



**AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, March 18, 2025**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Council
Chambers 7:00 PM**

Those wishing to make public comments may submit written comments or sign-up to provide in-person comment with the public comment form or by calling/texting 847-448-4311 by 5pm the day of the meeting.

The purpose of public comment is to enable members of the public to provide input on any topic on the agenda. The Committee may question the commenter, but a response is not required. The length of the public comment period will be **15 minutes**; the time allocated for each commenter is dependent on the number wishing to speak, but will not exceed **5 minutes per person**. The length of the public comment may be extended at the discretion of the Chairperson depending on the number of commenters and time needed to address the items on the agenda.

Public comment form: <https://forms.gle/juR6pAK1NMmWNQCJA>

To listen to the meeting, join the Zoom meeting online:

Please click the link below to listen online via Zoom:

<https://us06web.zoom.us/j/89903481176>

Webinar ID: 899 0348 1176

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

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1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

3. APPROVAL OF MEETING MINUTES

- A. **Approval of meeting minutes of the December 17, 2024 meeting.** 3 - 7
For Action
[Housing & Community Development Committee - Dec 17 2024 - Minutes - Pdf](#)

4. NEW BUSINESS/OLD BUSINESS

- A. **Approval of the 2024 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant and HOME Investment Partnerships** 8 - 9
For Action
[Approval of the 2024 Consolidated Annual Performance Evaluation Report \(CAPER\) for the City's Community Development Block Grant and HOME Investment Pa - Pdf](#)
- B. **Discussion of the second version of the Envision Evanston Draft Comprehensive Plan.**
For Discussion

5. STAFF REPORTS AND UPDATES


- A. **Green Homes Staff Update**
- B. **Federal Funding Update**

6. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Marion Johnson, Housing & Grants Supervisor at marionjohnson@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 847-448-8064 (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).



City of
Evanston™
MINUTES

Housing & Community Development Committee
Tuesday, December 17, 2024 @ 7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Council Chambers

<u>COMMITTEE MEMBER PRESENT:</u>	Eleanor Revelle, Councilmember Juan Geracaris, Councilmember Chloe Thurston, Commission Member Emily Maloney, Committee Member Fran Sweeney, Committee Member Trina Ntamere, Committee Member Joanne Zolomij
<u>COMMITTEE MEMBER ABSENT:</u>	Bobby Burns, Councilmember Devon Reid, Councilmember
<u>STAFF PRESENT:</u>	Sarah Flax, Director of Community Development, Margaret Sparr, Property Maintenance Supervisor
<u>GUESTS:</u>	Robert Anthony, President - Community Partners for Affordable Housing

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| 1. | CALL TO ORDER/DECLARATION OF A QUORUM |
| | Chair Revelle called the meeting to order at 7:06 p.m. |
| 2. | INTRODUCTIONS |
| | Introduction of committee members, including the newly appointed - Emily Maloney and Trina Ntamere. |
| 3. | PUBLIC INPUT ON AMENDED DRAFT CITIZEN PARTICIPATION PLAN AND CLOSING OF THE 30-DAY PUBLIC COMMENT PERIOD |
| | T. Paden commented on the DRAFT Citizen Participation Plan. Thus closing the |

30-day public comment period.

4. PUBLIC INPUT ON DRAFT 2025-2029 CONSOLIDATED PLAN/ DRAFT 2025 ACTION PLAN AND CLOSING OF THE 30-DAY PUBLIC COMMENT PERIOD

E. Paset and T. Paden commented on the DRAFT 2025-2029 Consolidated Plan/DRAFT 2025 Action Plan. Thus closing the 30-day public comment period.

5. PUBLIC COMMENT

No public comment submitted.

6. APPROVAL OF MEETING MINUTES

A. Approval of meeting minutes from November 19, 2024.

Motion to approve meeting minutes from the November 19, 2024 meeting.

Motion: Councilmember Geracaris
Second: Zolomij

Motion Passed 5-0-2

Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij
Nayes:	None
Absent:	Burns and Reid
Abstained:	Maloney and Ntamere

7. NEW BUSINESS/OLD BUSINESS

A. Discussion and Vote to Recommend 2025 Entitlement Grant Allocations by Goal based on Estimated 2025 CDBG, HOME Grants and to Reallocate \$4,830.35 of 2023 CDBG Admin

Staff presented 2025 Entitlement Grant Allocations based on 2025 CDBG and HOME Grants, and to reallocate \$4,830.35 of 2023 CDBG Admin.

