



Housing & Community Development Committee

First Meeting Overview



Agenda

- Call to order/declaration of a quorum
- Suspension of the rules (vote)
- Public Comment
- Introduction of committee members
- Discussion/Approval of administrative rules & procedures (vote)
- Discussion/Approval of 2021-2022 meeting schedule (vote)
- Overview of grants & committee responsibilities
- Other business
- Adjournment



Committee Members

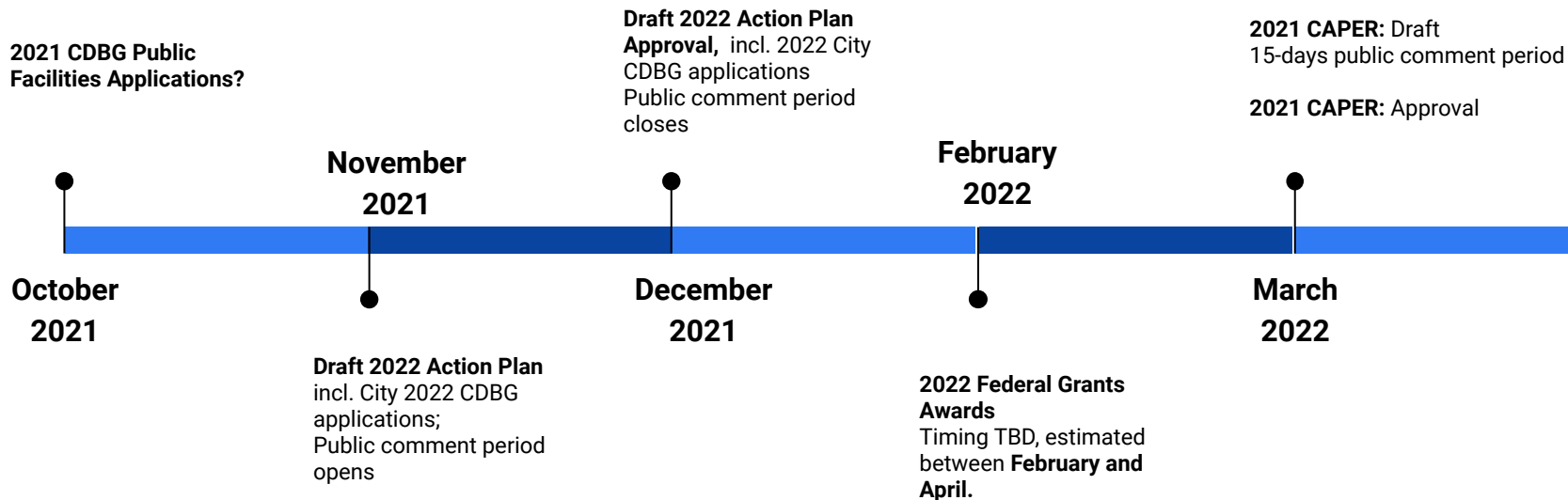
- Loren Berlin
- Monika Bobo
- Kathy Feingold
- Hugo Rodriguez
- Joanne Zolomij
- Councilmember Bobby Burns
- Councilmember Jonathan Nieuwsma
- Councilmember Devon Reid
- Councilmember Eleanor Revelle



HCDC Roles and Responsibilities

- Recommend funding allocations
- Active policy setters: determine needs and propose priorities
- Community engagement

HUD Consolidated Planning Timeline





HUD process

Consolidated plan: 5-year plan (2020-2024) sets priorities and goals, and informs annual Action Plans.

Action Plan: outlines goals and activities for the upcoming year in line with consolidated plan priorities.

CAPER (Consolidated Annual Performance and Evaluation Report): reports and evaluates the accomplishments of the past year based on the goals and outcomes in the Action Plan.

Citizen Participation Plan: key component of the above documents, dictates the citizen participation process. Needs to be amended with the 2022 Action Plan process to reflect new committees (HCDC/SSC).

All documents and archives are posted online at cityofevanston.org/conplan



Sources of Funding & Allocations

- CDBG \$1,843,261 in 2021 (expend by 9/1/2028)
- HOME: \$358,643 in 2021 (commit by 8/31/2023; expend by 9/30/2029)
- Affordable Housing Fund: \$1,300,000 uncommitted balance
- CDBG-CV \$1,586,370 in 2020 (expend by 12/4/2026)
- HOME-ARP \$1,298,584 in 2021



CDBG Overview

Develop viable urban communities by providing decent housing, a suitable living environment, and by expanding economic opportunities, principally for **low- and moderate-income persons**.

