

## Observer Report

**Council or Committee:** Planning & Development

**Date:** September 29, 2009

**Observer:** Nancy Bashook

**Aldermen Present:** Jean-Baptiste, Wilson, Wynn, Holmes, Rainey

**Staff:** Dennis Marino, Dona Spicuzza, Ken ? (legal)

**Media:** Evanston Now, Evanston Review

**Meeting began:** 7:40 pm (called for 7 pm)

**Meeting ended:** 8:10 pm

### Items for consideration

**(P1) Recapitalization of Downpayment Assistance Program with \$550,000 in HOME and Affordable Housing Funds**

**The Housing Commission and staff recommend approval.**

Unanimously approved.

**(P2) Consideration of recommendation for approval of request by Connections for the Homeless for a Families in Transition rent subsidy for a 3<sup>rd</sup> family this year. Program is funded through the Affordable Housing fund, not to exceed \$6,180 for one year. The Housing Commission recommends approval.**

Sara (?), from Connections was present to answer questions. Ald. Rainey concerned about some of the units in which people are being placed. She believes Council should know where the units are and other information. This particular building has a high number of police calls. To avoid this, she suggested speaking with the police and alderman to learn more before a building is selected.

Unanimously approved.

**(P3) Consideration of request to modify projects to reduce the number of HOME assisted units to the number of units already sold for the Reba Place Development Corporation (RPDC) project at 602 Mulford and the Evanston Community Development Association (ECDA) project at 736-738 Dobson. Staff recommends the loan modifications**

Staff contacted HUD to see if there were alternative solutions to helping these groups close out sales of units in their buildings. HUD was understanding about the problem since this is happening all over the country. Now, if three units are sold, the fourth unit could be sold to people earning above the \$80,000 median income required. Can be sold to those earning above \$100,000. The developers appreciate this more flexible option, but are still committed to affordable housing.

Keith Banks, from ECDA, has two units under contract. He would like the modification after the 5<sup>th</sup> sale, so that the sixth unit can be sold to those with a higher median income.

He was assured that modification is up to the developer and he could still sell to those he contracted with.

Reba Place is grateful for this opportunity.

A motion was made and then amended to authorize the City Manager to remove ECDA from the modification.

Unanimously approved with amendment

- (P4) Ordinance 83-O-09 Amending the City of Evanston Municipal Code by Removing all references to the Property Services Board which is not currently staffed and essentially became obsolete after the Administrative Hearings Division was created. Staff recommends approval.**

Unanimously approved.

- (P5) Consideration of Ordinance amending the text of the Zoning Ordinance which requires a finding of “minimum change necessary” as a standard for variations, recommended by the Plan Commission.**

Unanimously approved.

- (P6) Consideration of Ordinance amending the test of the Zoning Ordinance to make second floor additions atop existing one-story residences which are already legally non-conforming with respect to interior side yard setbacks eligible for minor variations, recommended by the Plan Commission**

Ald. Rainey suggested there be notice to all property owners within 200 feet.

Unanimously approved.