



**AGENDA AND NOTICE OF A MEETING**  
**Housing & Community Development Committee**  
**Tuesday, May 17, 2022**  
**Virtual on Zoom 7:00 PM**

Pursuant to 5 ILCS 120/7(2), SSC members and City staff will be participating in this meeting remotely. It has been determined that in-person meetings of the City's Boards, Commissions, and Committees are not practical or prudent due to the ongoing coronavirus pandemic. Accordingly, the Housing & Community Committee may be convened, and members may attend by means other than physical presence consistent with 5 ILCS 120/7.

Those wishing to make public comments may submit written comments or sign-up with the [public comment form](#), by 5 pm the day of the meeting, to provide public comments by phone or video during the meeting, or by calling/texting 847-448-4311.

Public comment form: <https://forms.gle/3xH94W64m4V4fDC49>

Join Zoom Meeting:

<https://us06web.zoom.us/j/83028735282?pwd=YkdITTU1ZnY2TmxZZkJVOTIEa0FSUT09>

Passcode: 467209

Or join by phone:

Dial: +1 312 626 6799

Webinar ID: 830 2873 5282

Passcode: 467209

Page

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

**2. SUSPENSION OF THE RULES**

Members participating electronically or by telephone

### 3. APPROVAL OF MEETING MINUTES

- A. **Meeting minutes of the April 19th Housing & Community Development Committee** 4 - 6  
[Housing & Community Development Committee - Apr 19 2022 - Minutes - Pdf](#)

### 4. PUBLIC COMMENT

### 5. NEW BUSINESS/OLD BUSINESS

- A. **Staff Update: ARPA and non-ARPA funding** 7  
[ARPA Budget 5.9.22 - Detailed Overview](#)
- B. **Discussion and Funding Recommendation for the McGaw YMCA Men's Residence Renovation** 8 - 27  
**For Action**  
[Preservation McGaw YMCA HCDC Memo 05172022](#)  
[YMCA ARPA Public Comments](#)
- C. **Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization** 28 - 110  
**For Action**  
[Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization - Attachment - Pdf](#)
- D. **Discussion and Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program** 111 - 124  
**For Action**  
[Evanston One-Stop Housing Retrofit Pilot Program Proposal - Pdf](#)

### 6. ADJOURNMENT

*Agenda items and order are subject to change.*

*Questions can be sent to Sarah Flax, Housing & Grants Manager at [sflax@cityofevanston.org](mailto:sflax@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).*





## Housing & Community Development Committee

Tuesday, April 19, 2022 @ 7:00 PM

Virtual on Zoom

**COMMITTEE MEMBER**

**PRESENT:**

Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Jonathan Nieuwsma, Councilmember, and Eleanor Revelle, Councilmember

**COMMITTEE MEMBER**

**ABSENT:**

Monika Bobo, Committee Member, Kathy Feingold, Committee Member, and Joanne Zolomij, Committee Member

**STAFF PRESENT:**

Sarah Flax, Housing & Grants Manager; Marion Johnson, Housing & Economic Development Analyst; Ana Elizarraga, Housing & Economic Development Analyst

**GUESTS:**

McGaw YMCA Staff: Monique Parsons, Nicole Woodard, Jodi Wickersheimer. Connections For The Homeless Staff: Jen Feuer-Crystal, Johnique Smith, Julissa Flores-Singh, Elizabeth Novak

**1. CALL TO ORDER/DECLARATION OF A QUORUM**

Chair Revelle called the meeting to order at 7:05 PM with a quorum present.

**2. SUSPENSION OF THE RULES**

**A. Suspension of The Rules**

Motion to suspend the rules to allow for members to participate electronically or by phone.

Moved by Councilmember Devon Reid

Seconded by Councilmember Jonathan Nieuwsma

**Ayes:** Hugo Rodriguez, Loren Berlin, Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle

**Carried 5-0 on a recorded vote**

**3. APPROVAL OF MEETING MINUTES**

A. Approval of Meeting Minutes

Motion to approve the March 15, 2022 meeting minutes.

Moved by Councilmember Jonathan Nieuwsma  
Seconded by Loren Berlin

**Ayes:** Loren Berlin, Councilmember Bobby Burns, Councilmember Devon Reid,  
Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle

**Abstained:** Hugo Rodriguez

**Carried 5-0 on a recorded vote**

**4. PUBLIC COMMENT**

A. **Betty Bog, Connections For The Homeless Executive Director**

Betty Bog addressed claims of public perception on purchase negotiations of The Margarita Inn.

**5. NEW BUSINESS/OLD BUSINESS**

A. **Discussion and Funding Recommendation for the McGaw YMCA Men's Residence Renovation**

Monique Parsons, President & CEO of McGaw YMCA, presented the McGaw YMCA Men's Residence Renovation Project. YMCA staff was available to answer committee inquiries. Councilmember Burns requested the project go through the ARPA Housing Evaluation Rubric.

B. **Tenant-Based Rental Assistance Program Renewal Funding**

Staff presented the memorandum recommending approval of renewal of funding of the Tenant-Based Rental Assistance program, administered by Connections for the Homeless. Connections Staff was present to answer committee inquiries.

Staff recommends approval by the Housing and Community Development Committee of up to \$200,000 of renewal of funding for a new cohort of families in the Tenant-Based Rental Assistance program, administered by Connections for the Homeless.

Moved by Councilmember Jonathan Nieuwsma  
Seconded by Hugo Rodriguez

**Ayes:** Hugo Rodriguez, Loren Berlin, Councilmember Bobby Burns,  
Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, and  
Councilmember Eleanor Revelle

**Carried 6-0 on a recorded vote**

**C. Approval to Transfer Unobligated Neighborhood Stabilization Program 2 Program Income in the Amount of \$145,591.50 to the City's Community Development Block Grant to Close Out the City's \$18.15 Million NSP2 Grant**

Staff discussed recommendations by HUD to transfer remaining unobligated program income from the Neighborhood Stabilization Program 2 grant to the City's Community Development Block Grant program.

Staff recommends approval by the Housing and Community Development Committee to transfer the remaining unobligated program income from the Neighborhood Stabilization Program 2 (NSP2) grant in the amount of \$145,591.50 to the City's Community Development Block Grant program as directed by HUD to close out the NSP2 grant.

Moved by Councilmember Devon Reid  
Seconded by Hugo Rodriguez

**Ayes:** Hugo Rodriguez, Loren Berlin, Councilmember Bobby Burns,  
Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, and  
Councilmember Eleanor Revelle

**Carried 6-0 on a recorded vote**

**D. Amendment to the Administrative Rules and Procedures**

Staff explained the clarifying language to the Administrative Rules and Procedures.

Staff proposes a minor update to the approved Administrative Rules and Procedures to clarify the language around motions requirements.

Moved by Councilmember Jonathan Nieuwsma  
Seconded by Councilmember Devon Reid

**Ayes:** Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, Hugo  
Rodriguez, Loren Berlin, Councilmember Bobby Burns, and Councilmember  
Eleanor Revelle

**Carried 6-0 on a recorded vote**

**E. Staff update**

Staff presented updates on the following topics:

- Small Landlord Taskforce
- One-stop-shop Retrofit Program
- Landlord/Tenants Services Survey

**6. ADJOURNMENT**

Chair Revelle adjourned the meeting at 9:33 p.m.

ARPA Expenditure Category	Category Funding	Request/ Estimate	Allocated to Date	Balance
<b>Public Health</b>	<b>\$1,475,000</b>	<b>\$1,475,000</b>	<b>\$1,475,000</b>	<b>\$0</b>
Contact Tracing		\$575,000	\$575,000	
Mental Health Living Room Program		\$900,000	\$900,000	
<b>Negative Economic Impacts</b>	<b>\$10,100,000</b>	<b>\$5,797,500</b>	<b>\$4,022,500</b>	<b>\$6,077,500</b>
Guaranteed Income Program		\$700,000	\$700,000	
Northlight Theatre Building		\$2,000,000	\$2,000,000	
The Aux		\$1,000,000	\$1,000,000	
ASPIRE Healthcare Workforce Development		\$200,000	\$200,000	
Business District Improvement Plan & Implementation		\$122,500	\$122,500	
Childcare Workforce Development		\$500,000		
Childcare Providers		\$1,275,000		
<b>Disproportionately Impacted Communities</b>	<b>\$8,098,654</b>	<b>\$7,552,500</b>	<b>\$552,500</b>	<b>\$7,546,154</b>
Youth Violence Interventions		\$552,500	\$552,500	
One Stop Shop Housing Retrofit Pilot		\$1,000,000		
McGaw YMCA Men's Residence Renovation		\$3,000,000		
Family Focus		\$3,000,000		
LIHTC Housing Projects		TBD		
Welcoming Center		TBD		
<b>Premium Pay</b>	<b>\$500,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$500,000</b>
Childcare workers		\$500,000		
<b>Infrastructure</b>	<b>\$6,000,000</b>	<b>\$6,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>
Water Main Replacement 2021		\$3,000,000	\$3,000,000	
Lead Service Line Replacement		\$1,000,000		
Lead Service Replacement - property owner part		\$2,000,000		
<b>Revenue Replacement</b>	<b>\$12,500,000</b>	<b>\$9,950,000</b>	<b>\$9,950,000</b>	<b>\$2,550,000</b>
Equipment Fund - vehicle replacement		\$2,450,000	\$2,450,000	
Parking Fund Projects - TBD		\$2,247,053	\$2,247,053	
Structural Repairs to Parking Facilities		\$1,002,947	\$1,002,947	
Comprehensive and Strategic Plans		\$500,000	\$500,000	
Permit Desk Software & Other Costs		\$2,050,000	\$2,050,000	
Rehiring Public Sector Staff		\$1,700,000	\$1,700,000	
<b>Administrative and Other</b>	<b>\$1,000,000</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>\$100,000</b>
Grant Management, Compliance & Reporting		\$900,000	\$900,000	
Developing Participatory Budget Process				
<b>Participatory Budgeting</b>	<b>\$3,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,500,000</b>
<b>Totals:</b>	<b>\$43,173,654</b>	<b>\$32,175,000</b>	<b>\$19,900,000</b>	<b>\$23,273,654</b>



## Memorandum

To: Members of the Housing and Community Development Committee

From: Cade Sterling, Planner

CC: Carlos Ruiz, Planner

Subject: Preservation of the McGaw YMCA's distinctive design and architectural significance.

Date: May 17, 2022

Summary:

The YMCA was constructed in 1929 and designed by significant regional Architect Charles H. "Chester" Walcott in the Tudor Revival Style. The structure retains excellent architectural integrity including its stone ashlar exterior, half-timbering, original divided lite steel casement windows, and other associated detailing including the recessed main entrance with Tudor archway below a projecting oriel window, stone gable projections and projecting bays, and prominent central battlement at the principal facade. The structure exhibits a distinctive design which contributes to the architectural and visual interest of its environs as a commanding accent or counterpoint to later buildings to which it is visually related. In addition to its architectural prominence, the institution has significant cultural, political, and social associations with the City and its residents starting at its founding in 1885.

Due to its cultural and architectural significance, City Staff recommends the following conditions be added to the appropriation of requested funds.

1. The YMCA nominate itself for Landmark designation and not object to said designation

2. Appropriated funds may not be used for exterior alterations visible from the public way prior to Landmark Designation – including window replacement.

Preservation plays an indispensable role in shaping and maintaining the visual character, social fabric, and resiliency of Evanston's built environments. Evanston's heritage is inexorably linked to its past, including its many distinguished institutional buildings such as the YMCA. These resources bind Evanston's residents to their physical environments and provide opportunities for current and future generations to tell stories of Evanston's historic, cultural, and architectural legacy.

# YMCA and ARPA Public Comments

May 2022

## OVERVIEW

During the ARPA Townhall meetings in the Fall of 2021, public comments were provided regarding the use of ARPA funds. Below are the comments from the Townhall public comments relating to housing and/or the YMCA Men's Residence. Full comments are available online: <https://www.cityofevanston.org/home/showpublisheddocument/65418/637631647476400000>

"Affordable housing should be funded through ARPA. "

"Housing:fix site acquisition and rehab, tenant based rental management and development of permanent housing for people who need assistance."

"Housing affordability makes it difficult to stay in Evanston, displacement of people of color."

"Housing: big need in affordable housing and making it sustainable, what can we do in purchasing properties or that the land and buildings remain affordable?"

"Affordable housing for lower class and for middle class."

"Affordable housing is needed and should be provided with ARPA funding."

"affordable housing"



Marion Johnson <marionjohnson@cityofevanston.org>

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## McGaw YMCA Men's Residence Renovation Project

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**Anne Connelly** <AnneC@mcgawymca.org>  
To: "housing@cityofevanston.org" <housing@cityofevanston.org>  
Cc: Jodi Wickersheimer <JodiW@mcgawymca.org>

Wed, May 4, 2022 at 4:00 PM

5/4/22

Councilmember Eleanor Revelle, Chair  
Housing and Community Development Committee  
City of Evanston  
Evanston, IL

Dear Councilmember Revelle and Committee Members,

I am writing as a McGaw YMCA staff member having been connected to the Y and its work in Evanston for more than 20 years. My work is part of the community, but we are a community inside this building with the men who live here too. I hope my words of support give insight into the impact of this program and brings you closer to the importance of the Men's Residence Renovation Project.

In my experience, I have seen many men helped by the McGaw YMCA residence program. Not only is housing provided to those who might otherwise not have a place to live but the residence staff also provide support to the men who live at the McGaw YMCA. Support has come in the form of listening to someone's story, helping a resident find a job, helping a resident find funding to pay rent or buy food. For some, the McGaw YMCA is a place to stay for a short time and for others it is their long time home.

