



Housing & Community Development Committee

Tuesday, March 19, 2024 @ 7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Room 2404

**COMMITTEE MEMBER
PRESENT:**

Hugo Rodriguez, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Eleanor Revelle, Councilmember, Juan Geracaris, Councilmember, and Chloe Thurston, Commission Member

**COMMITTEE MEMBER
ABSENT:**

Loren Berlin, Committee Member, Devon Reid, Councilmember, and Kathy Feingold

STAFF PRESENT:

Sarah Flax, Community Development Director, Marion Johnson, Housing & Grants Supervisor, Uri Pachter, Senior Housing Planner

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Revelle called the meeting to order at 7:08 p.m.

2. HUD 2023 CAPER PUBLIC COMMENT

[HUD 2023 CAPER Public Comment](#)

2023 CAPER Public comment was closed.

3. PUBLIC COMMENT

[J. Trujillo - In favor of the RLTO - Just Cause](#)

4. APPROVAL OF MEETING MINUTES

A. Approval of February 20, 2024 meeting minutes.

Motion to approve the February 20, 2024 meeting minutes as amended by Hugo Rodriguez.

Moved by Zolomij

Seconded by Councilmember Geracaris

Ayes: Rodriguez, Zolomij, Burns, Revelle, Geracaris, and Thurston

Motion Passed 6-0 on a recorded vote

5. NEW BUSINESS/OLD BUSINESS

- A. Discussion and Vote to Recommend Approval of \$1,000,000 of HOME-ARP Funding for Non-Congregate Shelter and \$150,000 for Tenant-Based Rental Assistance to Connections for the Homeless

Staff presented a memorandum regarding the HOME-ARP Application for Funding in response to the HOME-ARP Allocation Plan approved in 2022. Betty Bogg, CEO of Connections for The Homeless, was present to answer questions from the Committee.

Staff recommends approval by the Housing & Community Development Committee (HCDC) of \$1,000,000 of HOME-ARP Funding for Non-congregate Shelter and \$150,000 for Tenant-Based Rental Assistance to Connections for the Homeless

Moved by Zolomij

Seconded by Councilmember Geracaris

Ayes: Rodriguez, Zolomij, Burns, Reville, Geracaris, and Thurston

Motion Passed 6-0 on a recorded vote

- B. Approval of the 2023 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant

Staff presented the Consolidated Annual Performance Evaluation Report, including details about expenditures related to the CDBG, HOME, and ESG grants.

The Housing and Community Development Committee (HCDC) and staff recommend approval of the 2023 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER must be submitted to the Chicago Field Office of the U.S. Department of Housing and Urban Development by March 31, 2024.

Moved by Councilmember Burns

Seconded by Councilmember Geracaris

Ayes: Rodriguez, Zolomij, Burns, Reville, Geracaris, and Thurston

Motion Passed 6-0 on a recorded vote

- C. Presentation on 2024 Planning and Program Updates that Implement the City Council's Affordable Housing Goal

Staff presented plans and policy updates to implement the City's Affordable Housing Goal. The presentation is an introduction for discussion in future HCDC meetings regarding the Envision Evanston 2045, Strategic Housing Plan, 2025-2029 HUD 5-Year Consolidated Plan, and the Inclusionary Housing Program updates.

6. STAFF UPDATES

- A. CPAH Report

Staff presented the Community Partners for Affordable Housing (CPAH) Report of the centralized Inclusionary Housing Waitlist.

B. MTO Report

Staff presented the Metropolitan Tenants' Organization (MTO) Report. Staff gave insights into response time and client satisfaction. Cm. Burns requested further data on request types and case resolutions. Cm. Geracaris would like to see Time vs. Resolution and language service requests expressed in future reports. Thurston inquired about demographic data within the MTO report.

C. Wesley Properties Update

Staff presented a chronological account of the Wesley property events, inspections, re-inspections.

D. HUD Budget Update

Congress adopted the federal grants budget for 2024. CDBG would stay flat, and HOME may see a decrease depending on the final numbers to be released by the Department of Housing and Urban Development (HUD).

7. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:22 p.m.