

**From:** Irma L. Morales <Irma.Morales@cityofchicago.org>

**Sent:** Monday, July 1, 2024 9:49 AM

**To:** Steve Berlin <Steve.Berlin@cityofchicago.org>; Steph O'Connor <Steph.O'Connor@cityofchicago.org>

**Cc:** Eliseo Loera <Eliseo.Loera@cityofchicago.org>

**Subject:** RE: Home Repair Network - June Convening - Ethics Travel Inquiry

Good Morning Steve,

Likewise, I travel last week to New York City to the New York Home Repair Convening. Hotel & flight was paid directly by NYU and they also provided the meals during the conference. Ground transportation and meals outside the conference were not included and paid out of pocket.

Attached you will find the agenda for the event.

Regards,

Irma

**Irma L. Lara de Morales | Deputy Commissioner**

City of Chicago | Department of Housing (DOH)

Bureau of Homeownership Programs

2 North LaSalle Street, 6th Floor | Chicago, IL 60602

Office: (312) 744-0885



**From:** Steph O'Connor <Steph.O'Connor@cityofchicago.org>

**Sent:** Monday, July 1, 2024 9:16 AM

**To:** Steve Berlin <[Steve.Berlin@cityofchicago.org](mailto:Steve.Berlin@cityofchicago.org)>

**Cc:** Eliseo Loera <[Eliseo.Loera@cityofchicago.org](mailto:Eliseo.Loera@cityofchicago.org)>; Irma L. Morales <[Irma.Morales@cityofchicago.org](mailto:Irma.Morales@cityofchicago.org)>

**Subject:** RE: Home Repair Network - June Convening - Ethics Travel Inquiry

Good morning Steve,

I hope you had a nice weekend! I just wanted to send my follow-up email for this travel. Last week I traveled to New York City for the Home Repair Convening. The hotels & flight were paid for by NYU, along with a breakfast and lunch that they provided on site during the conference. This was in relation to my position on the Homeownership team and was approved by Commissioner Casteneda and OBM. We paid for our own meals and ground transportation to/from the airports on either end. The convening was really productive and we did not receive any honoraria related to the event.

Please let me know if you need any additional information on my end. 😊

Best,

Steph

**From:** Irma L. Morales <[Irma.Morales@cityofchicago.org](mailto:Irma.Morales@cityofchicago.org)>

**Sent:** Wednesday, June 5, 2024 10:39 AM

**To:** Steve Berlin <[Steve.Berlin@cityofchicago.org](mailto:Steve.Berlin@cityofchicago.org)>; Steph O'Connor <[Steph.O'Connor@cityofchicago.org](mailto:Steph.O'Connor@cityofchicago.org)>

**Cc:** Eliseo Loera <[Eliseo.Loera@cityofchicago.org](mailto:Eliseo.Loera@cityofchicago.org)>

**Subject:** RE: Home Repair Network - June Convening - Ethics Travel Inquiry

Morning Steve,

Does the travel approval below include Myself (Irma), Eliseo and Steph or each of us need to submit an separate email requesting approval?

Please advise, thank you,

Irma

**Irma L. Lara de Morales | Deputy Commissioner**

City of Chicago | Department of Housing (DOH)

Bureau of Homeownership Programs

2 North LaSalle Street, 6th Floor | Chicago, IL 60602

Office: (312) 744-0885



**From:** Steph O'Connor <[Steph.O'Connor@cityofchicago.org](mailto:Steph.O'Connor@cityofchicago.org)>

**Sent:** Tuesday, April 30, 2024 11:38 AM

**To:** Steve Berlin <[Steve.Berlin@cityofchicago.org](mailto:Steve.Berlin@cityofchicago.org)>

**Cc:** Irma L. Morales <[Irma.Morales@cityofchicago.org](mailto:Irma.Morales@cityofchicago.org)>; Eliseo Loera <[Eliseo.Loera@cityofchicago.org](mailto:Eliseo.Loera@cityofchicago.org)>

**Subject:** Home Repair Network - June Convening - Ethics Travel Inquiry

Good morning Steve,

I hope your week is going well! Irma, Eliseo and I were invited to NYC to participate in the Home Repair Peer Network June Convening. We were selected to participate in this Home Repair Network last month (see email with details) , and we are attending sessions virtually every few weeks. This travel would be fully funded by NYU – the hotels paid directly by NYU and then reimbursements to us directly for incurred meal and travel expenses.