Over the last 124 years and at 4 different locations, it is estimated that 10,000-15,000 men have lived at the Y as Resident Members. The legacy of our work in housing is unparalleled and the need for more affordable housing options remains high. Throughout Board and Executive leadership changes, the organizational commitment to housing has not wavered.

Since the Grove Street opened in 1930, there have been some changes to the space and cosmetic updates with lighting, painting and flooring along the way. Plans to significantly update the space have been in conceptual development for a few years, but the COVID-19 pandemic prompted change in the design needs and creates a sense of urgency for the total project. This aligns with the intent and timing of the ARPA funding.

The specific design of the Men's Residence Renovation Project is responsive to pandemic era lessons/needs, but their impact on safety, dignity and privacy while serving an economically vulnerable population will stand the test of time. The financial planning for this one-time project accounts for moving, relocation, furnishings, an operating endowment and the construction that will transform the SRO units,

5/5/22, 10:19 AM

CITY OF EVANSTON Mail - McGaw YMCA Men's Residence Renovation Project

bathrooms & showers, common areas and the mechanical systems in the walls. When complete, the annual operations will continue to be self-sustaining.

As you consider the \$3M funding request before you, I urge you to confidently recommend this funding to City Council as a long-term investment in affordable housing that fully exemplifies the purposes of ARPA funding. Weigh the financial investment against the full tenure of the YMCA as a partner – from 1885 into the foreseeable future – along with the specifics of the project that overhauls the 156 SRO units, the 19,000 square feet of added program and gathering space, and the long-term commitment to affordability.

By designating ARPA funds to this effort, you are truly acknowledging and seeing the importance of housing at the Y – this special place where I work and our Resident Members live.

Thank you for considering the full weight of this request and taking my personal endorsement into account. Supporting the McGaw YMCA on the Men's Residence Renovation Project will bring the objectives of your committee work to fruition.

Please contact me at 847-475-7400 or [annec@mcgawymca.org](mailto:annec@mcgawymca.org) if you need any additional information.

Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,

Anne Connelly

McGaw YMCA Staff Member

May 3, 2022

Janine Hill  
1601 South Blvd  
Evanston, IL 60202

Dear Council Member Revelle,

I am writing as the McGaw YMCA Board Chairperson, having been connected to the Y and its work in Evanston for over 30 years. I have participated in Camp Echo as a child, as a parent with my daughter at the Children's Center, and for the past 7 years as a member of its governing Board.

For generations, people have encountered the Y and shared stories about after school, Camp Echo, the Children's Center, Y-Clubs, Summer Camp, swim lessons, basketball, Zumba, Yoga, cycling and the list goes on and on. In contrast, the experiences of the men who have called the Y their home at some point, are not as known or shared. I hope my words of support give insight into the impact of this program and brings you closer to the importance of the Men's Residence Renovation Project.

Over the last 124 years and at 4 different locations, it is estimated that 10,000-15,000 men have lived at the Y as Resident Members. The legacy of our work in housing is unparalleled and the need for more affordable housing options remains high. Throughout Board and Executive leadership changes, the organizational commitment to housing has not wavered. The Resident Member experience has shifted from tenant/landlord to a robust program with well-rounded support for our men. In its current program philosophy, the focus is bridge housing and wrap-around services with the end goal of permanent housing - whether that takes 6 months or 6+ years. The McGaw Team works with each Resident Member to make a plan together, then make it happen.

Over time, the physical space has had some changes too. In the 1970's, the resident rooms on the 2<sup>nd</sup> floor were converted to offices and program spaces. In the early 2000's, brought the renovation of the Mosaic Room and addition of a full kitchen. In addition, there have been cosmetic updates with lighting, painting and flooring along the way. Plans to significantly update the space have been in conceptual development for a few years, but the COVID-19 pandemic prompted change in the design needs and creates a sense of urgency for the total project.

The specific design of the Men's Residence Renovation Project is responsive to pandemic era lessons/needs, but their impact on safety, dignity and privacy while

servicing an economically vulnerable population will stand the test of time. The project is comprehensive in its planning as 156 men already live in the SRO units. The financial planning for this one-time project accounts for moving, relocation, furnishings, an operating endowment and the construction that will transform the SRO units, bathrooms & showers, common areas and the mechanical systems in the walls. When complete, the annual operations will continue to be self-sustaining.

As you consider the \$3M funding request before you and the City of Evanston, I urge you to confidently support it as long-term commitment to affordable housing that fully exemplifies the purpose of the ARPA funding. Weigh the financial investment against the full tenure of the YMCA as a partner – from 1885 into the foreseeable future – along with the specifics of the project that overhauls the 156 SRO units, the 19,000 square feet of added program and gathering space, and the 30-year affordability agreement. The impact will be generational for the often overlooked members of the community. By designating ARPA funds to this effort, you are truly acknowledging and seeing the Resident Members at Y and in our community.

As a Council Member, you are representing the needs in our community. Partnering with McGaw on the Men's Residence Renovation Project will address many of them. Please contact me at 708-261-7564 or [jlewis6@gmail.com](mailto:jlewis6@gmail.com) if you need any additional information.

Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,

A handwritten signature in cursive script that reads "Janine Hill". The signature is written in black ink and is positioned below the word "Sincerely,".

Janine Hill  
9<sup>th</sup> Ward Resident

May 3, 2022

Ms Eleanor Revelle  
Chair of Housing and Community Development Committee  
Morton Civic Center,  
2100 Ridge Ave.,  
Evanston, IL 60201

Dear Ms Revelle:

I am writing as a McGaw YMCA's President's Leadership Council Member having been connected to the Y and its work in Evanston for 46 years.

For generations, people have encountered the Y and shared stories about after school, Camp Echo, the Children's Center, Y-Clubs, Summer Camp, swim lessons, basketball, Zumba, Yoga, cycling and the list goes on and on. In contrast, the experiences of the men who have called the Y their home at some point, are not as known or shared. I hope my words of support give insight into the impact of this program and brings you closer to the importance of the Men's Residence Renovation Project.

Over the last 124 years and at 4 different locations, it is estimated that 10,000-15,000 men have lived at the Y as Resident Members. The legacy of our work in housing is unparalleled and the need for more affordable housing options remains high. Throughout Board and Executive leadership changes, the organizational commitment to housing has not wavered. The Resident Member experience has shifted from tenant/landlord to a robust program with well-rounded support for our men. In its current program philosophy, the focus is bridge housing and wrap-around services with the end goal of permanent housing - whether that takes 6 months or 6+ years. The McGaw Team works with each Resident Member to make a plan together, then make it happen.

Over time, the physical space has had some changes too. In the 1970's, the resident rooms on the 2<sup>nd</sup> floor were converted to offices and program spaces. In the early 2000's, brought the renovation of the Mosaic Room and addition of a full kitchen. In addition, there have been cosmetic updates with lighting, painting and flooring along the way. Plans to significantly update the space have been in conceptual development for a few years, but the COVID-19 pandemic prompted change in the design needs and creates a sense of urgency for the total project.

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As you consider the \$3M funding request before you and the City of Evanston, I urge you to confidently support it as long-term commitment to affordable housing that fully exemplifies the purpose of the ARPA funding. Weigh the financial investment against the full tenure of the YMCA as a partner – from 1885 into the foreseeable future – along with the specifics of the project that overhauls the 156 SRO units, the 19,000 square feet of added program and gathering space, and the 30-year affordability agreement. The impact will be generational for the often overlooked members of the community. By designating ARPA funds to this effort, you are truly acknowledging and seeing the Resident Members at Y and in our community.

As a Council Member, you are representing the needs in our community. Partnering with McGaw on the Men’s Residence Renovation Project will address many of them. Please contact me at [bart.rocca@sbcglobal.net](mailto:bart.rocca@sbcglobal.net), or (847)-864-7163 if you need any additional information.

Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,

Bart Rocca  
Ward 1 Resident

**Instructions:**

*Please let Roland know that we can add your name to the letter to be included in the Housing and Community Development Committee meeting on May 17.*

---

Date

Councilmember Eleanor Revelle, Chair  
Housing and Community Development Committee  
City of Evanston  
Evanston, IL

Dear Councilmember Revelle and Committee Members,

On behalf of the 156 Resident Members, it is my pleasure to enthusiastically endorse the \$3M request for support for the Men's Residence Renovation Project. It is our home today and will be the home for so many in the future.

We are a diverse collection of life experiences here. Veterans, professionals, retirees and young adults. But one significance commonality, is that 1000 is our home and the Residence Team is supporting us like family. The combination of the two are invaluable in transforming our lives.

And this renovation is needed. We are grateful for the diligent efforts throughout COVID to keep us all safe and the significant change to the facilities is the next step. As citizens of this community, we strongly urge you to make this investment in a resource that many will continue to need.

The Men's Residence Renovation Project will elevate safety, dignity and privacy for us. The staff has met with us and put our suggestions and needs into the design. In planning for the project, we can see they are trying to think of everything from moving, relocation, furnishings, and maintenance. All the while, making sure we can still afford to live here as long as we need to.

As you consider the \$3M funding request before you and the City of Evanston, please think of us. Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,



# Our partners

## Renovation

### LCM ARCHITECTS

*Improving usability in buildings*

LCM Architects is an award-winning architecture practice that delivers thoughtful, lasting, quality buildings that meet current accessibility standards. For more than 20 years, the foundation of its practice has been making buildings work for everyone.

### DESIGNS FOR DIGNITY

*Designing spaces of hope, dignity and comfort*

Designs for Dignity creates restorative environments for nonprofit service organizations and at-risk populations. D4D's mission aims to serve marginalized communities by harnessing the talents and resources of the design community at large to provide spaces that inspire hope and dignity as well as interaction and engagement.

### C. C. JOHNSON & MALHOTRA, P.C.

*Engineering solutions since 1979*

CCJM is a longstanding minority-owned firm providing a broad range of professional engineering solutions. Known as a leader in the sustainable design movement, this multi-disciplined group of engineers is a proud member of the U.S. Green Building Council.

### BULLEY & ANDREWS

*Applying expert renovation and construction services*

Bulley & Andrews is a general contractor with an approach centered on reliable communication, safe logistics, minimizing disruptions and providing timely execution. Its goal is to deliver high-quality services without compromising the building's sense of home.

## Ambassadors

### MCGAW YMCA BOARD OF DIRECTORS

#### Janine Hill

Chair

#### Mark Metz

Vice Chair

#### Sean Reynolds

Treasurer

#### Carey Bartell

Secretary

#### Directors

Omar Brown

Marcus Campbell

Aracely Canchola

Michael Cornell

Mireya Dominguez

Angela Edwards-Campbell

Curt Hansen

Katherine Heid

Casey Miller

Sebastian Nalls

Ryan Ollie

Marquis Parker

Allie Payne

John Pratt

Marjorie Rallins

Sarita Smith

Vincent Sweeney

Evonda Thomas-Smith

Lisa Yang

#### Matt Walsh

Ex-officio

### MCGAW YMCA PRESIDENT'S LEADERSHIP COUNCIL

#### Bob Reece

Chair

#### Council

Elijah Brewer

Dudley Brown

Vickie Burke

Alexander Butkus

Suzanne Calder

Peter Frankel

Steve Gilford

Freddi Greenberg

Doug Honnold

Kirk Hoopingarner

Dan Israelite

Rose Johnson

Pat Maunsell

Peter Morris

Nicki Pearson

John Peterson

Bart Rocca

Michele Rogers

Ingrid Stafford

Chuck Staley

Bill Tramel

Tom Walder

Matt Walsh

### COMMUNITY LEADERS

#### Daniel Biss

Mayor,  
City of Evanston

#### Kelley Gandurski

Interim City Manager,  
City of Evanston

#### Stephen H. Hagerty

CEO,  
Hagerty Consulting,  
Former Mayor,  
City of Evanston

#### Delores Holmes

Retired 5th Ward Alderperson,  
City of Evanston

#### Jonathan Nieuwsma

4th Ward Alderperson,  
City of Evanston

#### Jan Schakowsky

United States Congresswoman,  
Representing the 9th District of Illinois

## Funding

The Thomas F. and Susan P. Moran Family Foundation has generously committed \$1.6M to underwrite pre-development costs and launch the Men's Residence Renovation Project.

We are seeking additional six and seven figure gifts to lead this effort in conjunction with community support to secure funding by spring 2022, confirm Resident Member relocation and break ground in summer 2022.

Recognition opportunities are available including the entrance, lobby space, communal spaces and SRO units.



**From:** Joseph Reed <josephreed57@hotmail.com>  
**Sent:** Wednesday, May 11, 2022 11:54 AM  
**To:** Jodi Wickersheimer <JodiW@mcgawymca.org>  
**Subject:** McGaw Y

Date: May 11 2022

Councilmember Eleanor Revelle, Chair  
Housing and Community Development Committee  
City of Evanston  
Evanston, IL

Dear Councilmember Revelle and Committee Members,

I am writing as a McGaw YMCA staff member having been connected to the Y and its work in Evanston for 13 years. My work is part of the community, but we are a community inside this building with the men who live here too. I hope my words of support give insight into the impact of this program and brings you closer to the importance of the Men's Residence Renovation Project.

In my experience, Communication, Cooperation and Consideration are the cornerstone of Civilization. We are judged on how we treat the young and the old. As an overnight desk clerk, I have worn many hats and made good friends. These men laugh and cry and deserve an upgrade much like those in society who can afford a different environment I have lived here for 13 years; I have worked here for 10 years. There has been steady improvement in the quality of life, regardless of McGaw personnel. This speaks to the mission which I applaud. My stories are too numerous so, I simply thank everyone for their efforts, and I welcome any and all upgrades.

