



AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, March 15, 2022
Virtual on Zoom 7:00 PM

Pursuant to 5 ILCS 120/7(2), SSC members and City staff will be participating in this meeting remotely. It has been determined that in-person meetings of the City's Boards, Commissions, and Committees are not practical or prudent due to the ongoing coronavirus pandemic. Accordingly, the Housing & Community Committee may be convened, and members may attend by means other than physical presence consistent with 5 ILCS 120/7.

Those wishing to make public comments may submit written comments or sign-up with the [public comment form](#), by 5 pm the day of the meeting, to provide public comments by phone or video during the meeting, or by calling/texting 847-448-4311.

Public comment form: <https://forms.gle/3xH94W64m4V4fDC49>

Join Zoom Meeting:

<https://us06web.zoom.us/j/83028735282?pwd=YkdITTU1ZnY2TmxZZkJVOTIEa0FSUT09>

Passcode: 467209

Or join by phone:

Dial: +1 312 626 6799

Webinar ID: 830 2873 5282

Passcode: 467209

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1. CALL TO ORDER/DECLARATION OF A QUORUM

2. SUSPENSION OF THE RULES

Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES

- A. **February 15, 2022 Draft Meeting Minutes** 3 - 5
[Housing & Community Development Committee - Feb 15 2022 - Minutes - Pdf](#)

4. NEW BUSINESS/OLD BUSINESS

- A. **Public Input on the 2021 Draft Consolidated Annual Performance Evaluation Report**
- B. **Approval of the 2021 Consolidated Annual Performance Evaluation Report for the City's Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant Programs For Action** 6 - 9
[Approval of the 2021 Consolidated Annual Performance Evaluation Report for the City's Community Development Block Grant, HOME Investment Partnerships, - Pdf](#)
- C. **Staff Report**
- **2022 Federal Budget Update**
 - **Landlord-Tenant Services Survey Update**

5. PUBLIC COMMENT

6. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Sarah Flax, Housing & Grants Manager at sflax@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).



Housing & Community Development Committee
Tuesday, February 15, 2022 @ 7:00 PM
Virtual on Zoom

COMMITTEE MEMBER PRESENT: Kathy Feingold – Committee Member, Hugo Rodriguez – Committee Member, Loren Berlin – Committee Member, Joanne Zolomij – Committee Member, Bobby Burns – Councilmember, Devon Reid – Councilmember, Jonathan Nieuwsma – Councilmember, and Eleanor Revelle – Councilmember

COMMITTEE MEMBER ABSENT: Monika Bobo – Committee Member

STAFF PRESENT: Sarah Flax, Housing & Grants Manager; Marion Johnson, Housing & Economic Development Analyst; Ana Elizarraga, Housing & Economic Development Analyst

GUEST PRESENT: Cara Pratt – Sustainability and Resilience Coordinator

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Revelle called the meeting to order at 7:05 PM with a quorum present.

2. SUSPENSION OF THE RULES

A. Suspension of The Rules

Motion to suspend the rules to allow for members to participate electronically or by phone.

Moved by Hugo Rodriguez
Seconded by Joanne Zolomij

Ayes: Kathy Feingold, Hugo Rodriguez, Loren Berlin, Joanne Zolomij, Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle

Abstained: Councilmember Bobby Burns and Councilmember Devon Reid

Carried 6-0 on a recorded vote

3. APPROVAL OF MEETING MINUTES

A. Approval of Meeting Minutes

Motion to approve the January 18, 2022 meeting minutes.

Moved by Kathy Feingold
Seconded by Hugo Rodriguez

Ayes: Kathy Feingold, Hugo Rodriguez, Loren Berlin, Joanne Zolomij,
Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle

Abstained: Councilmember Bobby Burns and Councilmember Devon Reid

Carried 6-0 on a recorded vote

4. NEW BUSINESS/OLD BUSINESS

- A. Overview of the Center for Neighborhood Technology (CNT) summary report on an Affordable, Resilient Housing Retrofit Program

Cara Pratt, Sustainability and Resilience Coordinator presented the CNT Affordable, Resilient Housing Retrofit Program. She explained staff is exploring funding options for the program. Cara was available after the presentation to answer questions from the Committee.