Eligible CDBG uses:

- Public Facilities and Infrastructure
- Housing Rehabilitation
- Code Enforcement
- Economic Development
- Public Services (Social Services Committee)
- Administration

CDBG 2021 Allocations

CDBG Allocations by ConPlan Goal	2015-2019 5-Year Average		2020 Actual Allocation		2021 Draft Action Plan (est grants & PI)		2021 Final Action Plan (actual grants & PI)	
	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
Affordable Housing Goal								
Housing Rehab Administration	\$ 163,280	24%	\$ 200,000	10%			\$ 134,752	
RL repayments/recapitalization	\$ 169,587	25%	\$ 29,641	1%			\$ 74,015	
Code Enforcement	\$ 335,000	50%	\$ 326,802	16%			\$ 325,000	
Affordable Housing Totals	\$ 667,867	35%	\$ 556,443	28%	\$ 522,367	30%	\$ 533,767	28%
Homelessness Goal	\$ 10,504	1%	\$ 19,000	1%	\$ -	0%	\$ 124,733	NA
Livable Communities Goal								
City Public Infrastructure Projects	\$ 489,162	79%	\$ 730,000	97%			\$ 550,000	
Non Profits Facilities Projects	\$ 133,766	21%	\$ 20,000	3%			\$ 159,867	
Livable Communities Totals	\$ 622,928	32%	\$ 750,000	37%	\$ 609,475	35%	\$ 709,867	38%
Public Services Goal								
City Programs	\$ 91,410	35%	\$ 79,424	29%				
Non Profits programs	\$ 172,470	65%	\$ 192,838	71%				
Public Services Totals	\$ 263,880	14%	\$ 272,262	14%	\$ 257,972	15%	\$ 283,576	15%
Economic Development Goal	\$ 23,053	1%	\$ 75,000	4%	\$ -	0%	\$ -	0%
Administration Goal	\$ 331,339	17%	\$ 337,263	17%	\$ 330,000	19%	\$ 363,298	19%
Total Funding (grant & PI)	\$ 1,919,570		\$ 2,009,968		\$ 1,719,813		\$ 1,890,508	100%
CDBG Grant Amounts	\$ 1,684,330		\$ 1,836,315		\$ 1,650,000		\$ 1,816,493	