Over the last 124 years and at 4 different locations, it is estimated that 10,000-15,000 men have lived at the Y as Resident Members. The legacy of our work in housing is unparalleled and the need for more affordable housing options remains high. Throughout Board and Executive leadership changes, the organizational commitment to housing has not wavered.

Since the Grove Street opened in 1930, there have been some changes to the space and cosmetic updates with lighting, painting and flooring along the way. Plans to significantly update the space have been in conceptual development for a few years, but the COVID-19 pandemic prompted change in the design needs and creates a sense of urgency for the total project. This aligns with the intent and timing of the ARPA funding.

The specific design of the Men's Residence Renovation Project is responsive to pandemic era lessons/needs, but their impact on safety, dignity and privacy while serving an economically vulnerable population will stand the test of time. The financial planning for this one-time project accounts for moving, relocation, furnishings, an operating endowment and the construction that will transform the SRO units, bathrooms & showers, common areas and the mechanical systems in the walls. When complete, the annual operations will continue to be self-sustaining.

As you consider the \$3M funding request before you, I urge you to confidently recommend this funding to City Council as a long-term investment in affordable housing that fully exemplifies the purposes

of ARPA funding. Weigh the financial investment against the full tenure of the YMCA as a partner – from 1885 into the foreseeable future – along with the specifics of the project that overhauls the 156 SRO units, the 19,000 square feet of added program and gathering space, and the long-term commitment to affordability.

By designating ARPA funds to this effort, you are truly acknowledging and seeing the importance of housing at the Y – this special place where I work and our Resident Members live.

Thank you for considering the full weight of this request and taking my personal endorsement into account. Supporting the McGaw YMCA on the Men’s Residence Renovation Project will bring the objectives of your committee work to fruition.

Please contact me at [josephreed57@hotmail.com](mailto:josephreed57@hotmail.com) if you need any additional information.

Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,

Joseph Reed, recently retired  
McGaw YMCA Staff Member

April 22, 2022

Mr. Thomas M. Suffredin, 6th Ward  
Morton Civic Center  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Mr. Suffredin,

I am writing to you as someone who has been connected to the McGaw YMCA and its work in Evanston for over thirty years. Before my wife and I even moved to Evanston, I played handball at the Y. Since becoming an Evanston resident in the late 1980's, I have been involved with the organization in a variety of capacities. I have been a board member, board chair, member and/or chair of several board committees and volunteered in other ways whenever needed.

For generations, people have encountered the Y and shared stories about after school, Camp Echo, the Children's Center, Y-Clubs, Summer Camp, swim lessons, basketball, Zumba, Yoga, cycling and the list goes on and on. However, in contrast, the experiences of the men who have called the Y their home at some point are not as known or shared. I sincerely hope my words of support give insight into the impact of this program and brings you closer to the importance of the Men's Residence Renovation Project.

Over the last 124 years and at 4 different locations, it is estimated that 10,000-15,000 men have lived at the Y as Resident Members. The legacy of the McGaw YMCA's work in housing is unparalleled. At the same time, the need for more affordable housing options in our community continues to remain high. Throughout Board and Executive leadership changes, our YMCA's commitment to housing has remained steadfast. Over the years, the Resident Member experience has shifted from tenant/landlord relationship to a "this is your home" orientation with well-rounded support for our men. In its current philosophy, the Y's focus is bridge housing and "wrap-around" services with the end goal of permanent housing - whether that takes 6 months, 6 years or longer. Our McGaw Team works with each Resident Member to make a plan together, then make it happen.

Over time, the physical space has had some changes too. In the 1970's, the resident rooms on the 2<sup>nd</sup> floor were converted to offices and program spaces. The early 2000's brought the renovation of the Mosaic Room and addition of a full kitchen. In addition, there have been cosmetic updates with lighting, painting and flooring along the way. Plans to significantly update the space have been in

conceptual development for a few years, but the COVID-19 pandemic prompted change in the design needs and creates a sense of urgency for the total project.

The specific design of the Men's Residence Renovation Project is responsive to pandemic era lessons/needs. Moreover, the project's impact on safety, dignity and privacy, while serving an economically vulnerable population, will stand the test of time. The project is comprehensive in its planning as 156 men already live in the SRO units. The financial planning for this one-time project accounts for moving, relocation, furnishings, an operating endowment and the construction that will transform the SRO units, bathrooms & showers, common areas and the mechanical systems in the walls. When complete, the annual operations will continue to be self-sustaining.

As you consider the \$3M funding request before you and the City of Evanston, I urge you to be a strong supporter. Why, because it represents a long-term commitment to affordable housing that exemplifies the purpose of the ARPA funding. In your analysis, weigh the financial investment against the full tenure of the YMCA as a partner – from 1885 into the foreseeable future – along with the specifics of the project that overhauls the 156 SRO units, the 19,000 square feet of added program and gathering space, and the 30-year affordability agreement. The impact will be generational for the often overlooked citizens of the community. By designating ARPA funds to this effort, you are truly acknowledging and seeing the Y residents as important members of our Evanston community.

As a Council Member, you are representing the ongoing/future needs in Evanston. Partnering with McGaw on the Men's Residence Renovation Project will address many of them. Please telephone me at 847-400-7604 or email me at [sommersboy@comcast.net](mailto:sommersboy@comcast.net) if you need/want any additional information.

Thank you for your thoughtful consideration and support of McGaw YMCA.

Sincerely,

Peter D. Morris  
2320 Lawndale Avenue  
Evanston, IL 60201

Sixth Ward Resident

## Join the Conversation

2 Comments



**Helen C Gagel**

April 24, 2022 at 10:33 am

The Y SRO plan is an ideal use of ARPA funds. I hope the council makes it happen.

Reply



**Gayle Anderson**

April 24, 2022 at 11:19 am

I agree. At the latest Northlight production, Intimate Apparel, I asked several patrons what they thought about the move to Evanston. They, like I, were surprised at the \$2 million gift w/out consideration for ease of parking and that the audience is primarily elderly, appreciating the close, free access for parking at Northlight's current location. The services that the YMCA provides low to zero income men is needed and well used. We have Northwestern theater along with several smaller theater venues. I'd like to see upgrading the YMCA and its social services before giving so much to Northlight.

- -

## Join the Conversation

1 Comment



**AdrianC**

May 9, 2022 at 1:52 pm

NIMBYs have caused irreversible damage to affordable apartment availability but YMCA is one of the only facilities that are providing truly affordable and respectable apartments at a rate that actually meets peoples budgets. Bravo.

Reply

Like Comment Share

 **Evanston RoundTable** 10h · 

If all goes according to plan, Chief Development Officer Jodi Wickersheimer said, the Y hopes to begin work on the renovation sometime next summer.



evanstonroundtable.com  
**McGaw YMCA reveals plans to update 92-year-old Men's Residence - Evanston RoundTable**

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**Michael James Schram**

Seeing the Dignity of Man enhanced and embraced in this revitalization of the rooms surely to lift Spirits and the Hearts of many. Will put a 'spring in their step, and, a song in their hearts' as they move to improving their lives. God Bless the Foundation and scores of others.

8h Like Reply

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Write a comment...

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## Memorandum

To: Members of Housing & Community Development Committee  
From: Ana Elizarraga, Housing & Economic Development Analyst  
CC: Sarah Flax, Housing & Grants Manager  
Subject: Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization  
Date: May 17, 2022

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Recommended Action:

Staff requests consideration of the \$3,000,000 request from Family Focus for the Evanston Center Revitalization at 2010 Dewey Avenue.

Funding Source:

American Rescue Plan Act (ARPA) funds, account 170.99.XXXX.XXXX.

Committee Action:

For Action

Summary:

Family Focus requests \$3,000,000 for Phase 1 construction to revitalize and rehabilitate the Family Focus Evanston Center located at 2010 Dewey Avenue. Phase 1 will focus on the deferred maintenance of the building, estimated to cost \$4,107,658. This includes items that impact indoor air quality or life safety, such as: restroom ADA renovations, window repairs, roof repairs and maintenance to radiators, boilers and air units.

The use of ARPA funds for the Family Focus Evanston Center Revitalization directly addresses the myriad of systemic inequities faced by families in the Evanston 5th Ward community. Furthermore, the renovation assists in fulfilling the ARPA impact goal of building a bridge to economic recovery for working families. Completion of Phase 1 renovations will allow Family Focus to stabilize operations for current tenants with the ability to depend on full, long-term functionality of the building.

Since 1976, Family Focus has been a major resource hub for children, youth, and families living in Evanston's 5th Ward, whose youth and families struggle disproportionately with poverty, health inequities and community violence. When compared to other Evanston neighborhoods, the data is staggering.

- Residents of census tract 8092, the 5th Ward west of Green Bay road have a life expectancy of 75.5 years, which is 13.3 years less than the 88.8 year life expectancy in census tract 8088 in the 7th Ward.
- The median household income in census tract 8092 is \$44,458, compared to \$150,175 in the census tract 8089 in the 6th and 7th Wards.
- The percent of children living in poverty in census tract 8092 is 28.9%, while three census tracts in east Evanston have 0% of children living in poverty.
- According to School District 65's 2019 data, 20.4% of low-income Evanston students meet MAP standards in reading, while 69.9% of their non-low-income classmates meet or exceed the standards. The same gaps exist in math (13.5% vs. 56.7%).
- These economic and health disparities result in 14.5% of census tract 8092 residents reporting frequent mental health distress compared to 6.9% in census tract 8090 in the 6th Ward.

In Evanston, the struggle with youth violence mirrors that of many other Chicagoland cities. In 2021, nine youths between the ages of 14 and 24 were victims of gun violence in Evanston. According to the Brookings Institution, "civic infrastructure – particularly grassroots organizations – are critical in reducing forms of violence." Brookings explains that challenges arise when cities fail to fund grassroots efforts in high-crime neighborhoods. Princeton sociologist Patrick Sharkey, asserts that "the mere presence of community-based organizations within a neighborhood leads to reductions of violent crime." Family Focus provides multiple services to local children, youth and families to reverse detrimental trends in a collective effort with community partners. Programs provided at the Family Focus Evanston Center include:

- **Youth Development Services**—After school activities for children in 3rd through 8th grade, where lack of constructive activity and supervision can lead to risk-taking behavior.

- **Early Childhood Home Visiting** – For families with children birth to three, the Parents as Teachers (PAT) program impacts early childhood development, promotes literacy, and nurtures healthy parent-child relationships in the comfort of each family's home.
- **Family Advocacy (FAC)** - Funded by the Illinois Department of Children and Family Services (DCFS), the FAC provides supportive services to DCFS-involved families in the Evanston community.
- **Fatherhood Initiatives** – Open to new fathers, teenage fathers, uncles and grandfathers, this group supports fathers in building positive relationships with their children in a safe and welcoming setting.
- **Grandparents Raising Grandchildren** – A support group for grandparents raising their grandchildren that provides community and educational support for challenges like advocating for parental rights.

### FY 2021 Programmatic Outcomes

Program	Clients Served	% of Low-Income Families	% of Black or African-American Families	% of Latinx or Hispanic Families
Youth Development Services*	86 youths	79.00	94.00	3.00
Early Childhood Home Visiting**	207 children and parents	100.00	46.00	30.00
Family Advocacy (FAC)	105 families	--	28.00	25.00
* 80% of students participated for more than 30 days – the minimum amount needed to generate significant academic benefits				
** 1,2030 personal home visits with the PAT curriculum were delivered.				

Phase 1 expenses are eligible for ARPA except the Project Manager functions of identifying and securing funding, per federal regulation 2 CFR Part §200.442, which prohibits use of federal funds for fundraising.

The Family Focus Center is land-marked, but Phase 1 work would require administrative review by City Historic Preservation staff.



American Rescue Plan Act Funds, City of Evanston

May 9, 2022





## American Rescue Plan Act Funds, City of Evanston

May 9, 2022

### Capital Request Summary:

Family Focus humbly requests \$3,000,000 in ARPA funds from the City of Evanston for phase one construction to revitalize, rehabilitate and expand the Family Focus Evanston Center into a major community hub for children, youth and family support services. The vision is for Family Focus's Evanston Center to become a financially viable, vibrant and welcoming community hub for non-profits and Evanston residents. The Center will be a remarkable asset to the community as a safe place for residents to receive a variety of services that meet the needs of the whole family, starting with the earliest years and with equity at the core of all we do.

### Needs Statement:

Family Focus Evanston's Center is accessibly located within the 5<sup>th</sup> Ward of Evanston. Youth and families in the 5<sup>th</sup> Ward struggle disproportionately with poverty, health inequities and community violence. Mainly due to racial disparities, data for the 5<sup>th</sup> Ward is alarming in comparison to nearby 6<sup>th</sup> Ward, a more affluent community: 5<sup>th</sup> Ward residents have a life expectancy of 75.5 years, in comparison to 84.1 in the 6<sup>th</sup> Ward; 5<sup>th</sup> Ward residents have a \$44,458 median household income, compared to \$135,287 in the 6<sup>th</sup> Ward; and 5<sup>th</sup> Ward child poverty is 28.9% compared to 4% in the 6<sup>th</sup> Ward. These economic and health disparities result in 14.5% of 5<sup>th</sup> Ward residents facing mental health distress compared to 7.56% of 6<sup>th</sup> Ward residents.

These data trends impact Evanston youth in profound ways. There is a clear need for services that can help mitigate academic trends seen between youth based on race and economic backgrounds. According to School District 65's 2019 data, 20.4% of low-income Evanston students meet MAP standards in reading, while 69.9% of their non-low-income classmates meet or exceed the standards. The same gaps exist in math (13.5% vs. 56.7%). The achievement gap also exists along racial and economic lines. In 2021, there was a 39% percent gap between low income and non-low-income students in English Language Arts, and ELA gaps saw 39% between Black and White students and 31% between Hispanic and White students. Mathematics saw similar trends in 2021, with the gap between low and non-low-income students being 43%, for Black and White students the gap was 48%, and between Hispanic and White students it stood at 40%. Because Family Focus and our facility partners serve primarily low-income students of color, we are in a strong position to join our colleagues at District 65 and other youth-serving organizations in the effort to reverse that trend.