Can you please let us know if this travel is appropriate from the Ethics standpoint or if you have any further questions to make a determination? We know we have a lot of other internal approvals required from OBM as well.

Best,

Steph

**Steph O'Connor | Project Manager**

City of Chicago | Department of Housing (DOH)

Bureau of Homeownership Programs

2 North LaSalle Street, Suite 620 | Chicago, IL 60602

Office: (312) 742-0437



**From:** Jess Wunsch [jess.wunsch@nyu.edu](mailto:jess.wunsch@nyu.edu)

**Sent:** Monday, April 29, 2024 9:54 AM

**To:** Steph O'Connor <[Steph.O'Connor@cityofchicago.org](mailto:Steph.O'Connor@cityofchicago.org)>; Irma L.

Morales [Irma.Morales@cityofchicago.org](mailto:Irma.Morales@cityofchicago.org); Eliseo

Loera [Eliseo.Loera@cityofchicago.org](mailto:Eliseo.Loera@cityofchicago.org); [Whitney.Houston@cityofchicago.org](mailto:Whitney.Houston@cityofchicago.org); Kovar,

Carolyn [ckovar@atlantaga.gov](mailto:ckovar@atlantaga.gov); Farley, Chandra [cfarley@atlantaga.gov](mailto:cfarley@atlantaga.gov); Anita

Allgood [aallgood@investatlanta.com](mailto:aallgood@investatlanta.com); [vcox@mowatl.org](mailto:vcox@mowatl.org); Heather

Zygmuntowicz [Zygmuntowicz@detroitmi.gov](mailto:Zygmuntowicz@detroitmi.gov); Rico

Razo [razor@detroitmi.gov](mailto:razor@detroitmi.gov); [palencia@sinaigraceguildcdc.org](mailto:palencia@sinaigraceguildcdc.org); [kwalker@waynemetrol.org](mailto:kwalker@waynemetrol.org); Gell,

Gwen [GwenGell@rocketcommunityfund.org](mailto:GwenGell@rocketcommunityfund.org); McGinn, Megan [Megan.McGinn@louisvilleky.gov](mailto:Megan.McGinn@louisvilleky.gov);

Grabowski,

Laura [Laura.Grabowski@louisvilleky.gov](mailto:Laura.Grabowski@louisvilleky.gov); [Gordon.Taulbee@louisvilleky.gov](mailto:Gordon.Taulbee@louisvilleky.gov); [maxm@ndhc.org](mailto:maxm@ndhc.org); [michelle.rodgers@louisvilleky.gov](mailto:michelle.rodgers@louisvilleky.gov);

Derek Kendall-Morris [dkendall-](mailto:dkendall-morris@ura.org)

[morris@ura.org](mailto:morris@ura.org); [yonasm@pghfdn.org](mailto:yonasm@pghfdn.org); [kwebster@actionhousing.org](mailto:kwebster@actionhousing.org); Marion,

Flore [flore.marion@pittsburghpa.gov](mailto:flore.marion@pittsburghpa.gov); Rachel Mulbry [Rachel.Mulbry@phdc.phila.gov](mailto:Rachel.Mulbry@phdc.phila.gov); George

Russell [George.Russell@phdc.phila.gov](mailto:George.Russell@phdc.phila.gov); [Jroberts@clarifi.org](mailto:Jroberts@clarifi.org); [GOsaEdoh@clsphila.org](mailto:GOsaEdoh@clsphila.org); Molly

Wisniewsk [mwisniewsk@civicworks.com](mailto:mwisniewsk@civicworks.com); [alice.kennedy@baltimorecity.gov](mailto:alice.kennedy@baltimorecity.gov); [nicole.hart@baltimorecity.gov](mailto:nicole.hart@baltimorecity.gov);

[cathybrill@comcast.net](mailto:cathybrill@comcast.net)

**Cc:** Martha Galvez [martha.galvez@nyu.edu](mailto:martha.galvez@nyu.edu); Claudia Aiken [claudia.aiken@nyu.edu](mailto:claudia.aiken@nyu.edu); Camille

Watson [camille.watson@nyu.edu](mailto:camille.watson@nyu.edu); Nora Carrier [nbc9285@nyu.edu](mailto:nbc9285@nyu.edu); Kayla

Merriweather [kayla.merriweather@nyu.edu](mailto:kayla.merriweather@nyu.edu)

**Subject:** Home Repair Peer Network - Invitation to June Convening

[Warning: External email]

Dear Colleagues,

We look forward to seeing you at our in-person convening of the Home Repair Peer Network. The two-day event will be held at the NYU School of Law in New York City on:

**Wednesday, June 26, 2024** (9:00am-5:00pm)

**Thursday, June 27, 2024** (9:00am-1:00pm)

**Please complete the [convening registration](#) by May 6, 2024 to confirm your participation.** Each city may bring 3 members of their team to the convening. Participants should plan to attend the full convening.

