



**Reparations Subcommittee**

**Friday, June 5, 2020**

**12:00 PM**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/83882601908>**

**Meeting ID: 838 8260 1908**

**One tap mobile**

**+13126266799,,83882601908# US (Chicago)**

**AGENDA**

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

**2. APPROVAL OF MINUTES**

- A. Approval of the May 5, 2020 Meeting Minutes
- B. Approval of the May 21, 2020 Town Hall Meeting Notes

**3. DISCUSSION**

- A. Local Reparations
  - I. Reparations Guide
  - II. Update to City Council on June 22
  
- B. Housing Policy

**5. COMMUNICATION**

- A. City Council Meetings
  - I. June 8 - Juneteenth Proclamation
  - II. June 22 – Reparations Subcommittee Update and Resolution Recognizing African-American Cultural Sites
- B. Juneteenth Celebration – June 19, 20, and 27
- C. Next Committee meeting - June 19

**6. PUBLIC COMMENT**

**7. ADJOURNMENT**



**Reparations Subcommittee Meeting**  
**Friday, May 15, 2020**  
**12:00 P.M**  
**Electronic Meeting**  
**Minutes**

**Called to order/Declaration of Quorum:**

The meeting was called to order at 12:03 p.m. by Chair Alderman Robin Rue Simmons. Committee members Aldermen Ann Rainey and Peter Braithwaite were also 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 March 6, 2020 meeting. Motion carried unanimously.

**Discussion**

Alderman Simmons thanked those who had contributed to the reparations process. She shared that other local and state governments have modeled their reparations policy after the City of Evanston. Alderman Simmons also noted that past Reparations Subcommittee meetings had been cancelled due to the pandemic. Future meetings would be held virtually. Residents are encouraged to utilize the feedback tools on the Reparations' webpage.

Alderman Simmons noted that housing has repeatedly come up as a remedy recommendation in discussions. She added that black homeownership and black residents have declined. Alderman Simmons also acknowledged the memo provided by Clerk Reid. The memo identified and described the history of housing challenges and discrimination in Evanston. Alderman Simmons noted that housing will help retain black residents and invite and welcome back residents that have been displaced. Housing will also help with black wealth building.

Alderman Simmons reviewed the Homebuying Program memo prepared by staff. The memo comprised of the Committee's objectives, historical background, and housing programs for considerations.

The Committee discussed the Homebuyer Assistance Benefit Program with regard to eligibility and terms and conditions. Kimberly noted that the policy was a rough framework and more technical language would need to accompany the document. Nicholas suggested looking at the Illinois Housing Development Authority (IHDA) model. Kimberly noted that the Committee would need to decide if the money would be a loan or a direct benefit with no strings attached. Kimberly referenced the City of Chicago's Employee Assistance Program whereby the program pays the down payment assistance directly to the bank at closing. Alderman Simmons added that the money should not be used as an opportunity to flip a house. The money should be used to strengthen residents that are committed to remaining and investing in the community.

Former Alderman, Mrs. Holmes, suggested the Committee review the City's past housing programs including the partnership with the Evanston Housing Coalition.

Alderman Rainey mentioned that she would like to add historical context to the Homebuying Program memo around discriminatory housing policies and the campaign to end discrimination in rental properties.

Clerk Reid shared that he was concerned with the criteria that limited individuals to the west end of Evanston under the Homebuyer Assistance Benefit Program. He noted the criteria would continue the pattern of segregation. Alderman Simmons responded that the reparations program is specific and targeted. Reparations cannot be a catch all program. The remedy should be in the community that was harmed.

Alderman Braithwaite noted that the west end is a place to start. Nicolas noted that the edibility requirements have not been reviewed by the law department.

Alderman Rainey noted that there is a limited amount of money and housing would be one of the largest expenses. There would be a limited amount of projects. Alderman Simmons added that budgetary and other policies need to be more equitable so that there is not a need to target and support the black community.

### **Communication**

Alderman Simmons stated that the Reparations Town Hall is scheduled to be held on May 21 at 7 P.M. The meeting will be held virtually via Zoom. Congresswoman Sheila Jackson Lee would be speaking at the event.

### **Public comment**

Three individuals spoke via phone. It was suggested that the Committee consider a Community Land Trust model. It was also mentioned that those who currently rent would be left out due to not having the money to buy a home.

Ndona Muboyayi announced there was a newly formed private Facebook group called "Our Village the Black Evanstonians." The group is composed of members whose families have been in Evanston for generations and black Evanstonians that have made

positive contributions to the community. The group meets to discuss issues that affect their community and to come up with solutions.