- B. Discussion on Investigating the Opinions and Experiences of Landlord-tenant Services

Chair Revelle stated there was a referral from Councilmember Burns to explore the opinions and experiences of landlord-tenant services. A Memorandum from staff that explains the process and constraints of surveys as method to explore opinions was presented, guidance was requested from the Committee. Councilmember Burns stated there was feedback available on tenant/landlord experience with the program prior to approval of landlord-tenant services contract and asked the committee to think about what sort of information the Board would like to have prior to approval of contracts. A two-person working group was formed between Councilmember Burns and Loren Berlin to address the topic.

- C. Discussion on Small Landlord Taskforce

Small Landlord Taskforce is being formed, Hugo Rodriguez and Councilmember Reid volunteered to take part in the effort to assist small landlords.

5. PUBLIC COMMENT

- A. Sue Loellback – Connections For The Homeless

Sue stated the CNT proposal looks like a cool plan. Curious to know how these programs have been implemented in other communities.

- B. Tina Paden

Tina Paden expressed support to the small landlord workforce and explained the plight of small landlords.

6. ADJOURNMENT

- A. Motion to Adjourn at 9:05 p.m.

Moved by Councilmember Eleanor Revelle
Seconded by Kathy Feingold

Ayes: Kathy Feingold, Councilmember Eleanor Revelle, Hugo Rodriguez, Loren Berlin, Joanne Zolomij, Councilmember Bobby Burns, Councilmember Devon Reid, and Councilmember Jonathan Nieuwsma

Carried 8-0 on a recorded vote



Memorandum

To: Members of Housing & Community Development Committee

From: Sarah Flax, Housing & Grants Administrator

CC: Johanna Nyden, Community Development Director; Jessica Wingader, Sr. Grants and Compliance Specialist; Marion Johnson, Housing and Economic Development Analyst; Ana Elizarraga, Housing and Economic Development Analyst

Subject: Approval of the 2021 Consolidated Annual Performance Evaluation Report for the City's Community Development Block Grant, HOME Investment Partnerships, Emergency Solutions Grant Programs

Date: March 15, 2022

Recommended Action:

Staff recommends the Housing and Community Development Committee (HCDC) approve the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) and recommend its approval by the City Council at the March 28, 2022 meeting. The CAPER must be submitted to the Chicago Field Office of the U.S. Department of Housing and Urban Development by March 31, 2022.

Committee Action:

For Action

Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) reviews how the City of Evanston used federal entitlement grant funds from the U.S. Department of Housing and Urban Development (HUD) to implement programs and projects to address community needs during the 2021 program year (January 1 to December 31, 2021).

Evanston received \$2,555,080 in HUD entitlement funds in FY2021:

- \$1,992,276 in Community Development Block Grant (CDBG)
- \$404,341 in HOME Investment Partnerships (HOME)
- \$158,463 in Emergency Solutions Grant (ESG) funds

The City of Evanston expended \$2,184,389 in HUD federal entitlement funds and program income in the 2021 program year, comprising: \$1,480,726 in CDBG and CDBG program income, including carryover funds allocated to activities in prior years or reallocated to new activities in 2021; \$544,592 in

HOME funds, including program income; and \$159,071 in ESG funds. 2021 was the second year of the five-year 2020-2024 Consolidated Plan; the City received access to its grant funds in September.

The Housing Rehab program completed one project in 2021, which included an interior renovation for one housing unit in a 2-flat whose owner is income eligible and rents the second unit. This was the continuation of a project paused in 2020 due to COVID-19. Expenditure of ESG Entitlement funds includes \$915,000 in CARES Act ESG funds provided to Connections for the Homeless; \$765,000 of which was allocated to direct subsidies to households experiencing homelessness or at risk of homelessness and \$150,000 of which was allocated to case management/staffing costs. Staff continued to conduct area inspections, respond to complaints, and conduct inspections of new and HUD-subsidized units; we have been slowly returning to routine rental inspections since the COVID-19 quarantine order. 2,870 total inspections, 1,696 of which were complaint inspections, were conducted in 2021; 1,565 cases were located in CDBG target areas.

The COVID-19 pandemic continues to have a disparate impact on Evanston's homeless and low/moderate-income populations. The City and community partners focused FEMA and CARES Act resources in addition to entitlement funding and local resources to provide shelter, food, and additional support to our most vulnerable individuals, families, and small businesses. The City anticipates a need to provide ongoing support for those most negatively affected by COVID-19, including vulnerable residents and small businesses, in 2022.