Please plan to arrange flights by no later than May 24. Prepaid hotel reservations will be made for 2 nights at Washington Square Hotel near NYU School of Law. After travel is complete, NYU will reimburse travel expenses including transportation (standard economy airfare/train), meals, and ground transportation. Attendees must save and submit detailed receipts for reimbursement.

Prior to the convening, we will send additional details on the agenda and prep work for your team. To help shape the sessions, we will also invite your input on areas of focus.

Please contact me with any questions or if you need assistance with travel arrangements.

Best,

Jess

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Jess Wunsch

Director of City Engagement

Housing Solutions Lab, NYU Furman Center

<https://localhousingsolutions.org/>



**Housing Solutions Lab**

Helping cities plan, launch, and evaluate equitable housing policies

# Advancing Equity in Home Repair Programs

**June 26-27, 2024**  
**NYU School of Law**

NYU  
Furman  
Center





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**Advancing Equity in Home Repair Programs**  
**June 26-27, 2024**  
**NYU School of Law**  
**New York, NY**

## Dates and Locations

### June 26, 2024

**Convening Session 1**

9:00am-4:00pm

D'Agostino Hall, NYU School of Law

108 W 3rd Street

**Reception**

5:00pm-7:00pm

North Square

Washington Square Hotel

103 Waverly Place

### June 27, 2024

**Convening Session 2**

9:00am-12:00pm

D'Agostino Hall, NYU School of Law

108 W 3rd Street

## Accommodations

Hotel reservations have been made for participants who requested accommodations at [Washington Square Hotel](#), 103 Waverly Place, New York, NY 10011, (212) 777-9515.

The hotel is an approximately 5-10 minute walk from the convening location. Taxi cabs are available throughout Greenwich Village.

## Reimbursements

After the convening, NYU will reimburse travel expenses including standard economy airfare, meals, and ground transportation. You will receive an email with instructions and a reimbursement form for completion within 30 days of travel. Receipts for travel expenses must be itemized and show proof of purchase. Please contact Kayla Merriweather at [kayla.merriweather@nyu.edu](mailto:kayla.merriweather@nyu.edu) with any questions.

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## Advancing Equity in Home Repair Programs

June 26-27, 2024

NYU School of Law

### June 26, 2024

9:00am-9:30am	<b>Registration and Breakfast</b>
9:30am-9:45am	<b>Welcome and Introductions</b> Jess Wunsch, Martha Galvez, NYU Housing Solutions Lab
9:45am-10:15am	<b>Home Repair as a Home and Neighborhood Stabilization Strategy</b> Christie Peale, Center for NYC Neighborhoods
10:15am-11:00am	<b>Home Repair Goals</b> Karen Black, May 8 Consulting
	<b>Strategies from the Field: Chicago and Atlanta</b> Martha Galvez, NYU Housing Solutions Lab
11:00am-11:15am	<b>Break</b>
11:15am-11:45am	<b>Equitable Home Repair Group Discussion</b>
11:45am-12:15pm	<b>Home Repair and Black Wealth Preservation: Research from Richmond</b> Karen Black, May 8 Consulting Jovan Burton, Partnership for Housing Affordability
12:15pm-12:30pm	<b>Reflections</b>
12:30pm-1:15pm	<b>Networking Lunch</b>
1:15pm-2:45pm	<b>Peer to Peer Learning Sessions</b> <ul style="list-style-type: none"><li>• Session 1: Scaling up funding</li><li>• Session 2: Targeting and prioritizing programs</li></ul>
2:45pm-3:00pm	<b>Break</b>
3:00pm-3:45pm	<b>Deeper Dive Breakout Session</b> <ul style="list-style-type: none"><li>• Leveraging and coordinating multiple programs</li><li>• Addressing contractor challenges</li></ul>
3:45pm-4:00pm	<b>Wrap Up and Close</b>
5:00pm-7:00pm	<b>Reception, North Square, Washington Square Hotel</b>