Clerk Reid noted that he would like to clarify his comment made earlier regarding the criteria limiting individuals to the west end of Evanston. He shared that the program does not solve the issue regarding reparations. He noted that the program should address the harms. Individuals should be given support to buy houses where they like in Evanston.

**Adjournment**

It was moved by Alderman Braithwaite to adjourn the meeting. The meeting adjourned at 8:01p.m.

DRAFT



**Reparations Town Hall**  
**Thursday, May 21, 2020**  
**7:00 PM**

### **Meeting Notes**

#### **Opening Remarks**

Reverend Rosalind Henderson, of Bethel African Methodist Episcopal Church, provided opening remarks.

#### **Welcome**

Alderman Simmons, of the 5<sup>th</sup> Ward, stated the objectives of the Town Hall and thanked those who have contributed to the reparations process. She noted that the Committee is moving forward with the three priorities residents had shared with the Committee. Those priorities include housing, business development, and education.

#### **Local Reparations**

Kamm Howard, of the National African American Reparations Commission (NAARC) and the National Coalition of Blacks for Reparations in America (N'COBRA), provided an overview of local reparations pre and post 2018. Mr. Howard shared how NAARC and N'COBRA defined local reparations and provided guidelines on how to develop local reparations. Mr. Howard also highlighted categories of reparation initiatives and models that have been used.

#### **Updates**

Dino Robinson, founder of Shorefront Legacy Center, provided a historical timeline of notable events that have impacted black Evanstonians and events that have led to the formation of local reparations in Evanston.

#### **Special Guest Speaker**

Congresswoman Sheila Jackson Lee, of Texas, provided an overview of the bill HR- 40 (Commission to Study and Develop Reparation Proposals for African-Americans Act) and where it stands currently in Congress. She also highlighted the impacts of Covid-19 on the African-American Community. Congresswoman Lee provided historical arguments in favor of why reparations are necessary.

#### **Financial Update**

Alderman Ann Rainey, of the 8th Ward, provided the audience with an overview on resolution 126-R-19 which established a City of Evanston Funding Source devoted to Local Reparations. Alderman Ann Rainey noted that the 3% tax will not be imposed until July 1 and the revenue will be remitted to the City on a quarterly basis. Evanston currently has one dispensary. Alderman Rainey added that Illinois was to issue 75 new dispensary licenses in May. The issuance has been delayed due to the governor's executive order. She noted that if Evanston were to receive more licenses the reparations program will be given a boost.

### **Moving Forward**

Alderman Peter Braithwaite, of the 2nd Ward, acknowledged the individuals that have contributed to the reparations process. He noted that the first remedy strategy would be provided to the Council in June. Alderman Braithwaite also noted that Stakeholder committees have been meeting to help the Reparations Committee develop long-term strategies. As it pertains to funding, Alderman Braithwaite noted the community foundation has been approved for a grant to hire a consultant to create a long-term funding strategy.

### **Public Comment**

One public comment was received. An audience member inquired when the Reparations Subcommittee would be meeting and how they could get together. Alderman Simmons responded that the subcommittee meets every other Friday at noon. Meetings will be held virtually

Another audience member inquired about the Covid-19 pandemic testing in Evanston. The audience member noted that individuals needed a prescription to get testing.

### **Closing Remarks**

Reverend Michael Nabors, of Second Baptist Church, offered closing remarks.

**N'COBRA:**

*Laying the Foundation  
for  
Local Reparations*

*Basic Principles, Purposes, Models,  
Categories and Examples of Local  
Reparative Initiatives*

**Kamm Howard**

National Co Chair

**National Coalition of Blacks for  
Reparations in America,**



## Local Reparations Policies and Initiatives: Categories and Examples

Lastly and of huge importance, *to further ensure that what comes out of these local efforts are in fact reparations, we look to the two categories of full reparations and direct and collective/community benefits, remedies and/or redress.*

### Full Reparations

N'COBRA has spent significant energy over the last few years introducing the term and idea of *full reparations/full repair* into the reparations movement. ***Full reparations is an international law term that indicates the degree in which reparations must redress crimes against humanity. Under international law, reparations must “wipe out all consequences” of the crime or harm.*** To accomplish that, the injuring party must engage in “full reparations.” Full reparations have 5 basic components.