The City of Evanston obligated its 2021 CDBG entitlement, program income, and reallocated dollars from projects completed in prior years to fund programs and projects in the categories of Housing, Public Services and Public Infrastructure and Facilities. HOME funding was used for Tenant-Based Rental Assistance and the Evergreen development, new rental construction with 60 affordable units for seniors. Two agencies received ESG funding to provide shelter, essential services, and rental assistance to homeless individuals and families. ESG and ESG- CV funds provided by the CARES Act were used for rapid rehousing.

The public comment period for the CAPER opened on March 1 and will close on March 15, 2022, following any comment received at the Housing & Community Development Act Committee Meeting on March 15. Notice of the meeting and the 15-day public comment period, including the opportunity to provide comment at the March 15 meeting, was published in the Evanston Review. Notice was included in the City's e-newsletter which is delivered to more than 50,000 emails and sent to a list of over 50 individuals and organizations that indicated an interest in CDBG, HOME, and ESG programs. The City used social media, including Facebook and Twitter accounts, to further advertise the public comment period and provide access to the 2021 CAPER. Notifications of recent updates and developments were sent to an interested parties email list that includes nonprofit service providers, governmental agencies, community residents, and representatives from various City departments. The meeting agenda was posted on the City's website in the City calendar section and on the HCDA Committee web page and includes links to the CAPER for public review. To date, the City has received one comment that is attached to the memo and will be incorporated in the CAPER. All public comments received subsequent to this memo will be included in the final version of the CAPER that is submitted to HUD.

The 2021 Consolidated Annual Performance and Evaluation Report may be accessed on the website at cityofevanston.org/conplan.

Attachments:

[Public comment P Keenan-Devlin - Draft 2021 CAPER City of Evanston](#)



Sarah Flax <sflax@cityofevanston.org>

Re: Public Comment period - Draft 2021 CAPER/City of Evanston

1 message

Patrick Keenan-Devlin <pkeenandevlin@moran-center.org>

Sat, Mar 5, 2022 at 5:23 PM

To: Jessica Wingader <jwingader@cityofevanston.org>, housing@cityofevanston.org

I would recommend the following revisions to the CAPER on p. 49. "Additional services provided included counseling and ~~community restorative~~ services for youth with ordinance violations through the City of Evanston's Restorative & Support Services Diversion Program and a ~~social-emotional learning program for elementary students – Voices, Ideas and Perspectives (VIP).~~"

On Tue, Mar 1, 2022 at 11:06 AM Jessica Wingader <jwingader@cityofevanston.org> wrote:

Provide Public Comment on Draft 2021 Consolidated Annual Performance and Evaluation Report (CAPER) through March 15, 2022

The City of Evanston's Draft 2021 Consolidated Annual Performance and Evaluation Report (CAPER) is open for public comment from Tuesday, March 1 through Tuesday, March 15, 2022.

The Draft 2021 CAPER discusses the City's accomplishments during fiscal year 2021 in meeting its community development and housing goals using federal funds from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

The Draft 2021 CAPER may be viewed online at cityofevanston.org/conplan.

A draft of the 2021 Consolidated Annual Performance and Evaluation Report (CAPER) may also be viewed in person at the Evanston Public Library ([1703 Orrington Ave, Evanston](http://1703OrringtonAve.com)) and Robert Crown Community Center ([1801 Main St, Evanston](http://1801MainSt.com)) beginning March 1, 2022.

Questions and comments may be **submitted via email** to housing@cityofevanston.org, in **writing** to Jessica Wingader at [2100 Ridge Ave., Room 3304, Evanston, IL 60201](http://2100RidgeAve.com), or during the public meeting that will be held on **Tuesday, March 15, 2022 at 7 p.m.**; meeting details will be available at cityofevanston.org/events. All interested persons are encouraged to participate.

The 15-day public comment period for the CAPER will close following any input received during the public meeting of the Housing & Community Development Committee on Tuesday, March 15, 2022.

For more information regarding the report and/or meeting, please email housing@cityofevanston.org or call/text 847-448-4311. For convenience, residents can simply dial 3-1-1 while in Evanston.

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Jessica Wingader

Sr. Grants & Compliance Specialist

Community Development

Morton Civic Center

City of Evanston

She, Her, Hers

2100 Ridge Ave. | Evanston, IL 60201 | 847-859-7889

jwingader@cityofevanston.org | cityofevanston.org

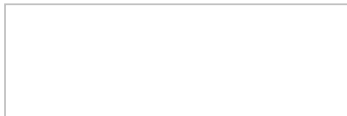


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Patrick Keenan-Devlin | Executive Director

(He, Him, His)

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