

**Planning & Development Committee Meeting  
Minutes of May 22, 2017  
7:15 p.m.**

**James C. Lytle Council Chambers - Lorraine H. Morton Civic Center**

MEMBERS PRESENT: M. Wynne, A. Rainey, J. Fiske, E. Revelle, D. Wilson, T. Suffredin, R. Simmons

STAFF PRESENT: S. Mangum

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rainey

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**I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN RAINEY, CHAIR**

A quorum being present, Ald. Rainey called the meeting to order at 7:15 p.m. Alderman Rainey announces discussion of 1726 Hinman Avenue to be adjourned to June 12, 2017 upon request of both the applicant and the owner.

**II. APPROVAL OF REGULAR MEETING MINUTES OF MARCH 27, 2017**

Ald. Rainey moved to approve the minutes of the April 24, 2017 meeting, seconded by Ald. Wilson.

**The committee voted unanimously 7-0, to approve the April 24, 2017 minutes.**

**III. ITEMS FOR CONSIDERATION**

**(P1) Community Partners for Affordable Housing Application for HOME & Affordable Housing Funding**

The Housing, Homelessness and Human Relations Commission and staff recommend approval of two forgivable loans in the not to exceed amounts of \$252,662 in HOME funds and \$326,502 in Affordable Housing Funds to Community Partners for Affordable Housing (CPAH) for the acquisition and rehabilitation of two three-bedroom affordable rental housing units. Funding is from the HOME Investment Partnerships Program and the City's Affordable Housing Fund. The City has a total of \$300,000 in HOME funds (Account 240.21.5430.65535) and \$1,000,000 in Affordable Housing Funds (Account 250.21.5465.65535) budgeted for affordable housing projects. This does not include FY2017 HOME funds, which the City estimates will be about \$260,000.

**For Action**

Ald. Rainey called for speakers from the public to address the meeting first.

Sue Carlson, member of CPAH's Evanston Advisory Board spoke in support of the program. Considering the affordability standard for land trust of 99

years into the cost of \$326,502 for two three-bedroom affordable units; this would result in a cost of \$5000/year over the 99 year period which would make this program a good, affordable investment by the City.

Sherry Shambee, Carlisha Spencer, Chuck Carra – all beneficiaries of affordable housing programs, spoke in support of the program, emphasizing on the immediate need for affordable housing and the success of similar programs.

Lee Smith, Vice President of CPAH, also noted that the affordable housing program by CPAH was not only a good investment, but also provides its beneficiaries with an opportunity to pursue chances of upward mobility in their community.

Ald. Wilson appreciated the market analysis report but voiced concerns about the costs of the project as well as the predictability of the long term success of the project.

Ald. Fiske said that even though the costs were high and the long-term affordability was not ensured, the program is much needed. Ald. Fiske then enquired about examples of similar projects in other communities.

Kim Ulbrich, the Executive Director at CPAH, stated examples of similar projects carried out by CPAH in Highland Park. Kim Ulbrich also mentioned a similar project in Evanston, funded by the Attorney General grant which was successful. She stressed that though the cost estimates are high, all allied costs have been considered to ensure the development of self-sustainable affordable housing units.

Ald. Wilson raised concerns about the merits of providing help to two families at a time for 99 years versus those of helping more number of families immediately.

In response, Kim Ulbrich said that even though TBRA can provide for the immediate need for housing, it is not a permanent program. Savannah Clement, Housing Policy and Planning Analyst, seconded this and also mentioned that the timeline of provision of future funding was uncertain.

Ald. Revelle spoke in support of both programs to address immediate needs for housing as well as provide a stable permanent solution for affordable housing respectively.

Ald. Rainey identified that the eligibility of a family to stay in a rehabilitated affordable unit does not cease and this is a major flaw in the program.

Savanah Clement and Kim Ulbrich both responded that once the family's income increases, they tend to move to better housing.

Ald. Wilson requested to see research data on results of similar projects carried out in other communities over a long period of time, records of rent and occupancy rates to prove the feasibility of this type of project.

Sarah Flax, Housing and Grants Administrator, noted that there have been

successful projects with 15 year affordability period.

Ald. Rainey agreed that there is a desperate need for such projects, but, proposed that the funds be divided between the TBRA and CPAH and also that TBRA amend their program duration to 36 months.