Neighborhood youth desire a safe and supportive space to spend their time after school at the Family Focus Center. In Evanston, the struggle with youth violence is just as real as many other Chicagoland cities. "In 2021, nine youths between the ages of 14 and 24 have been victims of gun violence in Evanston," according to [evanstonroundtable.com](http://evanstonroundtable.com). "The increase in youth violence disparately impacts lower-income, African American and people of color, consistent with the disparate impact of the coronavirus on these populations on overall health, housing stability and loss of employment," said Evanston representative Audrey Thompson.

The Center will address vocational inequities among young people of color by providing youth development programs that target teens and young adults. According to recent census data, in the age group of 16-19 years, about 11.5% of African Americans are neither in school nor working compared to about 5.3% of whites and 7.9% of Latinos, according to the report.

The Center will be a beacon of hope to local children, youth and families. No one person, organization, or school can reverse these trends on their own. We need collective effort with a clear purpose to change the lives of the next generation of youth. Our Evanston Center will coalesce the community around a mission of making the city a better place for children, youth and their families.

#### **Family Focus Mission and Overview:**

##### Mission Statement

Family Focus invests in strengthening families and their children in Chicago and NE Illinois, so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice.

##### Organization Overview

Family Focus was founded in 1976 by Bernice Weissbourd, a leading scholar, educator in child development, and the originator of the Family Support movement. Her vision, to promote the well-being of children by supporting and strengthening their families in their communities, was first established in the Family Focus Evanston center and has been the mission of Family Focus for over 46 years. Since merging with Chicago Child Care Society in January 2021, our centers serve over 9,000 participants throughout the Chicagoland neighborhoods of Englewood, Hermosa/Humboldt Park, Hyde Park, South Shore, and Lawndale, and the suburban communities of Aurora, DuPage County, Evanston, South Holland, and Highland Park/Lake County.

### *Early Childhood Programs*

Family Focus' early childhood programming helps parents with children ages (0-5) enhance their ability to provide and advocate for their families by strengthening parental knowledge and skills, promoting parent-child bonds and reducing social isolation. Early childhood development and education services include a combination of home based and center based (classroom) care and education, parenting classes and parent engagement and support. Family Focus establishes a customized Individual Family Support Plan at enrollment that is tracked by parent-teacher teams throughout the year. Home visitors meet with families in the environment where they spend most of their time and track progress along developmental domains to ensure that children are meeting critical developmental milestones.

Early interventions are critical to positive child development. Our data shows we experience a higher success rate by helping new parents get off to a good start with their children. Parent-child activities are designed to involve the parent and child in sharing and learning activities that foster gross motor, language, fine-motor, social, and emotional skills. Parent reflections and family support worker reports/observations during home visits help gauge parental knowledge of child development and attitudes regarding parent-child interactions. This program is integrated within other center programs, including the doula support (from pre-natal to the first few months after birth); Safe Start, which combats violence exposure in young children; Family Advocacy, which connects families to community services; and various targeted supported groups, such as those for fathers and grandparents.

Additionally, our Head Start preschool program is an early childcare and education program for children ages 6 weeks to 5 years for under-resourced families. This comprehensive program promotes school readiness, provides nutritious meals and access to free medical and dental screenings. In addition, we offer parents educational and training programs.

### *Youth Development Programs*

Instead of being home unsupervised after school, children at all grade levels are brought into an educational and safe environment with activities such as mentoring, homework help, games centered around STEM lessons, literacy through creative writing, visual and performing arts, character development and socioemotional learning, life skills training, and more. Our 21<sup>st</sup> Century programs work to ensure participants receive high quality academic and enrichment programs during out-of-schooltime to help them succeed in the classroom. Programs offer cross-curricular learning experiences with the intention that students become creative and independent problem solvers, effective communicators, collaborators, and self-directed learners.

### *Family Support Services*

Family support recognizes that when parents and caregivers have the support they need to succeed, children thrive. Many times, families participate in Family Focus' family support services in addition to early childhood and youth development programs creating a comprehensive network of services to meet the families' unique needs. Our programs, as a collective, address the complex needs of the families we serve and the emerging needs of the communities we serve through programs that include one or more of those listed below:

- **Family Advocacy Centers:** At Family Focus centers, we partner with the Department of Children and Family Services (DCFS) to provide parenting classes, one-on-one coaching and holistic family support from a staff member to parents who have been reported to DCFS for potential abuse or neglect. This service is also provided to the community.
- **Fatherhood Initiative:** Family Focus provides a positive environment for fathers to come together and support one another while learning appropriate parenting skills. Fathers in our program increase their understanding of their parental role, their child's development, healthy disciplinary techniques, and they become more actively involved in their child's education. In FY21 the Fatherhood Initiative served a total of 146 fathers.
- **Grandparents Raising Grandchildren:** Grandparents who become guardians during a family crisis are often unexpectedly thrust into caring for a young child without the needed supports such as, sufficient income, adequate housing and legal guardianship. Through referral, support groups and education, we help grandparents gain confidence and identify concrete support that strengthen their ability to care for their grandchildren.
- **Illinois Welcoming Centers** serve as a one-stop shop for community members. The model, that has been replicated across the state embodies the idea of a hub of services and resources for immigrants and refugees. The model includes the following key elements: 1) the concept of a "one-stop" shop where families can access resources and supports in one common welcoming location; 2) a co-location model that allows services to pop-up in alternate locations such as schools and libraries as well as bringing in partners and service providers to co-locate in our space to offer ease of access to services and successful referrals; 3) monthly community education/developments series that includes topics of interest guided by participants; and 4) a community alliance-a collaborative of community partners and stakeholders that identify gaps in service, duplication, and leverage relationships to support immigrants and refugees and bring services and resources to strengthen the community. Family Focus currently administers three Illinois Welcoming Centers and has consistently exceeded deliverables.
- **Immigration Services:** Immigration status can often be a barrier to accessing the services families need. Family Focus provides education and legal assistance to the growing immigrant population in the Chicago area to help reduce those barriers. Family Focus Aurora and Cicero

conducts ongoing workshops regarding US Citizenship and DACA Renewal Clinics with Department of Justice Accredited staff.

- Trauma – Focused Programs: Trauma- informed, therapeutic interventions for families with children under the age of six who have experienced a traumatic event. Dealing with the COVID-19 epidemic has been challenging. As soon as our referrals increased, we were forced to move to virtual therapy sessions. Given that our staff is accustomed to zoom conferencing and reflective supervision, it was a smooth transition for them to move to 'teletherapy.' Our therapists continue to work on creating a safe space via teletherapy. Leadership also provide staff with additional training in teletherapy to enhance their skills. There has been an increase in the number of referrals coming into the agency.

#### **Evanston History and Programming:**

The Family Focus Weissbourd building is home to Evanston's last predominantly Black school before desegregation, the historic Foster School. Today it houses some of Evanston's most impactful nonprofit organizations that provide a myriad of critical services and support. Fifteen distinct agencies are tenants of the Family Focus' Evanston Center. These entities, including Family Focus, continue to serve the same community hub purpose as Foster School.

In 1900 there were less than 750 Black citizens in Evanston so Foster School was originally all white students, built in 1905. However, from the Great Migration, the Black population grew by more than 5,000 people between 1900 and 1940. These residents were systematically segregated into a triangular area of the city, bounded by the North Shore Channel, the train tracks and Church Street. By 1940, the triangular area was 95% Black and Foster School was almost all Black taught by an all-white faculty.

During this time period, Black Evanstonians suffered the all too familiar segregation practices as other cities, limiting housing and loans, lack of access to civic participation, jobs, restaurants, theaters, and even hospitals turned away Black people. But in its constant show of resilience the triangle district built its own churches and businesses and was a thriving, self-sustaining community, even establishing its own Boy Scout troop and YMCA.

Foster School was the pulse of this close knit, high functioning community that made high-quality education a core value. In 1958, a devastating fire demolished part of the original building and damaged parts of the newer wing. Students were dispersed to other schools and churches until the school was rebuilt. In the late '60's the city established a laboratory school at Foster School known as Dr. Martin Luther King Jr. Laboratory School. In 1979 the lab school was moved to the former Skiles Middle School building, leaving the Foster School building abandoned until it was acquired by the Bernard and Bernice Weissbourd Family for Family Focus.

The Civil Rights Movement, desegregation, and the closing of Foster School coincided to disperse Black families of the 5<sup>th</sup> ward and thus began gentrification. More affluent families could afford to move to other parts of the city, leaving homes unaffordable for remaining families and dwindling customers for the Black-owned business community. Even today, Black families who attended Foster School or taught there have special memories and a deep love for the school, at the same time holding traumatic memories of their children bussed to other schools and having to assimilate to the dominant culture. With equity at the core of Family Focus present day work, we will humbly honor those memories and the rich history of Foster School by transforming the building into a vibrant 21<sup>st</sup> Century community hub, with state-of-the-art design and technology, welcoming to all who need it and building on the strength and resilience of community members.

Beginning in 1976 as the original drop-in center for parents in Evanston, Family Focus founder Bernice Weissbourd invited parents of young children to come together to provide support and camaraderie for one another to promote early childhood development. Forty-five years later the Family Focus Evanston Center continues to serve the Evanston community in programming aimed at Early Childhood Home Visiting, Family Advocacy, Youth Development, Fatherhood Intervention, and numerous other community partnership initiatives. We are committed to affirming Evanstonian culture while specifically honoring the unique history and experience of its Black population. While Black Evanstonians had to assimilate for survival throughout their entire history up to that point, Family Focus created a lasting space that’s dedicated to uplifting the experience of those often unseen. In more detail, we provide the following services in Evanston:

**Youth Development Services** – For children in 3rd through 8th grade offer after-school activities when an otherwise lack of constructive activity and supervision can lead to risk-taking behavior. Programs focus on STEM (Science, Technology, Engineering and Math), literacy through creative writing, tutoring, visual and performing arts, character development, life skills training, and social-emotional growth.

Outcomes:

80% of students participated for more than 30 days - the minimum amount needed to generate significant academic benefits.

Number of K-5th Graders	54
Number of 6th-8th Graders	32
% of Families are Low Income	79%
% of Families are Black or African-American	94%
% of Families are Latinx or Hispanic	3%

**% of Students are Diverse Learners 22%**

**Early Childhood Home Visiting** – for families with children birth to three, our Parents as Teachers (PAT) program impacts early childhood development, promotes literacy, and nurtures healthy parent-child relationships in the comfort of each family’s own home. Home visiting staff track progress along developmental domains to ensure that children are meeting critical developmental milestones through a customized Individual Family Support Plan at enrollment that is tracked by parent-teacher teams throughout the year.

Outcomes:

1,230 personal home visits with the Parents as Teachers curriculum were delivered.

<b>Number of Birth - 3 Children Visited</b>	<b>113</b>
<b>Number of Parents Visited</b>	<b>94</b>
<b>% of Families are Low Income</b>	<b>100%</b>
<b>% of Families are Black or African-American</b>	<b>46%</b>
<b>% of Families are Latinx or Hispanic</b>	<b>30%</b>
<b>% of Children need Early Intervention</b>	<b>8%</b>

**Family Advocacy (FAC)** – funded by the Illinois Department of Children and Family Services (DCFS), the FAC provides supportive services to DCFS-involved families in the Evanston community. Services to parents include parenting classes and coaching, supervised parental visits, access to community resources, court advocacy and home visits. This service is provided to the community at large as well.

Outcomes:

<b>Number of Families enrolled for ongoing support</b>	<b>105</b>
<b>% of Families were Referred by DCFS</b>	<b>88%</b>
<b>% of Families with Children in DCFS Placements</b>	<b>28%</b>

% of Families are Black or African-American	28%
% of Families are Latinx or Hispanic	25%

**Fatherhood Initiative** – open to new fathers, teenage fathers, uncles and grandfathers, this group supports fathers in building positive relationships with their children in a safe and welcoming setting. Services include parenting skills workshops, child support information, ex-offender rights, job referrals, father’s rights, and male-female relationship support. The Family Focus Evanston Fatherhood Initiative is a newly developed collaborative initiative with Family Focus; Childcare Network of Evanston; the City of Evanston; Fathers, Families and Healthy Communities; and the Infant Welfare Society of Evanston. Together, these programs aim to transform relationships between fathers and their families to create a world where men are more present and supportive in raising children.

**Grandparents Raising Grandchildren** – A support group for grandparents raising their grandchildren that provides community and educational support for challenges like advocating for parental rights. The Evanston Grandparents are a lively group participating in group activities such as on-stage performances and self-publishing books of poetry and essays.

The writing component of the group remains its core creative and expressive outlet, as it has been for years. Their first book, *Grandparents Rock, writings of the Second Chance Grandparents Group*, was published in 2015 and in 2020, the grandparents were the major force in a second book, *Family Focus Faces 2020 With Poetry*. This incredible book of 320 pages features poetry from poets aged 3 to 71. The books have been a fund raiser for Family Focus of Evanston, a source of performance art and most importantly a community collaboration that shows the power of art in transforming difficulties and isolation into inspiration. They are currently working on book 3.

