



**Reparations Subcommittee
Friday, July 24, 2020
9:15 AM
Meeting Minutes**

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 Repairs 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:

August 28, 2020	9:15 a.m.
September 25, 2020	9:15 a.m.
October 23, 2020	9:15 a.m.
November 20, 2020*	9:15 a.m.
December 18, 2020*	9:15 a.m.

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 repairs 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 Repairs 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 Repairs 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.