Motion to approve of the allocations by goal by percentage based on estimated 2025 CDBG and HOME Grants and to reallocate unexpended 2023 CDBG Administration & Planning funds.

Motion: Councilmember Geracaris	
Second: Thurston	
Motion Passed 5-0-2	
Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij
Nays:	None
Absent:	Burns and Reid
Abstained:	Maloney and Ntamere

B.	<p><u>Review of and Approval of CDBG Funding for City of Evanston Programs and Projects Based On An Estimated 2025 CDBG Grant Amount</u></p> <p>Staff presented the 2025 Housing Rehab program with \$450,000 in CDBG funds, the 2025 Housing Code Enforcement Applications, and the CDBG Target Area map. Rob Anthony from the Community Partners for Affordable Housing, and Margaret Sparr from the City of Evanston Property Standards Division were present to answer questions from the committee.</p>
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<p>Motion to approve \$450,000 in CDBG funds for the 2025 Housing Rehab program application.</p> <p>Motion: Councilmember Geracaris Second: Thurston</p> <p>Motion Passed 5-0-2</p> <table border="1"> <tr> <td>Ayes:</td> <td>Revelle, Geracaris, Thurston, Sweeney, and Zolomij</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Burns and Reid</td> </tr> <tr> <td>Abstained:</td> <td>Maloney and Ntamere</td> </tr> </table>		Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij	Nays:	None	Absent:	Burns and Reid	Abstained:	Maloney and Ntamere
Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij								
Nays:	None								
Absent:	Burns and Reid								
Abstained:	Maloney and Ntamere								

<p>Motion to approve \$250,000 for the Housing Code Enforcement program application.</p> <p>Motion: Councilmember Geracaris Second: Zolomij</p> <p>Motion Passed 5-0-2</p> <table border="1"> <tr> <td>Ayes:</td> <td>Revelle, Geracaris, Thurston, Sweeney, and Zolomij</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Burns and Reid</td> </tr> <tr> <td>Abstained:</td> <td>Maloney and Ntamere</td> </tr> </table>		Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij	Nays:	None	Absent:	Burns and Reid	Abstained:	Maloney and Ntamere
Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij								
Nays:	None								
Absent:	Burns and Reid								
Abstained:	Maloney and Ntamere								

C.	<p><u>Discussion and Vote to Recommend Approval of the Draft Amended Citizen Participation Plan</u></p> <p>Draft Amended Citizen Participation Plan</p>
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D.	<p><u>Discussion and Vote to Recommend Approval of the Draft 2025-2029 Consolidated Plan/2025 Action Plan to City Council Following Receipt of 2025 Grant Amounts</u></p> <p>Staff presented the Draft 2025-2029 Consolidated Plan and 2025 Action Plan. Staff answered questions from the committee about population changes, HUD reporting standards, and changes in funding amounts.</p>
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	<p>Motion to approve recommendation of the Draft 2025-2029 Consolidated Plan and 2025 Action Plan to City Council following receipt of the 2025 Grant Amounts.</p> <p>Motion: Councilmember Geracaris Second: Thurston</p> <p>Motion Passed 5-0-2</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Ayes:</td> <td>Revelle, Geracaris, Thurston, Ntamere, and Zolomij</td> </tr> <tr> <td>Nayes:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Burns and Reid</td> </tr> <tr> <td>Abstained:</td> <td>Maloney and Sweeney</td> </tr> </table>	Ayes:	Revelle, Geracaris, Thurston, Ntamere, and Zolomij	Nayes:	None	Absent:	Burns and Reid	Abstained:	Maloney and Sweeney
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Nayes:	None								
Absent:	Burns and Reid								
Abstained:	Maloney and Sweeney								

E.	<p><u>Discussion of the Envision Evanston 2045 Comprehensive Plan</u></p> <p>Envision Evanston 2045 Comprehensive Plan</p> <p>The committee discussed the Draft Envision Evanston Plan. Sarah Flax, Director of Community Development was present to answer questions from committee members.</p>
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	<p>Motion to discuss the Envision Evanston 2045 Comprehensive Plan</p> <p>Motion: Councilmember Geracaris Second: Thurston</p>
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Motion Passed 5-0-2	
Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij
Nayes:	None
Absent:	Burns and Reid
Abstained:	Maloney and Ntamere

