



APPROVED

MEETING MINUTES

HOUSING & COMMUNITY DEVELOPMENT ACT COMMITTEE

Tuesday, October 17, 2017

7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2402

Members present: Ald. Rainey, Ald. Wilson, Ald. Wynne, Glen Mackey, Michael Miro, Jeannie Sanke

Members Absent: Ald. Braithwaite, Ald. Rue Simmons, Carol Goddard, Shawn Jones

Presiding Member: Ald. Rainey, Committee Chair

Staff: S. Flax

Call to Order / Declaration of Quorum

Chair Rainey declared a quorum of the Housing and Community Development Act Committee and called the meeting to order at 7:14 pm.

Approval of Meeting Minutes for September 26, 2017

Ald. Wynne moved approval of the minutes as presented, Ald. Wilson seconded the motion; the minutes were approved unanimously.

Approval of Regional Fair Housing Assessment Plan

Alderman Rainey noted that the City is required by HUD to conduct an Assessment of Fair Housing by 2020 and explained that the City received information about the regional Assessment of Fair Housing (AFH) Plan about a week prior, with a deadline for City Council approval of November 1, 2017 in order to participate. Benefits to the City include reduced cost of \$13,000 versus \$25,000 or more to do a standalone AFH, and a more effective analysis because housing is a regional issue. This is a major undertaking that will be completed and submitted to HUD in January 2020. Other participants include Cook County, Housing Authority of Cook County, Chicago, Chicago Housing Authority, and numerous other municipalities and Public Housing Authorities in Cook County that receive funding from HUD. Ald. Wilson moved approval of Resolution 82-R-17 to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning (CMAP) for the 2020-2024 Assessment of Fair Housing (AFH) and to recommend its approval to City Council on October 23, 2017; Glenn Mackey seconded the motion. Discussion included the possibility that if Cook County did not agree to participate as the lead entity by November 1, the regional AFH would not move forward. Whether the project would be considered a subrecipient agreement or a contract also needed to be finalized. Staff explained that if the regional AFH did not move forward, the City would explore a joint AFH with Skokie.

Discussion about the relationship of fair housing to affordable housing followed. Staff explained that the lack of affordable housing can become a fair housing issue if there is disparate impact on any of the protected classes in the Fair Housing Act. Ald. Rainey asked staff to explain the impact of the timing of the AFH submission on the City's 2020-2024 Consolidated Plan. Staff explained that the City's Consolidated Plan earliest submission date is November 15, 2019, but would likely be later because HUD will not review plans based on estimated grant amounts. In

the last three years, the earliest release of grant amounts was mid-February and the latest was mid-June. If the City's Consolidated Plan were submitted before the AFH, then the City would have to amend its Consolidated Plan to address any additional actions recommended in the AFH that were not in the ConPlan within 12 months of HUD acceptance of the AFH. Staff does not expect this would result in a substantial amendment because conclusions and actions for the AFH will be finalized substantially before its submission to HUD. As there was no further discussion, Ald Rainey called for a vote on Ald Wilson's motion; the motion was approved unanimously.

Public Comment

Priscilla Giles asked how the HCDA meeting was publicized and noted that the general public, and particularly low/moderate income residents, were unlikely to be aware of the meeting or to understand what is being discussed at it. She noted that in the past, flyers had been distributed as a means of publicizing HCDA meetings and questioned how many people would go online and find the information.

Ald. Rainey thanked her for her input and reiterated that the City is required by HUD to conduct an AFH and the committee action to approve participation in the proposed regional AFH to gain cost efficiencies and a more effective analysis than a separate AFH was driven by the November 1 commitment deadline. There would be significant outreach to residents to participate in focus groups and other activities involved in the development of the AFH. The meeting was on the City calendar and the HCDA webpage, where the packet with full details about the AFH was also posted.

Glenn Mackey suggested that aldermen could announce HCDA meetings and topics at ward meetings and in ward newsletters and emails to reach their constituents. Ald. Rainey noted that the City is required to run newspaper ads for certain meetings by HUD. The Evanston RoundTable is used because it reaches more Evanston residents than other newspapers. Staff noted in addition to the newspaper ad, the City uses its e-newsletter, Facebook and Twitter to reach residents; staff will also work with the Community Engagement division to provide information to aldermen about the November 21 meeting.

Staff report

Staff noted that a resident had contacted the City via email and suggested that a meeting be held to explain the draft Action Plan prior to the November 21 meeting at which public comment was requested. Following discussion it was agreed that a meeting would not be added prior to the standing November 21 meeting but a discussion of how to improve public outreach and engagement would be an agenda item at that meeting.

Michael Miro requested that the committee take time to reflect on the 2018 allocations and discuss the CDBG allocation process prior to the 2019 grant application process. It was agreed that this item would also be on the November 21 agenda.

Adjournment

There being no further business before the committee, Ald. Wilson moved to adjourn, Ald. Wynn seconded the motion and it was approved unanimously; the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Sarah K. Flax
Housing and Grants Administrator