Ald. Wynne agreed that while division of funds between the two projects is a fair solution, there is a need for permanency to the solution of the affordable housing problem and thus supports the CPAH project.

Upon Ald. Wilson's request, Kim Ulbrich responded that the final decision point date would be July 31, 2017 and clarified that the high rehabilitation costs mentioned in the estimate depend upon the status of the housing units that are acquired and include a higher estimate to cover any unexpected increases.

Ald. Simmons voiced support for the program, but also raised concerns about there being enough funding to accommodate both the TBRA and the CPAH programs. Ald. Simmons asked about the rate of graduation from the CPAH program and complement programs that CPAH provides to their resident families.

Sarah Flax, in response to Ald. Simmons question regarding housing options for families in emergency need, said that the TBRA could be considered as an option.

In response to Ald. Simmons' latter question, Amy Kaufman, Associate Director, CPAH, said that CPAH had one tenant who had graduated to Home ownership and another tenant who is moving on to better housing opportunities. CPAH ensures that the program creates long term stability and provides opportunities for upward mobility amongst its families. As complement programs, CPAH offers 'Stewardship' to its residents, helping them with financial literacy, finance planning and property maintenance.

**Ald. Rainey moved to approve Community Partners for Affordable Housing Application for HOME & Affordable Housing Funding, seconded by Ald. Wynne. The Committee voted unanimously, 7-0, to approve.**

**(P2) Tenant Based Rental Assistance Funding Renewal**

The Housing, Homelessness and Human Relations Commission and staff recommend approval of a funding renewal of up to \$250,000 in HOME funds to expand the current Tenant-Based Rental Assistance (TBRA) program, administered by Connections for the Homeless, to provide stable housing for two years to up to ten at-risk Evanston families with children under the age of 18. Funding is from the HOME Investment Partnerships Program (Account 240.21.5430.65535). Currently, the City has a total of \$262,968 in HOME funds, not including the CHDO set aside funds. This does not include FY2017

HOME funds, which the City estimates will be about \$260,000, including the CHDO reserve.

**For Action**

Savanah Clement, Housing Policy and Planning Analyst, introduced the item P2 – Tenant Based Rental Assistance needs around \$250,000 to support ten families for a period of 2 years which is concurrent with the capacity of the Connections for the Homeless. Previously TBRA had received around \$500,000 which supported 21-22 families for two and a half years.

Betty Bogg, Executive Director of Connections for the Homeless mentioned that the TBRA has so far been a successful program meant for families from the districts 65 and 202. The \$250,000 funding would provide around \$12500/year for each family.

Upon Ald. Rainey's request, Ms. Bogg specified that flexibility could be applied to the duration of the program (extension up to three years) for some families with provision of additional funding.

Ald. Rainey also asked if any families are turned away due to a lack of housing within the program. Ms. Bogg responded that the program has a six family waiting list.

Tina Paden also seconded that the program needs funding because there have been cases of families leaving the program due to lack of funds.

Ald. Rainey presented a question regarding the most important need in housing in Evanston now. Betty Bogg responded that low wages being the main reason for the homelessness issue, the lack of affordable housing is the main issue that needs to be addressed. Ms. Bogg advocated that though housing without subsidy would be an ideal situation, raising the minimum wages to \$15 per hour would be a recommendation.

**Ald. Rainey moved to approve funding renewal for Tenant Based Rental Assistance, seconded by Ald. Wynne. The Committee voted unanimously, 7-0, to approve.**

**(P3) Ordinance 47-O-17, Granting Landmark Status to Building and Lot of Record at 1726 Hinman Avenue**

The Preservation Commission and City staff recommends adoption of Ordinance 47-O-17 designating 1726 Hinman Avenue as an Evanston Landmark.

**For Introduction**

Alderman Rainey announces discussion of 1726 Hinman Avenue to be adjourned to June 12, 2017 upon request of both the applicant and the owner.

**IV. ITEM FOR DISCUSSION**

There were no items for discussion.

**V. COMMUNICATIONS**

There were no communications.

**VI. ADJOURNMENT**

Ald. Rainey moved to adjourn, seconded by Ald. Wynne.

**The committee voted unanimously 7-0 to adjourn.**

**The meeting adjourned at 8:23 p.m.**

Respectfully submitted,  
Kalyani Agnihotri