

**EVANSTON HOUSING COMMISSION  
MINUTES  
May 21, 2009**

**Present:** Eric Beauchamp, Chair, Tim Angell, Carol Balkcom Yolanda Bender, Brooks Harding, Richard Mosley, Susan Munro, Bruce Nelson, Joanne Zolomij  
**Staff:** Donna Spicuzza, Housing Planner,

**I. Call to Order, Approve Minutes of April 16, 2009**

The meeting was called to order at 7:00 p.m. with a quorum present. It was moved and seconded too approve the minutes of April 16 and the **motion passed 9-0.**

**II. Communications**

Members reviewed the Affordable Housing Fund Report through April 30, 2009 and a reformatted version prepared by Brooks Harding. It was agreed that the revised version would be used in the future.

After reviewing the HOME Fund Report which showed funding, commitments and disbursements, Tim Angell suggested that the Commission should make recommendations for using the \$1.5 million in uncommitted funds. He requested that staff prepare a memo with suggested activities for the June meeting. Members also asked for more detail on CHDO reserve funds and commitments.

Members received a notice and a link to the Draft 2008-09 Consolidated Annual Performance Evaluation Report (CAPER) for HUD, due May 31.

**III. Request from Connections for the Homeless for Families in Transition Funds**

*Connections for the Homeless proposes sponsoring its fifth family in the FIT program. The family of two is below the 40% income cap of \$24,000. The maximum subsidy will be determined by actual contract rent, but would not exceed \$5,949 for one year.*

Donna Spicuzza noted that the family is looking for a two bedroom apartment under \$950, and based on that the subsidy would be \$5,949 at most. Members asked Sarah Manaher of Connections about the timing of renting a unit and she said that Connections wouldn't sign a lease until they knew that funds were approved. Tim Angell moved that the Commission recommend FIT funding for the family sponsored by Connections for the Homeless in an amount up to \$5,949 for one year, seconded by Yolanda Bender. The **motion passed 9-0.**

**IV. Report on Affordable Housing Comprehensive Plan Task Force**

Susan Munro reported on the Task Force's May 11 during which they discussed guiding principles and did an exercise to identify desired affordable housing. She distributed the draft Vision Statement.

**V. Update on the Downpayment Assistance Program and City-assisted active development projects:**

Ms. Spicuzza presented information on the following active development projects and answered members' questions.

602 Mulford – Reba Place Development Corporation

736 Dobson – Evanston Housing Development Association

2212 Washington – Citizens' Lighthouse Community Land Trust

2014 Wesley – Evanston Housing Coalition  
1929 Jackson – Housing Opportunity Development Corporation

She also answered questions about the Downpayment Program report that will be presented to Planning and Development Committee June 8. Members discussed the need for more readily available home purchase counseling which was mentioned in the report and agreed it is lacking. Carol Balkcom said that the Citizens' Lighthouse Community Land Trust was looking into HUD certificated housing counseling, and said that agencies had to provide counseling for a certain time before the organization could be certified. Members recommended that CLCLT come before the Housing Commission to discuss capacity building assistance and a proposal to provide home buyers counseling services. Members requested that the new proposal for continued funding of the Downpayment Assistance Program be brought to the Housing Commission for comments and recommendations.

**VI. Update on New Federal Programs**

Ms. Spicuzza provided information on the following federal programs

<u>Program</u>	<u>Amount</u>	<u>Status</u>
CDBG	\$1,951,570	allocated to Evanston
HOME	\$ 575,009	allocated to Evanston
ESG	\$ 85,920	allocated to Evanston
NSP	\$3,000,000	Evanston submitted application to the State
NSP2	\$2 Billion	National applications due to HUD 7/17/09
HPRP	\$ 801,460	allocated to Evanston, plan submitted to HUD
CDBG-R	\$ 523,828	allocated to Evanston, plan submitted to HUD

**VII. Public Comment**

There was no public comment.

**VIII. Adjournment**

The meeting adjourned at 8:30 p.m.