**Evanston Center Partners**

The Family Focus Evanston Center located at 2010 Dewey Street in Evanston, Illinois has become a major hub for agencies and programs serving low and moderate-income adolescents and their families in Evanston’s 5th Ward. Today, Family Focus Evanston Center houses 15 tenants providing a wide range of services to approximately 5,000 unique participants annually. Many more are traditionally served and will be served once the period normalizes and our building is improved. Our partner organizations include: AFSCME (Local 1891); Awe-Sauce Hot Sauces; Delta Sigma Theta Sorority, Inc. (Evanston-North Shore Alumnae); Evanston Cradle to Career; Evanston Jr. Wildkits Football Team; The Giving Storeroom (Clothing Closet/Food Pantry); Haitian Congress to Fortify Haiti; Infant Welfare Society of Evanston/Teen Baby Nursery; Kingsway Preparatory School; McGaw YMCA (Foster Reading Center; Headstart; MetaMedia on Foster); NAACP

(Evanston/North Shore Branch); Noir d'Ébène Chocolat et Pâtisserie; Northwestern University / Digital Youth Divas; Aunt Martha's Health Services; and Open Studio Project.

Emphasizing Family Focus's commitment to community empowerment, the Center has an active community advisory board that plays a significant role in the operation of the center. Family Focus' auxiliary board is active, organized and involved, and participates in raising funds, volunteering and advocating for children and families throughout the community. The local board has a wide-ranging oversight of the programs offered at the Center and works with Family Focus staff to ensure excellence in service delivery. Their responsibilities and engagement are not only around oversight, but includes supporting the direction and vision of the center, as many Advisory Board members are longtime residents or past residents of Evanston with a deep understanding of the community and rooted in its history. Two members of note are past Evanston Center Director, Collette Allen, and current Advisory Board President and Family Focus board member, Rose Johnson.

**Capital Request Full Project Summary:**

The total projected cost for full renovation is approximately \$11,000,000. We request \$3,000,000 in ARPA funds in phase one construction to rehabilitate and expand the Evanston Center into a major community hub of youth and family services. Phase one will focus on the deferred maintenance of the Evanston Center Building, estimated to cost \$4,107,658. This includes much needed repairs to the windows, roof, and maintenance to all radiators, boilers, and air units. Phase one is critical to stabilizing the Center for current tenants to fully return to in-person services with the ability to depend on full functionality for the long-term. This provides them with the opportunity to deliver their services without interruption due to significant maintenance issues.

Phase two presents a plethora of opportunities for Family Focus, our tenants and the broader community. In subsequent phases, with construction improvements to the classrooms, library, and auditorium/theater, Family Focus will house a state of the art recreational, learning, and performance space equipped with the technology and resources that are not directly available to residents in the 5<sup>th</sup> Ward, including a 3,700 square foot historic auditorium. This theater space will serve current and future tenants, community organizations, and local residents for theater performances, instruction and end-of-the-year programming. For example, the Black theater troupe at Fleetwood-Jourdain can use the theater for their performances, rather than using their limited-space gymnasium. Additionally, School District 65 will have full access to the theater for school programming, enhancing performance opportunities for local schools.

Continuing, Family Focus plans to introduce a culinary incubator program in our 1,050 square foot kitchen, with four cooking stations to teach youth participants and families on nutrition and culinary arts while introducing culinary employment as a vocational option for participants. The space could also be rented out to local caterers who do not have the capacity to handle larger production orders. The entrepreneurial spirit of the African American community will be bolstered by access to the

Family Focus kitchen. Often, business success for African American small businesses is limited from a lack of access to affordable, high quality service spaces. With our kitchen access, local businesses can sustain and expand their operations.

In the modern world, computer services and internet access are crucial to every aspect of our lives. ARPA funds will assist in renovating our computer room with updated technological options through better computers and appliances like a new 3D printer and updated color copier-printer-scanner. The Evanston Center currently hosts the Comcast Lift Zone, which provides free public WiFi to the neighborhood. ARPA funds will augment the effectiveness of the Lift Zone program by upgrading the computer lab currently used by students and adults on a drop-in basis.

In the long term, Family Focus envisions several additional amenities housed in the redeveloped Center including: a larger community garden, a protected play area for children, community lounge, small business incubator resources, state of the art commercial kitchen for culinary programs, renovated basketball court, staff “quiet/peace” room, flexible space for small non-profit “hoteling.”; and a solar panel roof garden that will power up the Center, aiming for a net-zero carbon space. Utilizing the successful Welcoming Center model, we would have community space and co-location opportunities for programs and services that are not currently provided by Family Focus or current tenants. The renovations will ensure that we can attract long-term and short-term tenants to provide robust programming that meets the needs of community members on a systemic level.

Working collaboratively, Family Focus is committed to quality of life and outcomes of every single Evanston City resident. The ARPA funds will propel our mission forward and allow us to serve the community in a fashion that will uplift hearts, educate young minds, and inspire the thinking that will create the necessary change right in our own backyard. Working together with our trusted partners, we will build out a comprehensive service campus that addresses the needs of local residents. These partners include School District 65, Evanston Public Library, Evanston Community Foundation, Foster Community Campus concept, the proposed STEAM Center of Excellence, Aunt Martha’s Health and Wellness, and other community-based organizations. The campus will leverage Family Focus’ history in the community as a youth programming provider to create a safe space for residents and organizations to expand those services at our Evanston Center. Evanston Rebuilding Warehouse/Rebuilding Exchange is a strong potential partner for what is sure to be a dynamic, multi-faceted project, if we are successful in securing these ARPA funds.

Family Focus will raise the remaining capital funds needed for the construction costs through a targeted fundraising campaign in the Evanston community. ARPA funds will propel and catalyze community support in this endeavor.

#### **Foster Center Our Place**

Foster Center Our Place was a community-based advocacy group that was assembled in late 2017 for the purpose of ‘saving the building’ when Family Focus announced it was exploring the sale of

the building. During 2018, the group put together a vision for what the building could become. These renderings and concepts will be shared in Appendix 3 at the end of this document. Together with FCOP's continued support, Family Focus and our community partners have galvanized the needed support to imagine an amazing future for the Evanston Center.

### **Impact Summary**

Once complete, the Family Focus Evanston Center will be a vibrant and robust community asset. We will have the space, configuration, and physical environment to enhance the quality of life for 5th Ward residents. Family Focus, our tenants, and partners will provide services in a safe place for residents that will meet the needs of the whole family starting in the earliest years with equity at the Center. Family Focus will continue providing services that activate the agency's mission and will serve as a trusted collaborator with other tenants and the City of Evanston community through direct service provision, tenant relationships and services while supporting the economic advancement goals of the City of Evanston. A fully renovated Center will be able to address some of the health disparities and educational achievement gaps referenced on pages one and two of this proposal with the goal of leading to longer-term positive outcomes and social and economic mobility for 5<sup>th</sup> Ward residents.

This project is more than a straightforward capital request. Family Focus sees this as our opportunity to directly address the myriad of systemic inequities faced by families that depended on the Foster School for education, support and a safe community gathering place. We are committed to leveraging the former Foster School, now Family Focus Our Place Center as a vibrant, robust asset to the community in ways not previously imagined. Today, with equity at the core of all we do, we have an unwavering commitment to the 5<sup>th</sup> Ward residents as they navigate the tribulations of a post pandemic society.

### **Appendices Table of Contents:**

- Appendix 1: Executive Leadership and Board Rosters
- Appendix 2: Building Renovation and Proposed Budget
- Appendix 3: Evanston Center Partners
- Appendix 4: FCOP Renderings
- Appendix 5: IFF Report
- Appendix 6: Letters of Support

## Appendix 1

### Executive Leadership and Board Rosters

#### **Leadership**

Dara Munson, President & CEO

773-643-0452 ext. 2469

Dara.munson@family-focus.org

Dara Munson, formerly CEO of Chicago Child Care Society, is a native of Detroit and past President & CEO of Big Brothers Big Sisters of Metro Detroit, past COO of Girl Scouts of Southeastern Michigan, and past Senior Director of United Way of Southeastern Michigan. Munson has 26 years of human service/non-profit experience with the majority of that time being in mission critical and executive level roles. Munson's early career and education were in criminal justice, and she now serves as Chair of the Board of Trustees of the Eastern Michigan University Foundation Board (her alma mater). Munson also serves Chicagoland in several leadership positions including Chair of Chicago Alliance for Collaborative Effort (CACE), Board Member and Vice Chair of Membership for the International Women's Forum (IWF)-Chicago Chapter. She is a member of the Chicago Cook Workforce Partnership Youth Committee, Illinois Partners for Human Services Board of Directors, and the Southside Giving Circle for the Chicago Foundation for Women. She is a member of Alpha Kappa Alpha Sorority, Inc. and The Links, Incorporated.

Dottie Johnson, CFO

773-643-0452 ext. 2463

Dottie.Johnson@family-focus.org

Dottie Johnson joined Family Focus as Chief Financial Officer in 2021 and oversees all aspects of its finances, information technology and facilities management. In her role, Dottie is responsible with providing strategic financial leadership to support our growth and development opportunities.,

Dottie has nearly 30 years of experience in financial leadership roles in the nonprofit sector. Previously, she served as the CFO and Controller for Chicago Commons where she was responsible for all facets of the financial strategy, planning, management, and accounting. Prior to her time at Chicago Commons, she has held varying financial leadership positions in the nonprofit sector, providing strategic direction to leadership teams on financial sustainability, overseeing investments and liquidity, financial risk assessment, and resource allocation decisions.

She is a Certified Public Accountant and holds a Bachelor of Science degree in Business from Murray State University.

Mariana Osoria, SVP of Partnerships & Engagement

312-421-5200 ext. 140

Mariana.Osoria@family-focus.org

Mariana Osoria has dedicated her work to the field of social services for over thirty years, the last twenty in executive leadership and management. Prior to her current role she was the Vice President of Centers at Family Focus, with the Aurora, DuPage, and Nuestra Familia (Cicero & Chicago) centers under her purview. Before joining Family Focus in 2006, she held a number of positions at Youth Guidance, the last being Program Manager for Project STRIVE. Her work has focused on designing and implementing programs and systems to positively impact Latino and African American communities. Mariana is also a national trainer and facilitator in the areas of anti-poverty, community development, racial equity, and diversity. Mariana's civic leadership includes membership on the board of LUCHA, PCC Wellness, the inaugural City of Aurora Education Commission, Co-Chair of the Puerto Rican Agenda, and Co-Chair of the Education Committee of Illinois Unidos. She received her master's degree from the University of Chicago Crown Family School of Social Work, Policy and Practice (formerly the School of Social Service Administration).

Sherneron Hilliard, SVP of Programs and Impact

312-421-5200 ext. 132

sherneron.hilliard@family-focus.org

Sherneron Hilliard has held many roles at Family Focus, most recently as the Senior Vice President of Programs and Impact. She served as the Center Director of the Lawndale center for seven years, having graduated as the Project Director of Adult Services for eight years also at the Lawndale site. Prior to joining Family Focus she implemented youth development programs in schools, worked as a child welfare worker, and as an individual and family therapist in various settings. Sherneron has a B.A. from Jackson State University and a M.S.W. from Loyola University. She is currently pursuing a doctoral degree in Education Counseling Psychology.

Linda Balsamo, SVP of People & Culture

773-643-0452 ext. 2486

[linda.balsamo@family-focus.org](mailto:linda.balsamo@family-focus.org)

Linda Balsamo has served in HR leadership roles at corporate and non-profit organizations for over 25 years. Prior to her role as Chief People Officer at Chicago Child Care Society, Linda was the Chief Administration Officer at NorthPointe Resources, where she helped drive organizational development and strategic change, as well as build human capital through training and development. Prior to her role at NorthPointe Resources, she worked in the Compensation & Benefits Division at Walgreen Co., managing the Employee Assistance Program and voluntary benefits for the organization of 250,000 employees. Linda is also an Adjunct Professor at National Louis University and currently teaches Performance Analysis & Management and Organizational Effectiveness & Development at the graduate level. Linda earned her PhD in Human & Organizational Systems from Fielding Graduate University and an MBA in Finance from Loyola University. She was also the recipient of the 2007 Distinguished Paper Award by the North American Management Society.

Vanessa J. Allen, Center Director of Family Focus Evanston

847.475.7570 ext. 15

[vanessa.allen@family-focus.org](mailto:vanessa.allen@family-focus.org)

Vanessa J. Allen has been with Family Focus Evanston for over 18 years. Initially hired as a direct service staff worker, she later transitioned to the role of Program Manager/Supervisor of the Family Advocacy Center Program and the Early Childhood Program. Her current role is that of Center Director and Director of Programs. Vanessa holds a Master of Social Work degree (MSW) and a EdD in Education (Counseling Psychology). She is also a state of Illinois Licensed Clinical Social Worker. Vanessa is a native of the city of Chicago but has resided in Evanston for more than 20 years. In addition to her role at Family Focus, Vanessa is a member of several organizations, including the NASW, NAACP, a member of Delta Sigma Theta Sorority, Incorporated. Vanessa has a passion for empowering individuals and families and is dedicated to the welfare of her community.

