



**APPROVED
MEETING MINUTES**

HOUSING AND HOMELESSNESS COMMISSION

Thursday, January 9, 2020 7:00 P.M.

Lorraine H. Morton Civic Center, Room 2402

Present: Chair Larry Donoghue, Monika Bobo, Ellen Cushing, Renee Phillips, Ald. Eleanor Revelle

Absent: Kathy Feingold, Noelle Gilbreath, Moika Long, Neda Nozari

Presenters: David Block and Jenny Calero, Evergreen Real Estate Group, Margaret Gergen, Age Friendly Evanston Task Force Housing Committee

Staff: Sarah Flax, Housing and Grants Manager

Call to order

Chair Donoghue called the meeting to order at 7:14 PM with a quorum present.

Approval of minutes for December 5, 2019 meeting

Chair Donoghue noted a correction in the minutes on page 3; City Council denied funding for the pilot ADU project, not the Planning and Development Committee. Ald Revelle moved approval with the corrections, Chair Donoghue seconded the motion and it was approved unanimously.

Public comment

Sarah Vanderwicken spoke in support of the work of the Age Friendly Evanston Task Force on behalf of Joining Forces for Affordable housing.

Sue Carlson raised a concern about availability of HOME funding for CHDOs in light of proposed use of HOME funding for the Evergreen project.

Approval of Allocation of HOME and Affordable Housing Fund dollars for Evergreen/CJE Senior Housing Project

Monika Bobo recused herself from the discussion and vote, as the project is receiving financing from her employer, the Illinois Housing Development Authority and left the room. Chair Donoghue gave an overview of the Evergreen/CJE 60-unit senior housing project that will be built at 999-1015 Howard Street. David Block, Evergreen real Estate Group, provided details including that all 60 units will be restricted to households with incomes at or below 60% AMI, per LIHTC requirements. Half of the units will be extremely low or very low income in the units that receive project based vouchers; tenants will pay 30% of their income toward housing and the voucher will pay the remainder. Some renovations will be made to the CJE property that provides adult day services and the senior transportation program. The new housing and the CJE building will both pay property taxes, as required by LIHTC. In addition, City of Evanston funding has a leverage ratio of \$12:1.

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Staff explained that the project met City underwriting standards and that the Commission was being asked to approve the portion of funding from the City's HOME funds and Affordable Housing Fund, and the proposed schedule of draws in the staff memo; City Council approved the actual funding amount when it voted unanimously to provide a letter of support for the project that was part of the application to IHDA for funding. Evergreen responded to questions from the committee. There being no further discussion, Chair Donoghue asked for a motion to approve the funding allocation as proposed. Ellen Cushing moved approval, Ald. Revelle seconded the motion and it was approved unanimously. Monika Bobo, who had recused herself, rejoined the meeting.

Age Friendly Evanston Task Force Market Assessment for Independent and Assisted Living in Evanston

Margaret Gergen, a member of the Age Friendly Evanston Task Force Housing Committee, summarized the process that resulted in getting funding for the market assessment. She also summarized the key results of the assessment, including the high level of unmet need for affordable independent and assisted living units in Evanston. Discussion about the need for new Supportive Living Facilities licenses from the State of Illinois to fund the services for affordable assisted living followed. David Block noted the importance of voicing this need at the State level, as development of affordable assisted living units is dependent on SLF licenses. Following the discussion, Ald. Revelle moved to accept the Market Assessment and to refer it to the Affordable Housing Steering Committee to inform the development of the Affordable Housing Plan. Monika Bobo seconded the motion and it was approved unanimously.

New/Other Business

Chair Donoghue inquired about any next steps for the ArtSpace proposal that the Commission considered at its December meeting. Staff noted that it was on the agenda for the January 21, 2020 special City Council meeting on housing for consideration.

Chair Donoghue noted that he would not be at the February meeting, but asked that Commissioners submit nominations for the Chair and Vice Chair positions. He also thanked Ellen Cushing for her six years of service in the Commission, including two years as its Chair. He also noted that three Commissioners would be retiring this year.

Adjournment

Ellen Cushing moved to adjourn at 8:15 PM, Monika Bobo seconded the motion and it was approved unanimously.

The next scheduled meeting of the Commission is Thursday, February 6, at 7:00 PM. in room 2402.

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