1. **Cessation, Assurances and Guarantees of Non-Repetition** - a state responsible for wrongfully injuring a people “*is under an obligation to a) “cease the act if it is continuing, b) offer appropriate assurances and guarantees of non-repetition...”*”
2. **Restitution and Repatriation** – “*re-establish the situation which existed before the wrongful act was committed.*” To restore the victim to the original situation before gross violations of international law occurred. How includes restoration of freedom, recognition of humanity, identity, culture, repatriation, livelihood and wealth.
3. **Compensation** - The injuring State is obligated to compensate for the damage, if damage is not made good by restitution. Compensation is “*any financially assessable damage suffered...*” Proper compensation is such that is “*appropriate and proportional to the gravity of the violation and circumstances.*”



4. **Satisfaction** – “as a “means” for reparations for moral damage, such as emotional injury, mental suffering, and injury to reputation.”
5. **Rehabilitation** - rehabilitation consist of mind, body, emotional and spirit healing - [of] *the lasting effects of the trauma of enslavement and segregation [and post-segregation crimes]*.

Therefore, when local initiatives of redress are being offered, they should first be categorized under these 5 components. Understanding fully that not all 5 components will be addressed at the local levels, nor to the degree that will completely remedy the injury.

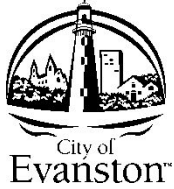
*Even still, beginning with these components allows us to better prioritize the injuries and laser-focus our Intention on specific healing and reparative outcomes.*

#### **Direct Benefits and Collective/Community Benefits**

Secondarily, a determination is made as to whether the redress will have a direct benefit to individuals or will the benefit impact the Black community as a whole. ***Direct benefits, redress or remedies as stated, is redress that individuals will receive directly.*** Housing assistance, educational and business grants are the most common forms of direct benefits. Individuals must qualify for these benefits.

***Collective/Community benefits are those initiatives that are available collectively to all members of the community without additional qualifying criteria.*** The purpose of community benefits is to rebuild and empower the community as a whole. They are aimed at collective repair and healing. African-centered education, community trust funds, community wellness initiatives, and ending racially biased public policy are just a few examples of collective/community benefit.

***As with national reparations, also with local reparations, you want a mix of both direct benefits and community benefits.***



# Memorandum

## Committee Objectives

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.

## Housing Programs

1. Home Buyer Assistance Benefit Program (new homeowners)
2. Home Preservation Benefit Program (existing homeowners)
3. Home Rehabilitation/ Renovation Program (new and existing homeowners)
4. Property Tax Distress Program (existing homeowners - senior emphasis)
5. Property in Foreclosure Counseling Program (existing homeowners)
6. Financial Literacy Program (new and existing homeowners/ renters)

## **Home Buyer Assistance Benefit Program**

The program is open to qualified homebuyers purchasing a property located within the West Evanston neighborhood limits and occupied by the homebuyer as his/her principal residence. The down payment assistance is provided in the form of direct payment to the approved homeowner. The down payment assistance is in the amount of \$10,000.00.

### Program Objectives

- To conserve existing owner-occupied housing stock;
- To maintain stable neighborhoods through the owner-occupied purchases of single-family, condominium, one or four- unit buildings
- To preserve and encourage economic diversity in the City of Evanston
- To facilitate the purchase of market-rate housing affordable.
- To promote successful homeownership opportunities by providing homebuyer education and responsible mortgage financing for Program participants

### General Rules and Terms of Eligibility

Loans will be funded from the Local Reparations Fund. The loan proceeds must be used solely for eligible costs. The general rules govern financial conditions that apply to the Program. Applicants who do not comply with or meet the criteria set forth in these General Rules will not be eligible for down payment assistance.

### General Terms and Conditions

1. Borrowers must agree to own and occupy a condominium, single-family home, one or four-unit building in Evanston as their principal residence for the term of the benefit.
2. Eligible Property
  - a. The property must be located in the West Evanston neighborhoods
  - b. The property must be a standard dwelling unit and if built prior to 1978 must pass a visual inspection for lead-based paint hazards.
  - c. Property value cannot exceed the prior year's, which is \$350,000 for 2019.

### Eligibility

1. Applicants must be the following
  - a. Must be a direct relative to a Black Evanston resident who resided in the 5th Ward between 1919 to 1969
  - b. Currently reside in the West neighborhood of Evanston.
  - c. Resided in West Evanston for at least 10 years and relocated outside the targeted locations within the last 5 years.

### Loan Forgiveness

Homebuyers are provided with fixed interest rate loans and up to \$10,000 for down payment and closing costs assistance. The loan is forgiven monthly over 10 years. The loan must be repaid if the buyer sells the home before the 10 years are completed.