice to remedy past wrongs.

SPECIFIC STRUCTURE TO RECOMMEND REMEDIES FOR FUNDING TO THE CITY COUNCIL

The Stakeholders group shall become the Stakeholders Reparations Authority (SRA) to work in concert with the Reparations Sub-Committee that is currently made up of three (3) aldermen from the 2nd, 5th and 8th wards which are those wards with significant black populations. Together, they will have the power to receive and approve proposals for funding and approved recommendation to the City Council for funding authorization within the prescribed fields of housing, economic/business development, and wellness.
COMPOSITION OF THE STAKEHOLDERS REPARATIONS AUTHORITY (SRA) AND HOW CHOSEN:

1) The SRA will be made up of stakeholders from the Evanston community. The names of the individuals with pertinent information will be submitted by the Reparations Subcommittee to the Mayor for appointment. The Mayor will ratify the choices and issue a letter of appointment for a specific term with the appropriate instructions. The appointments will be for two (2) years and may be renewable. Representatives will be pooled from active organizations that best represent the interests of Evanston’s Black community (see appendix for a directory of organizations). The total representatives will consist of at least 9 and no more than 13 members during a term cycle. Terms will stagger with approximately 50% rotating off every year to maintain transparency, fairness and rounded representation throughout the lifespan of the SRA.

PROCESS AND PROCEDURES FOR SUBMISSION, CONSIDERATION, DELIBERATION AND APPROVAL OF REPARATIVE REMEDIES FOR FUNDING

1. The City of Evanston shall authorize the Reparations Sub-Committee and the Reparations Stakeholders Authority (RSA) to utilize the Community Development Block Grant (CDBG) model and staff to receive remedies/benefits proposals to make ready such remedies/benefits proposals to the RSA and Reparations Sub-Committee for consideration, deliberation, and recommendations. The value of the CDBG model is that it is predictable, efficient, inclusive, and transparent.

2. The RSA and the Reparations Sub Committee will function on a quarterly schedule following a similar pattern of meetings as does the Housing and Community Development Act Committee (CDBG Committee) that oversees CDBG to consider and deliberate over proposals, decide on remedies to be funded and to forward such recommendations to the Submitted;

3. The Reparations Stakeholders Authority (RSA)/Reparations Sub-Committee
   a. shall be staffed by the staff of the CDBG Committee staff given its similarity of function.

4. Functional Procedures of the Reparations Stakeholders Authority and Reparations Sub Committee
   a. The Reparations Stakeholders Authority RSA and Reparations Sub Committee shall work to issue funding recommendations on a quarterly basis. Staff shall issue a call for proposals to the community at large via written publication, email, web-based communication, and a public meeting. The call for proposals may include information such as the amount of funding available for allocation, estimated number of applications that will be funded, area of possible funding or other pertinent information. A timeline with the due date for submission of proposals, and the schedule for their review and approval will be published with each call for proposals.
The timeline for each call for proposals will be reviewed and approved by the Reparations Stakeholders Authority/Reparations Sub Committee in advance of its release.

Anyone will be able to submit proposals via a specific proposal/application form that will have the necessary guidelines to perfect the proposals. Applications will be due approximately 30 days following the call for proposals. Applications will be time-stamped and filed with the designated office. Staff will provide a list of applications received to the Reparations Stakeholders Authority/Reparations Sub Committee immediately following the due date. Staff will review and communicate with each applicant during a period of approximately 30 days to seek to perfect such proposals and advance same to the Reparations Stakeholders Authority/Reparations Sub Committee. If an application fails to be perfected for submission during a funding cycle, it may be advanced in time for the subsequent funding cycle. Staff will submit the proposals to the Reparations Stakeholders Authority/Reparations Sub Committee to allow members sufficient time to review all proposals, estimated to be at least 14 days prior to the RSA's and Subcommittee period of deliberation;

b. The RSA/Reparations Sub Committee will meet publicly according to a prescribed schedule, deliberate openly to approve, or disapprove proposals. An agenda listing the proposals that will be discussed at each public review meeting will be posted on the City’s website at least 48 hours in advance. At the end of the deliberation period, the SRA/Reparations Sub-Committee will make its funding recommendations for remedies weighing in the three main areas for City Council authorization to seek reparative repair in the realm of:

- **Housing:** (Down payment, Refinance, Rehab, Retention)

- **Wellness:** (Social Services, Mental and Physical Health, Criminal Justice, Education, Preservation of History and Culture, etc.)

- **Business/Economic Development:** (Training, Start-up)

- **Education:** (Scholarship, Culture, Subject specific classes)
Appendix

Directory of current and possible organizations to draw membership from as of 2020
new entities can be added at any time
(#) = suggested representatives

Nonprofits
  Evanston Own It (2)
  Advocates for Action (1)
  Shorefront (1)
  NAACP (1)
  Black Business Consortium (1)
  Foster Senior Club (1)
  [*other organizations?]

Community
  Members at large with specific expertise (2)
  Block Clubs (2)

City Related (non-voting representatives)
  Equity and Empowerment Commission (1)
  Reparations Sub-Committee (1)