**Family Focus Board of Directors Real Estate Committee**

Stephen Friedman, SB Friedman Development Advisors-Chair

Jamel Alikhan- Managing Director, Illinois Commercial Banking-CIBC

Barry Barretta- Managing Director, Financial Services Risk Management- Ernst & Young

Anne Gibson, National Practice Leader, Vice President-Nelson World Wide

Nicole Sims, Principal-Crowe LLP

Lynne Rosinsky, SVP/Managing Director, Large Corporate- First Midwest Bank of Highland Park

Jeffrey Hines, Principal Managing Partner State Farm Insurance

Steven Hunter, Partner-Quarles &Brady, LLP

**Family Focus Evanston Auxillary Board**

Collette Allen

Lun Ye Crim Barefield

Carol Bobrow

Michelle Macklin Burton

Walter S. Calhoun

George Dotson

John Fuller

Linda Glew

Kristian Harris

Rose Johnson

Bennie Jones

Stephanie Murray

Karen Schneidman

Anne Sills

Jessy Thomas

Kim R. Tulsy

Mary J. Wilkerson

## Appendix 2

### Evanston Building Renovation Proposed Budget

<b>Phase 1: Short-Term Renovations/Repairs to Address Yrs 1-2:</b>	<b>Notes</b>
Renovations of Existing Restrooms (ADA compliant)	
Windows - Repair Flashing & Sealant	
Flooring - Replacement of Carpet	
Electrical Service Upgrades	
Classroom Sinks - Repair/Replacement	
IT Upgrades - Stable Internet/Network	
Ceiling Tiles - Replacement of damaged tiles	
Roof Replacement	
Building Tuckpointing/Power washing	
Exterior Security Lighting	
Theater Renovation (Sound, Lighting, Seating, Flooring)	
Estimated Construction Costs	\$ 2,667,388
	Costs based on IFF Report, adjusted for inflation
Project Manager	\$ 400,000
	Lead community and partner engagement, recommend ideal tenant mix, identify/secure funding
Soft Costs (25%) Professional Services	\$ 666,847
Contingency @ 10%	\$ 373,423
	Architects, legal, etc.
<b>Estimated Budget for Phase 1 (Years 1-2)</b>	<b>\$ 4,107,658</b>
<b>Phase 2: Building Re-Design/Uplift (Years 3+)</b>	
Demolition/construction for new build-out	\$ 1,316,250
New HVAC System	\$ 1,750,000
	Projected costs are rough estimates; will be revised once project manager has secured contractors for project.
Lighting Upgrades (Energy Efficient/LED)	\$ 500,000
Replace Plumbing	\$ 250,000
Update outdoor playground surfacing/equipment	\$ 300,000
Estimated Construction Costs	\$ 4,116,250
Project Manager	\$ 300,000
Soft Costs (25%) Professional Services	\$ 1,029,063
Contingency @ 10%	\$ 544,531
<b>Estimated Construction Budget (2022 - 2025)</b>	<b>\$ 5,989,844</b>
Operational Endowment	\$ 1,000,000
	Provide annual revenue streams to cover ongoing building maintenance
<b>Total Projected Budget</b>	<b>\$ 11,097,502</b>
<b>Sources:</b>	
Evanston ARPA Request	\$ 3,000,000
	Request in process
State of Illinois Capital Funding	\$ 1,275,000
	Secured
Federal Capital Request - Jan S.	\$ 1,130,845
	Request in process
Capital Fundraising Campaign	\$ 2,000,000
	Project Manager Responsibility
Other Sources to be Identified	\$ 3,691,657
	Project Manager Responsibility
<b>Total Projected Sources</b>	<b>\$ 11,097,502</b>

### Appendix 3

#### Evanston Center Partners

##### AFSCME (Local 1891)



American Federation of State, County & Municipal Employees was founded during the Great Depression on a simple idea – that a professional civil service is essential to a strong democracy. The business of the people should be carried out by individuals dedicated to serving their communities, not those who have close connections to politicians. This idea has sustained AFSCME through nearly nine decades, as it has grown from a fledgling organization of a few thousand people to one of the most potent forces in the labor movement.

##### Aunt Martha's Health Services



Aunt Martha's Health and Wellness boldly commits to supporting the well-being of our communities, ensuring equity in access and delivering exceptional care inspired by a culture of innovation. We envision strong, healthy communities, where everyone has access to high quality health and wellness care, leading to better social and emotional health.

##### Awe-Sauce Hot Sauces



Hot Sauces are made from organically grown, premium peppers, using no pesticides or chemical fertilizers. Our recipes are 20 years in the making. We choose pepper blends, and select seasonings that provide flavorful heat. AWE-SAUCES can be used directly on your dish of choice or as a compliment seasoning to your own recipes.



### Delta Sigma Theta Sorority, Inc. (Evanston-North Shore Alumnae)

Delta Sigma Theta was the first Black sorority in Evanston, Illinois. The principal purposes and aims of this public service sorority are to establish, maintain and encourage high cultural, intellectual and moral standards among its members; to engage in public service programs; and to promote and encourage achievement in education by granting scholarships to high school graduates from the Evanston area.



### Evanston Cradle to Career

Evanston Cradle to Career believes all children and families must have access to the resources and opportunities they need to thrive and enjoy full, healthy lives. Equity is good for everyone.



### Evanston Jr. Wildkits Football Team

Founded in 1994, The Evanston Junior Wildkits Football & Cheerleading program is a grassroots youth mentoring & football organization that became a part of the Central Suburban Youth Football League, which is comprised of teams from the North Shore of Illinois.



### Giving Storeroom (Clothing Closet/Food Pantry)

Located in the Weissbourd-Holmes Family Focus Center in Evanston, IL, The Giving Storeroom is a food pantry and clothing closet that serves the needs of the community. We operate on generous donations from volunteers, community members & organizations.



### Haitian Congress to Fortify Haiti

The Haitian Congress to Fortify Haiti continues to serve the Haitian community here in the states and in Haiti. As we celebrate 12 years of service and activism, we honor we continue to work and collaborate with other organizations to improve the lives of the Haitian people.



### Infant Welfare Society of Evanston/Teen Baby Nursery

Teen Baby Nursery (TBN) is a NAEYC Accredited, full-day child care and early education program with a capacity for 16 children of young parents ages 14 to 23 who live in Evanston, specializing in infant and toddler care for children of teenage parents. Teen Baby Nursery is committed to ensuring that children enter school ready to learn.



### Kingsway Preparatory School

We desire to be a beacon in the community and are dedicated to providing a disciplined academic environment that is conducive for spiritual growth, character development and academic achievement. We seek to establish a culture where teachers are encouraged to

create and students are allowed to explore and grow in an exciting and engaging learning environment.



#### McGaw YMCA (Foster Reading Center; HeadStart; MetaMedia Programs)

The McGaw YMCA cultivates the whole person, strengthens community, and provides equitable access to transformational experiences that uplift the mind, body, and spirit.

#### NAACP (Evanston/North Shore Branch)



The mission of the National Association for the Advancement of Colored People (NAACP) is to secure the political, educational, social, and economic equality of rights in order to eliminate race-based discrimination and ensure the health and well-being of all persons.

#### Noir d'Ébène Chocolat et Pâtisserie



Noir d'Ébène chocolat et pâtisserie is an Evanston, Illinois – based artisanal pastry and chocolate boutique studio created by founder and professional pastry chef/chocolatier Journey Shannon. The incredible edible gifts are handcrafted with the freshest ingredients available – Noir d'Ébène prides itself on using the same kind of natural ingredients that mom did when baking cakes on a Saturday afternoon. Cacao nibs, cake and all-purpose flour, European-style butter, Madagascar Bourbon vanilla bean paste, granulated sugar, French or Portuguese sea salt and other wonderful, exciting, and complementary ingredients.

## Northwestern University / Digital Youth Divas



Digital Youth Divas is an out-of-school program that engages middle school girls, especially those from non-dominant communities, in design-based engineering and computer science activities driven by a narrative story. The program supports girls to develop STEM identities by participating within face-to-face and online spaces to design, create, and re-imagine everyday artifacts (jewelry, hair accessories, music) and activities (dancing and talking to friends) using techniques including collaboration, critique, circuitry, coding, and fabrication.

Since 2013, over 300 girls have participated in core Digital Youth Divas in Chicago. Over the course of the program, girls have demonstrated increased domain-specific content knowledge and development of initial interest in STEM.



## Open Studio Project

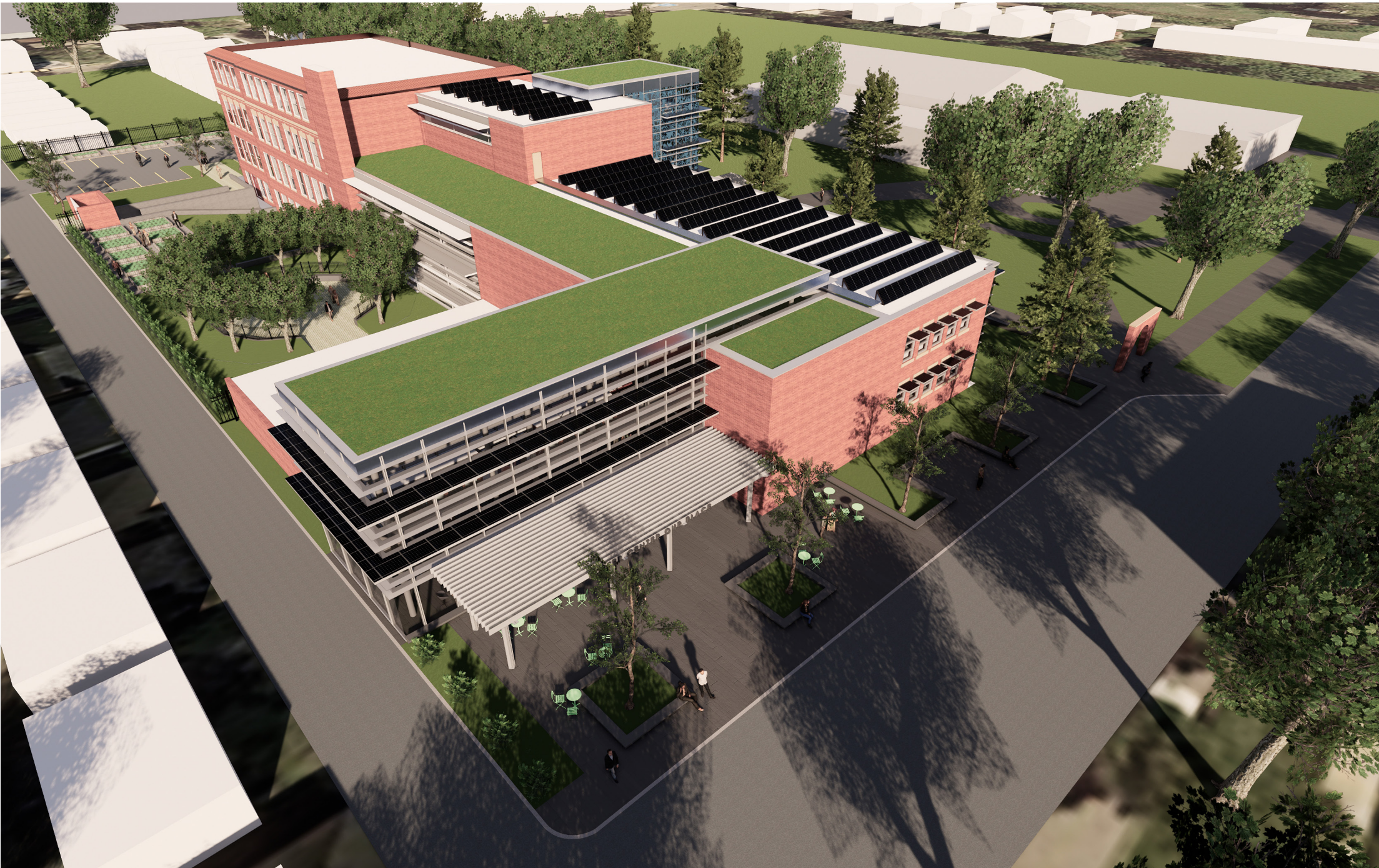
Our mission is to bring art directly to individuals for personal growth, social-emotional learning, and community well-being.

Appendix 4

FCOP Renderings

Foster Center Our Place had these architectural renderings done in 2019, envisioning the potential of the historic Foster School.

Family Focus agrees with the vision.



DESIGN OVERVIEW

FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019

**COMMUNITY GARDEN**

Farm and community garden plots that bring food to the center of community with training and mentoring opportunities for all generations