F. **Housing and Community Development (HCDC) 2025 Proposed Meeting Dates**

<p>Staff recommends approval of the Housing and Community Development (HCDC) proposed meeting dates for 2025.</p> <p>Motion: Councilmember Geracaris Second: Zolomij</p> <p>Motion Passed 5-0-2</p> <table border="1"><tr><td>Ayes:</td><td>Revelle, Geracaris, Thurston, Sweeney, and Zolomij</td></tr><tr><td>Nayes:</td><td>None</td></tr><tr><td>Absent:</td><td>Burns and Reid</td></tr><tr><td>Abstained:</td><td>Maloney and Ntamere</td></tr></table>	Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij	Nayes:	None	Absent:	Burns and Reid	Abstained:	Maloney and Ntamere
Ayes:	Revelle, Geracaris, Thurston, Sweeney, and Zolomij							
Nayes:	None							
Absent:	Burns and Reid							
Abstained:	Maloney and Ntamere							

8. **ADJOURNMENT**

Chair Revelle called the meeting adjourned at 9:28 p.m.



Memorandum

To: Members of Housing & Community Development Committee

From: Marion Johnson, Housing & Grants Supervisor

CC: Sarah Flax, Community Development Director; Elizabeth Williams, Planning & Zoning Manager/Interim Housing & Grants Manager; Ana Elizarraga, Housing & Economic Development Analyst; Jessica Wingader, Senior Grant Compliance Specialist

Subject: Approval of the 2024 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant and HOME Investment Partnerships

Date: March 18, 2025

Recommended Action:

Staff recommends approval of the 2024 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.

CARP:

Vulnerable Populations

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 2024 program year (January 1 to December 31, 2024). Evanston received \$2,201,091 in HUD entitlement funds and program income in FY2023:

- \$1,870,388 in Community Development Block Grant (CDBG)
- \$330,903 in HOME Investment Partnerships (HOME)
- \$0 in Emergency Solutions Grant (ESG) funds

The City of Evanston expended \$2,032,159 in HUD federal entitlement funds and program income in the 2024 program year, comprising \$1,727,805 in CDBG and CDBG Program

Income, including carryover funds allocated to activities in prior years or reallocated to new activities in 2024, \$124,883.62 in HOME funds, including Program Income; and \$179,471 in ESG funds from previous years. The City also expended \$1,036,783 in local Human Service Funds allocated by the Social Services Committee for social services, \$49,812 for landlord-tenant services from Metropolitan Tenants Organization and \$70,000 for management of the waitlist and income certifications for inclusionary housing units by Community Partners for Affordable Housing.

Through the CARES Act, Evanston was awarded \$1,586,370 in CDBG-CV funds and \$966,314 in ESG-CV funds in 2020. Funds also included reallocated CDBG Entitlement from 2019 and 2020 in the amount of \$522,133. In the 2024 program year, \$8,818.89 of CDBG-CV funds were expended. The remaining CDBG-CV funds (approximately \$235,000) are allocated to an outdoor park improvement project in compliance with CDBG-CV requirements and grant administration costs, and should be fully expended in 2025, early 2026.

The public comment period for the CAPER opened on March 3, 2025, and is closing on March 18, 2025, following public comments received at the Housing & Community Development Committee meeting. Notice of the meeting and the 15-day public comment period, including the opportunity to provide comment at the March 18, 2025 meeting, was published in the Evanston Review, as required by HUD. Notice was included in the City's e-newsletter and sent to a list of over 50 individuals and organizations that indicated an interest in CDBG, HOME, and ESG programs. The City also used social media to advertise the public comment period further and provide access to the 2024 draft CAPER, which is posted on the City's website. Finally, a printed copy of the 2024 draft CAPER was available for viewing at the City's two libraries.

The [2024 Consolidated Annual Performance and Evaluation Report](#) may be accessed on the website at cityofevanston.org/conplan.

Legislative History:

The 2023 CAPER was approved by the Housing & Community Development Committee at the March 19th, 2024 meeting and by City Council at the March 25th, 2024 meeting.