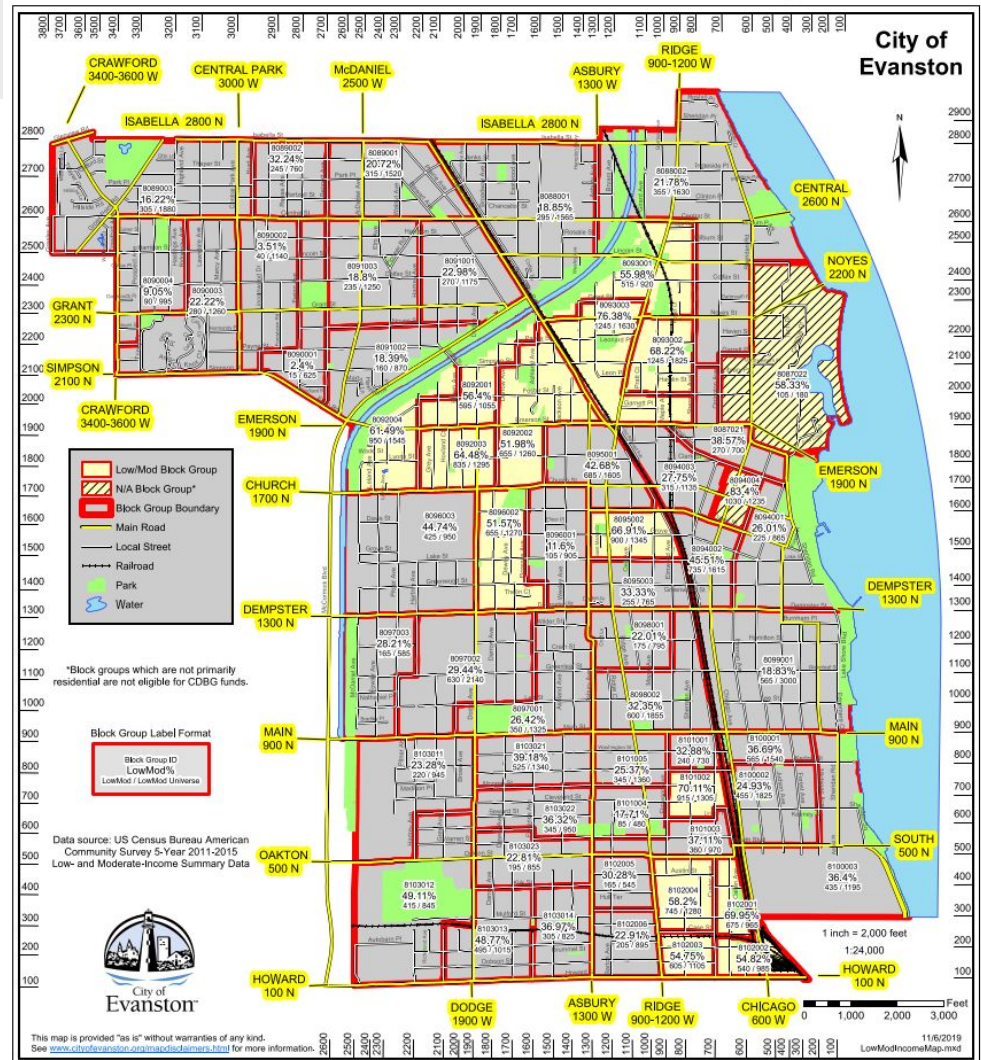


CDBG: Key Points

- CDBG must benefit primarily low-moderate income persons - **≤80% Area Median Income: \$52,000 for HH of 1 and \$74,550 for HH of 4**
- Activity must meet a National Objective; 70% of funds must meet low-mod objective:
 - Benefit a majority **low-moderate income area** - LMA
 - Benefit a **low-moderate income individual/family/household** - LMC/LMH
 - Create or retain **jobs for low-moderate income persons** - LMJ
- Must be an allowed *activity* - approximately 100 Matrix Codes
- Limited & excluded activities: Purchasing equipment, construction of new housing, entertainment

CDBG map

Low/Moderate Income Areas (LMA):
 ≥ 51% of residents are LMI





2021 CDBG Public Facilities & Infrastructure

- 2021 funds for “bricks and sticks” facility improvements for nonprofits is delayed; need pre-application training for compliance
- 2021 CDBG Public facilities funding available: \$159,867
- Improvements projects for nonprofits serving primarily LMI residents
- Potential to open applications in 2021 or combine with 2022 funding



HOME

- Eligible activities: acquisition, construction, rehabilitation, of rental and owner housing, and rent assistance for LMI HHs
- Current uses in ConPlan:
 - Rental units
 - Ann Rainey Apartments
 - 1930 Jackson (ADU)
 - Tenant-based rental assistance
 - Homeless/unstably housed families with children in Evanston schools
- Allocated as projects/needs arise - often “gap funding”
- CHDO reserve - 15% of funding for housing with a Community Housing Development Organization
- Administration - 10% of grant



Affordable Housing Fund

- Restricted for housing needs for HH \leq 100% AMI
- Sources; fees-in-lieu, demolition tax
- Eligible uses:
 - Acquisition or new construction of affordable housing units
 - Housing services (landlords & tenants, IHO waitlist management, etc..)
 - Homeless shelter and services



Other funding

City-controlled funding that could be layered with CDBG, HOME & AHF:

- CDBG-CV
- ARPA
- HOME-ARP

External sources of funding that often are layered as well:

- Low income housing tax credits (LIHTC)
- IHDA funding - Housing Trust Fund, State of IL HOME
- HUD lead grants
- EPA weatherization



Current Needs & Challenges

- Affordable housing
- Rent & mortgage assistance - ERP2 from American Recovery Plan Act
- Expanded legal assistance - right to counsel
- Childcare Assistance - Social Services Committee & ARPA
- Landlord and tenant ordinance - Planning & Development Subcommittee
- Small landlord assistance - NOAH
- Homeless needs
- Middle income housing
- Low/mod businesses



Workplan discussion

- Shelter/permanent supportive housing
- Housing rehab program
- Partners for place/weatherization/leading: rehab for energy efficient and environmental impact
- **IHO review and update**
- Landlord mitigation
- Tenant credit repair program
- Housing Discrimination Cases - no clear contact or process
- Assessment of Fair Housing - affirmatively furthering fair housing



Next steps

1. Review schedule for the fall and associated deadlines
2. Identify key topics for working groups/taskforces
3. Review documents before next meeting:
 - a. 2021 Action Plan
<https://www.cityofevanston.org/home/showpublisheddocument/63542/637547961168400000>
4. October 19 meeting: nominations for vice chair



Thank you!