**PROTECTED PLAY AREA FOR CHILDREN**

**SOLAR THERMAL ROOF PIECES**

For hot water supply in the kitchen

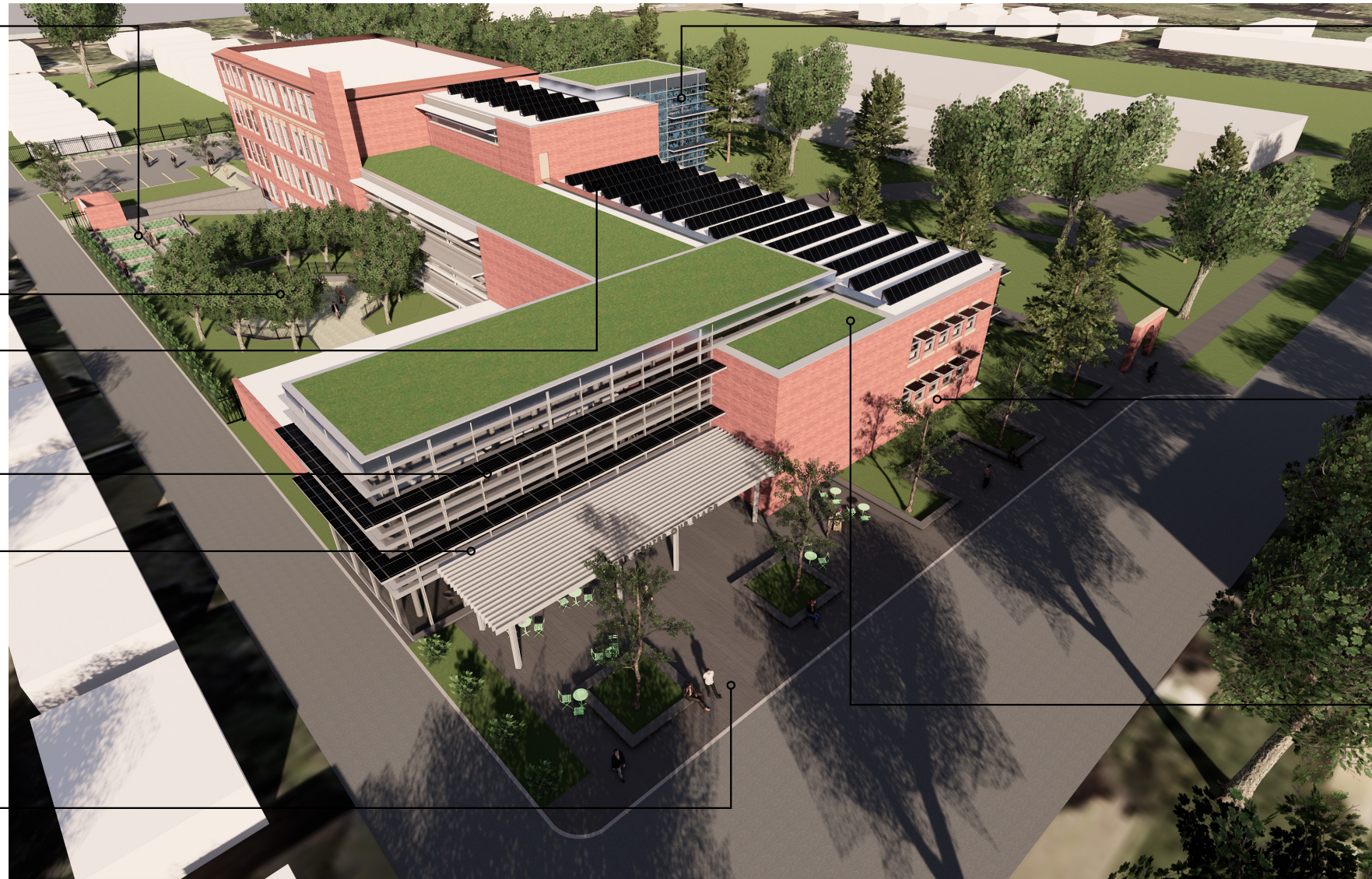
**PHOTO-VOLTAIC SUNSHADES**

**COMMUNITY LOUNGE & INFANT CARE ENTRY**

The building entry is re-aligned along Foster Avenue with a year round community lounge providing a comforting safe space for the 5th Ward community. The Infant Care stays on ground level with a protected entry.

**COMMUNITY PLAZA**

An inviting Plaza anchors a new community entrance & lounge along Foster Avenue



**EAST ENTRY PAVILLION**

East pedestrian flow along Foster park and Fleetwood Jourdain Community Center is anchored with the east entry pavillion providing access to the theatre and multi-purpose rooms that can be configured as community art, social & cultural activities. The pavillion also presents an opportunity to collaborate with local artists for art in public space.

**WELCOME CENTER**

An accessible connection from the main community entry leads to the new welcome center on the south-east corner of the building. The Welcome Center engages the community to the history of the 5th Ward and also encourages participation in the various programs and activities happening in the building.

**GREEN ROOF**

Green roof is a sustainable practice that slows rain water run-offs, boosts thermal performance of a building, reduces CO2 emissions, supports wildlife habitats and improves air quality

DESIGN FEATURES

FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019





NEW COMMUNITY ENTRY PLAZA & PAVILLION ALONG FOSTER AVENUE

FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019

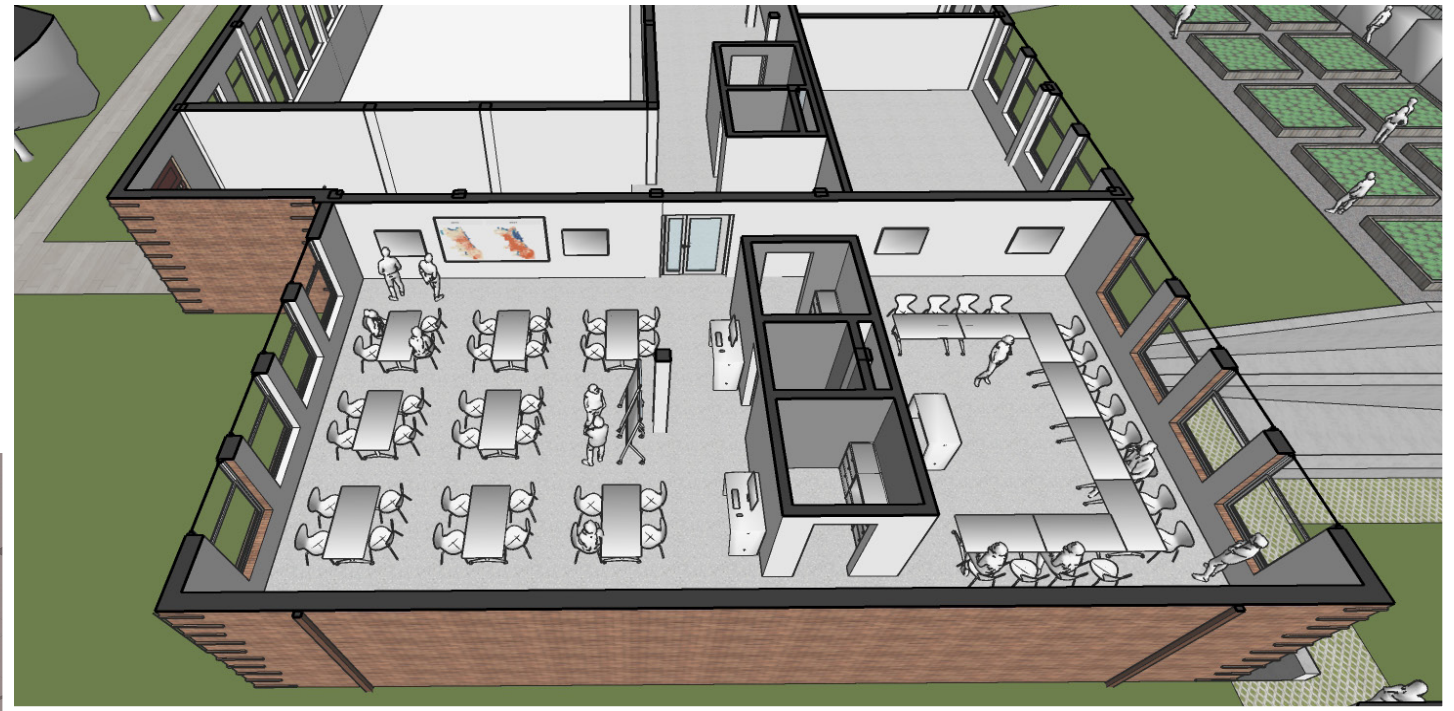




NEW COMMUNITY LOUNGE AND INFANT CARE ENTRANCE ALONG FOSTER AVENUE  
FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019



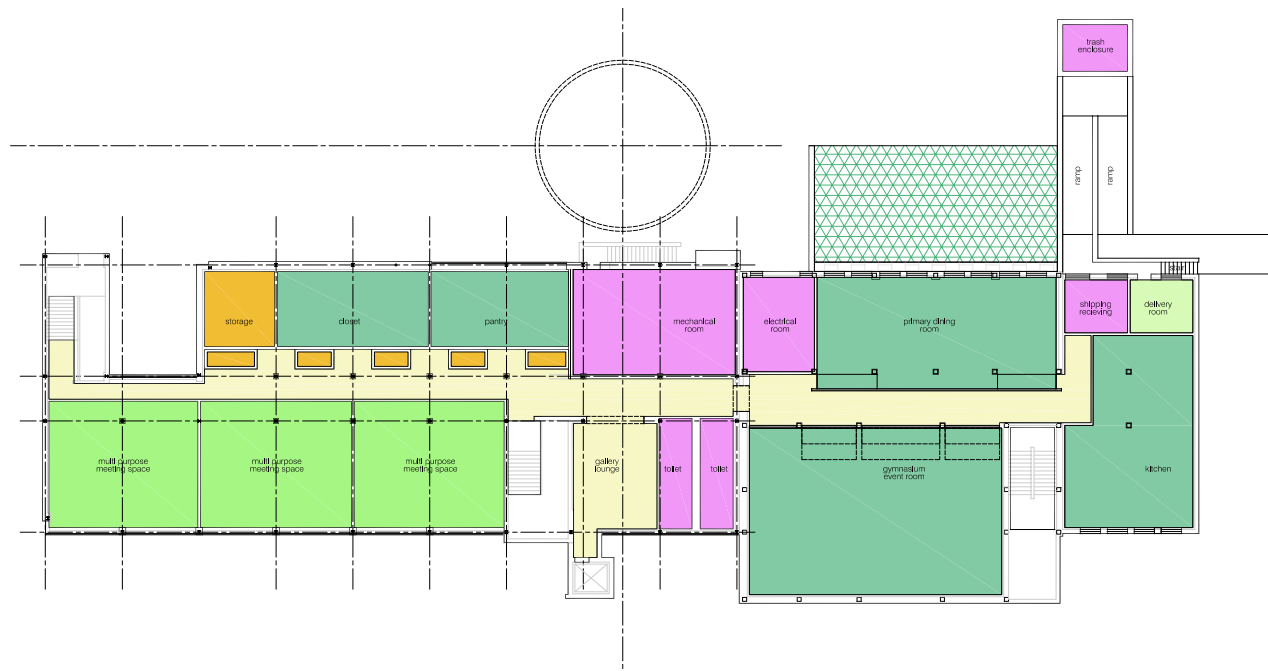
APPROACHING EAST ENTRY PAVILLION FROM FLEETWOOD-JOURDAIN COMMUNITY CENTER  
FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019