*This event is generously supported by the Robert Wood Johnson Foundation.*



**June 27, 2024**

9:00am-9:15am

**Welcome and Goals**

9:15am-10:00am

**Centering Resident Experience**  
Sarah Gerecke, SSG Community Solutions

10:00am-10:10am

**Break**

10:10am-11:45am

**City Action Planning**

11:45am-12:00pm

**Reflections and Close**

12:00pm

**Lunch available to stay or to go**

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**Advancing Equity in Home Repair Programs**  
**June 26-27, 2024**  
**NYU School of Law**

Participant List

**City Team Members**

**Anita Allgood**

Vice President, Single-Family & Homeownership  
Services  
Invest Atlanta

**Cathy Brill**

Executive Director, Stulman Foundation  
Baltimore, MD

**Laura Grabowski**

Assistant Director, Office of Housing and Community  
Development, Louisville Metro Government

**Nicole Hart**

Deputy Commissioner  
Baltimore City Department of Housing and  
Community Development

**Derek Kendall-Morris**

Manager of Consumer Lending  
Urban Redevelopment Authority of Pittsburgh

**Alice Kennedy**

Commissioner  
Baltimore City Department of Housing and  
Community Development

**Marquette Key**

Homeownership Anti Displacement Manager  
Invest Atlanta

**Carolyn Kovar**

Senior Policy Analyst  
City of Atlanta

**Irma Lara de Morales**

Deputy Commissioner  
City of Chicago Department of Housing

**Eliseo Loera**

Project Manager  
City of Chicago Department of Housing

**Flore Marion**

Assistant Director  
Sustainability and Resilience Division  
City of Pittsburgh

**Palencia Mobley**

Executive Director, Sinai Grace Guild  
Community Development Corporation  
Detroit, MI

**Max Monahan**

Director of Home Repair  
New Directions Housing Corporation  
Louisville, KY

**Rachel Mulbry**

Program Manager  
Philadelphia Housing Development  
Corporation

**Steph O'Connor**

Project Manager  
City of Chicago Department of Housing

**Osarugue Osa-Edoh**

Divisional Supervising Attorney  
Community Legal Services of Philadelphia

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**Rico Razo**

Chief of Home Repair & Neighborhood Services  
City of Detroit

**Jill Roberts**

Director of Advocacy  
Clarifi  
Philadelphia, PA

**Ernest Gordon Taulbee**

Home Repair Supervisor  
Louisville Metro Government

**Kenyetta Walker**

Assistant Director, Home Repair  
Wayne Metro Community Action Agency  
Detroit, MI

**Kyle C. Webster**

Vice President of Housing & General Counsel  
ACTION-Housing, Inc.  
Pittsburgh, PA

**Molly Wisniewski**

Associate Director of Elder Services  
Civic Works  
Baltimore, MD

**Heather Zygmuntowicz**

Senior Housing Advisor, City of Detroit  
Detroit, MI

**Speakers and Facilitators****Karen Black**

Principal  
May 8 Consulting  
Philadelphia, PA

**Jovan Burton**

Executive Director, Partnership for Housing  
Affordability  
Richmond, VA

**Sarah Gerecke**

Principal  
SSG Community Solutions  
New York, NY

**Braden Listmann**

Vice President  
Center for NYC Neighborhoods

**Christie Peale**

Executive Director  
Center for NYC Neighborhoods

**NYU Furman Center Housing Solutions Lab Team****Claudia Aiken**

Director of New Research Partnerships

**Nora Carrier**

Predocctoral Fellow

**Martha Galvez**

Executive Director

**Camille Watson**

Director of Strategy and Policy

**Jess Wunsch**

Director of City Engagement

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**Advancing Equity in Home Repair Programs**  
**June 26-27, 2024**  
**NYU School of Law**

**Karen L. Black** is the CEO of May 8 Consulting and teaches at the University of Pennsylvania in the Urban Studies Department. Black is also a Senior Research Fellow at the Drexel University Lindy Institute for Urban Innovation. Black is the co-founder of the Healthy Rowhouse Project, an initiative to improve access to private capital for home improvement loans that has leveraged \$100 million in public and private capital. She has also authored publications on strategies to revitalize communities and attract private investment.

Prior to beginning her consulting practice, Black was the founding director of the Metropolitan Philadelphia Policy Center, a region-wide policy center founded to research issues impacting the economy, environment and equity within the Philadelphia metropolitan region. Prior to that, Black spent 12 years as a practicing civil rights attorney. She received a Bachelor of Arts from Williams College and a Doctorate of Law from the University of California at Los Angeles.

**Jovan Burton** is the Executive Director for the Partnership for Housing Affordability, a nonprofit focused on creating greater access to housing opportunity through policy, research, and collaboration. Burton works with local governments, developers, community groups, and key stakeholders to advance housing policy and educate decision makers on the region's needs.

Burton serves on the board of directors for Housing Families First, Area Congregations Together in Service, the Valentine Museum, ChamberRVA, and is the current Chair of the Greater Richmond Continuum of Care. He is also a member of Greater Richmond's African American Nonprofit Leaders Collective, the Amandla Fund for Racial & Economic Justice, and Virginia Commonwealth University's Real Estate Circle of Excellence. He is a graduate of Hampden-Sydney College and has a master's degree in public administration from the Douglas L. Wilder School of Government and Public Affairs at Virginia Commonwealth University.

**Martha Galvez** is the Executive Director of the Housing Solutions Lab at the NYU Furman Center. Her expertise is in housing and homelessness policy, with a focus on policies and programs that strengthen housing stability and neighborhood choice for low-income families. She has experience in mixed-methods research, and has designed and led studies involving complex administrative, survey, and qualitative data.

She previously served as a Principal Research Associate at the Urban Institute and has held policy and research positions in several state and local research organizations, including the Washington State Department of Social and Health Services' Research and Data Analysis division, the West Coast Poverty Center at the University of Washington, the Seattle Housing Authority, the New York City Department of Small Business Services, and the New York City Citizens Housing and Planning Council.

Galvez earned an undergraduate degree from Wesleyan University and a Masters of Urban Planning and PhD in Public Policy and Administration from the Robert F. Wagner School of Public Service at New York University.

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**Sarah Gerecke** is principal at SSG Community Solutions LLC, creating program and policy solutions to complex affordable housing and community development challenges. Her clients include foundations, trade associations, nonprofits, and national think tanks. She is an Adjunct Professor of Urban Planning and teaches several graduate law and policy seminars at NYU on public management, land use, housing and community development in New York City.

Ms. Gerecke served as Deputy Assistant Secretary for the Office of Housing Counseling at the U.S. Department of Housing and Urban Development (HUD) From 2011-2019. Prior to that, she was the Executive Director of New York University's Furman Center for Real Estate and Urban Policy. From 2001 until 2009, Ms. Gerecke was Chief Executive Officer of Neighborhood Housing Services (NHS) of NYC, where she supervised lending, education and real estate programs that assisted over 10,000 New York City residents each year. She has held leadership positions for a homeless housing provider, and she has held appointed positions in New York City government under Mayors Koch and Dinkins. She is a member of the Supreme Court bar, the New York State bar and a graduate of Harvard Law School and Princeton University.

**Christie Peale** is CEO & Executive Director of Center for NYC Neighborhoods. Under her leadership, the Center has become a leading local and national voice for affordable homeownership, while significantly expanding its portfolio of services for homeowners. She has been instrumental in organizing foreclosure prevention services statewide with the New York Attorney General's Office, raising millions of dollars for homeowners recovering from Hurricane Sandy, and launching a \$7.5 million resiliency program for coastal communities. Christie also oversaw the expansion of the New York State Mortgage Assistance Program with an \$80 million loan fund and established one of the nation's largest annual affordable homeownership conferences. Most recently, Christie has led the organization in administering the New York State Homeowner Assistance Fund (NYS HAF). NYS HAF is a federally-funded program designed to help homeowners at risk of default, foreclosure, and displacement as a result of the COVID-19 pandemic. It is expected to provide assistance to over 30,000 homeowners throughout the state.

Before joining the Center for NYC Neighborhoods, she worked in affordable housing preservation for the New York State Housing Finance Agency, and for affordable housing developers in Washington Heights and Bushwick. Christie has a B.A. from Harvard College and a Master of Social Work in Community Organizing and Planning from Hunter College.

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