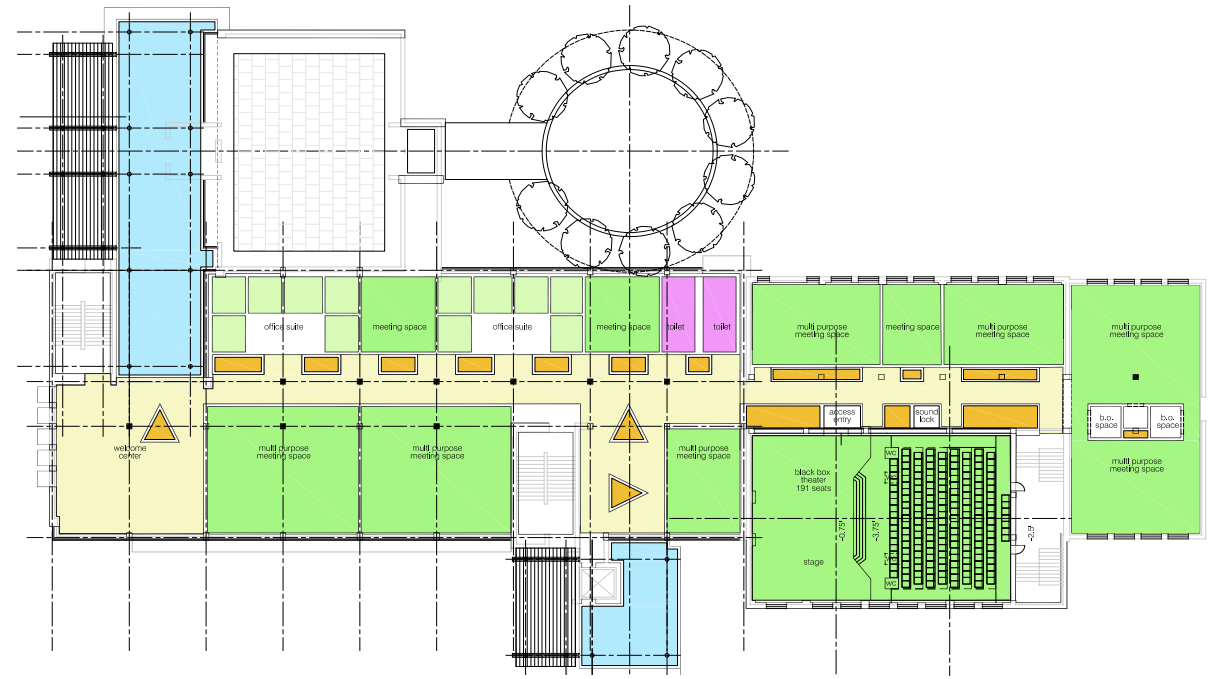
MULTI-PURPOSE ROOM LAYOUT

FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019

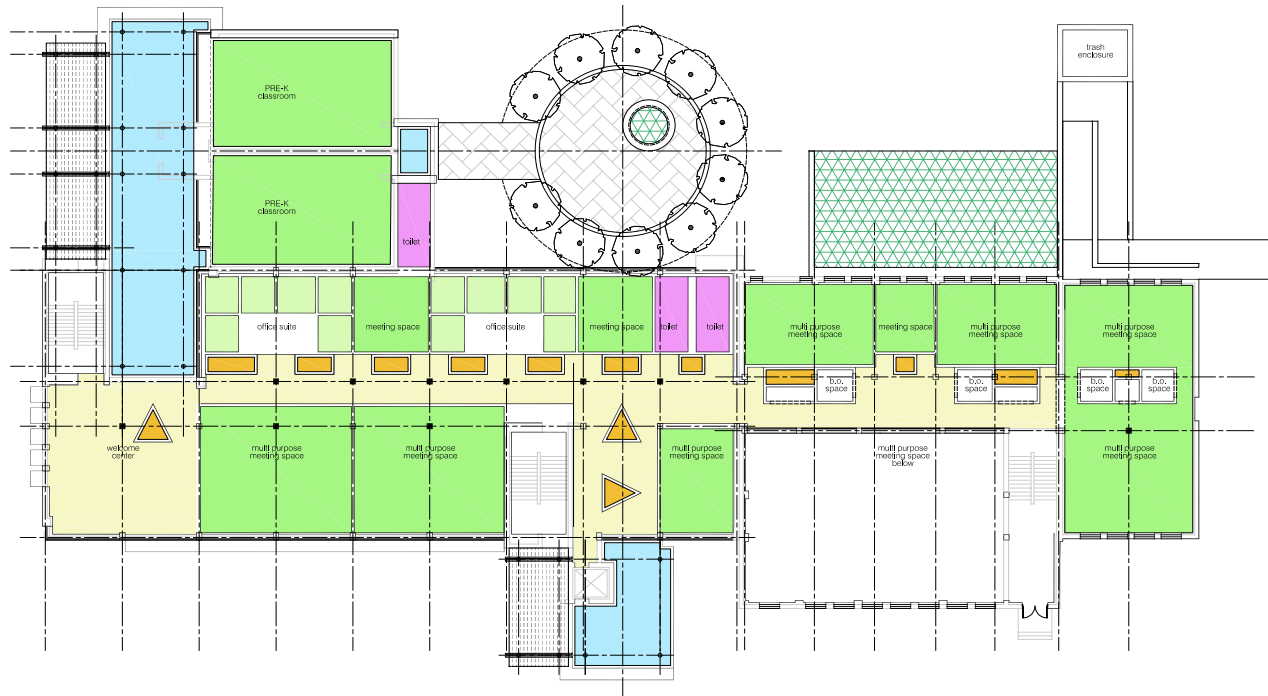




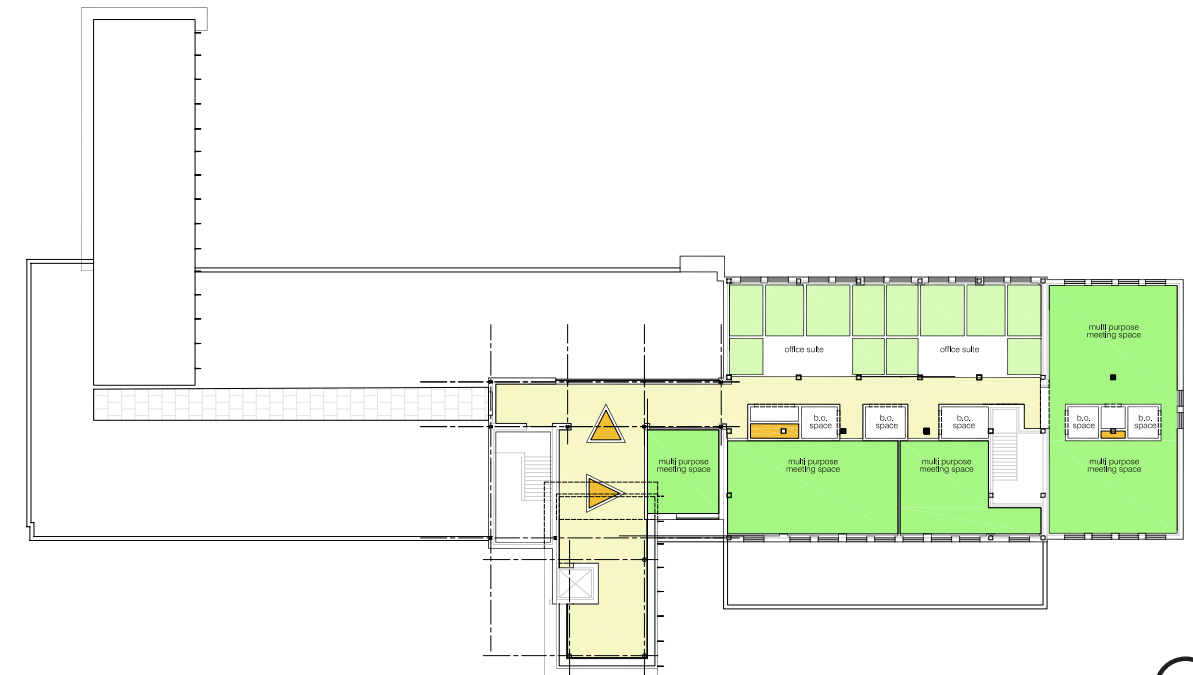
LOWER LEVEL FLOOR PLAN



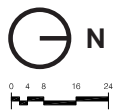
SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



PLAN DIAGRAMS

FOSTER CENTER OUR PLACE | 2010 DEWEY, EVANSTON, ILLINOIS | CONCEPT DESIGN | JULY 24, 2019





Sharing a mission of change

**Illinois**

333 South Wabash Ave.  
Suite 2800  
Chicago, IL 60604  
312 629 0060

**Indiana**

The Platform  
202 East Market St.  
Indianapolis, IN 46204  
317 454 8530

**Michigan**

3011 West Grand Blvd.  
Suite 1715  
Detroit, MI 48202  
313 309 7825

**Minnesota**

527 Marquette Ave.  
Suite 1150  
Minneapolis, MN 55402  
612 814 0310

**Missouri**

911 Washington Ave.  
Suite 203  
St. Louis, MO 63101  
314 588 8840

**Ohio**

500 South Front St.  
Suite 125  
Columbus, OH 43215  
614 484 1811

**Wisconsin**

215 North Water St.  
Suite 225  
Milwaukee, WI 53202  
414 563 1100

**FAMILY FOCUS  
Facility Assessment  
2010 Dewey Street, Evanston, Illinois**

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Prepared by IFF  
July 28, 2021

**Introduction**

On June 15, 2021, IFF visited and assessed Family Focus’ building located at 2010 Dewey Ave in Evanston, IL. This report is an update of the findings from an assessment conducted in 2016, which reflects current needs and renders an opinion on the physical condition with an eye towards improvements for potential long-term tenants. There is an expressed need to assess the existing building to guide Family Focus where to invest in improvements. Addressing the improvements through this lens will have a significant impact on the current building operations and will require a robust design and construction process. Key priorities for the building include:

- Stabilizing the building systems and envelope.
- Providing attractive facilities and amenities for the community and local organizations, particularly an early childhood education center.

The IFF assessment will highlight opportunities and challenges in adding to the existing use of this building and is intended to help guide Family Focus in their decision making process. The information within this report will also help with the development of a funding strategy that addresses needs beyond routine maintenance. In addition to seeking capital improvement grants and private fundraising, Family Focus is considering a capital campaign.

This is an update to the 2016 assessment and describes the current physical condition of the buildings and grounds and includes: identification of deficiencies with the site, building enclosure, building systems; preliminary analysis of building code and accessibility compliance issues; prioritization of items to be addressed; and cost estimates for critical items. The building deficiencies observed have been prioritized into four groups:

- **Priority 1: Short Term** - includes items that impact life safety, impair core proposed functions, or are causing damage to the facility.
- **Priority 2: Intermediate** - includes items or building systems that are near the end of their service life and will need to be replaced in near future. Repair or replacement of items in this category are not critical at this time but will need to be addressed in 2 to 5 years. This category can also include code violations that do not pose an immediate hazard.
- **Priority 3: Long Term** - includes items that will need to be addressed in the long term beyond 5 years or are regular maintenance items.
- **Priority 4 :Quality Improvements** includes non-critical upgrades to improve the quality of the building environment.

Individual renovation tasks are included based on several factors including the physical condition of a building element, building code requirements, and items required by the zoning ordinance. IFF has recommended several renovations needed to address these shortcomings and to address the recommended modifications to enhance the building operations. The extent of the renovations needed is subject to the interpretation of the local building code and zoning ordinances. IFF recommends that Family Focus engages with a licensed architect and contractor in a conceptual design phase to identify additional work scope that may be required which would have a significant impact on the projected renovation costs. The conceptual design estimate would then inform a full project budget.

This Facility Assessment represents the best of IFF's knowledge regarding conditions at the site based upon visual observations and is intended to provide an outline of work required. A more detailed assessment that would include selective demolition of key areas is required to create a detailed scope of work and budget.

Opinions expressed regarding the facility's conformance to any and all building codes, accessibility rules and regulations, or other standards are preliminary only. IFF recommends that Family Focus enlist the services of appropriately licensed professionals for final determination of code-related issues.

#### **Facility History**

The Family Focus building assessed is approximately 51,000 square feet and the oldest part of the building dates to 1905. This portion of the building consists of masonry exterior walls, concrete columns and structural concrete floors. A building addition was constructed in 1961, which has structural steel columns and beams, and concrete metal decking floors. A three story elevator tower was added in 2010 and repairs to severe chimney damage was addressed in 2018. In this same year, one of the boilers for the addition was replaced.

#### **Facility Overview**

There are four different levels of flat roofs and the topmost roof is partially clad with clay tile at the building perimeter. The interior framing consists of metal stud of plaster/drywall wall assemblies. The floor finish ranges from vinyl tile, sealed concrete, ceramic tile floors, carpet and wood flooring in the gymnasium. There is a fire alarm system, including visual alarms, but no sprinkler system, except for the theater. The building is ADA accessible, except for most of the restrooms.

Currently, the building has 12 tenants throughout the building and is below its capacity. At the basement level, there is a large community room, a youth media space, food pantry storage, a commercial kitchen and a gymnasium. The basement also contains the boiler room, mechanical room and electrical room. The main level houses the Teen Baby Nursery, administration offices, a small meeting room and tenant spaces. The second floor has a black box theater, library and a large conference room and tenant spaces. The third floor also has the fan room and the elevator room, in addition to tenant spaces. Many rooms, especially classrooms originally designed for young children, maintain their original size and amenities, such as small toilet rooms and sinks. Most rooms have been subdivided to create smaller offices or spaces. On site, there is a small community garden, an outdoor play area and a surface parking lot. The trash dumpsters are located at the parking lot adjacent to the alley but there is no enclosure for them.

The building is underutilized and Family Focus sees an opportunity to reconfigure and activate spaces to attract desirable tenants that are complementary to their services, to create a vibrant community hub.

### **Summary of Findings**

This Summary of Findings offers an overview of the observations made during the walkthrough of the facility. A more detailed list of improvements is provided in the following narrative and budget.

### **Site**

#### **Sidewalks and Parking**

Concrete sidewalks are in good condition. At the southern portion of the building, in front of the teen and baby program rooms, there is a pebbled sidewalk in good condition.

An open parking lot is accessed via an alley at the west side of the building and has 60 spaces (including two handicap parking spaces). The lot extends to north of the building. The size is adequate for the building type and use. However, the asphalt surface will need repairs due to potholes and cracking. There is adequate site lighting on the building and parking lot. General maintenance (bulb replacement or fixture repair) will be needed.

#### **Landscaping**

The trees, shrub and lawn are in good condition and appear to be regularly maintained. At the north side of the building is a community garden that appears to be regularly tended.

### **Exterior Building**

#### **Foundation and Lintels**

The foundation is on good condition and does not show any cracking nor differential settling. IFF was only able to closely inspect windows at the basement level and first floor. The lintels appear intact but show signs of rust.

#### **Roof**

Modified bituminous roofing was observed on site, except at the perimeter of the original 1900s building, which is composed of clay tile roof in good condition. It is also comprised of a modified bituminous roof with a silver coating and it appears to be in good condition with evidence of some ponding in a few locations.

The roofing above the second floor of the 1960s addition was replaced within the past three years and is in good condition, as is the roofing above the elevator penthouse. Although no leaks have been reported, the roofing above the first floor annex and above the third floor appear to be worn, cracking and show evidence of ponding in some locations. At the teen and baby annex, which is only one floor, the roof membrane laps over the fascia without any flashing or protective metal coping.

#### **Exterior Walls and Windows**

Staff has reported leaking at the ceiling in rooms 109, 110, 209 and 210, located along the east side of the 1960s building. At the time of the visit, contractors who have examined the condition have varying opinions regarding the cause: masonry in need of tuckpointing or failed window flashing. A visual inspection shows that both are deficient at these locations and in need of repair. Worn sealant was seen at the flashing and this installation may

have prevented water weeping from behind the masonry to the outside face of the building. Significant erosion of the mortar at this location may have allowed water to more easily penetrate the masonry wall.

Masonry is in fair condition but needs tuckpointing repairs in several locations: at the roof side of the third floor “pop up”, at the east façade of the building (mentioned above) and at the west façade of the building (both addition and original building). Where the masonry and mortar are in good to fair condition, cleaning will be needed.

In the 1960s portion of the building, sealant repair is highly recommended due to signs of noticeable cracking in several locations. Glazing and window frames are in good condition and consist of fixed pane or awning in this portion of the building. In the original portion of the building, the window frames appear to be in good condition, although minor repairs and sealant repairs should be part of a maintenance program.

#### **Exterior Doors**

The doors remain in fair condition and will need minor repairs. At the east side of the building, at the northern portion of the original, the concrete stairs require concrete patching at the base of one railing and complete failure at the other railing. This will require replacement and concrete stair repair. Above the same doors is a worn awning with a major tear. This will require its removal. Replacement is not necessary but may be desired to mark it as featured entrance to the theater located on the second floor.

#### **Interior Building**

##### **Basement Level**

Staff reported floor damage in the gymnasium that occurred 3 years ago. Steam from the heating system pipes migrated under the floor and caused severe buckling of the wood flooring. With assistance from the City of Evanston, a new wooden floor was installed. However, the floor tile planks at transition between the wood floor and the VCT at the corridor. There is evidence of Vinyl Composition Tile (VCT) cracking and missing floor planks in select locations.

The ceiling tiles in the gymnasium require replacement due to a hot water leak in the theater, which is located directly above. The leak was repaired but the affected ceiling tiles have not been replaced.

##### **First, Second and Third Levels**

Corridor flooring is in overall good condition due to regular maintenance but in need of replacement due to cracking in several areas. Although it is in good condition, tile replacement is mismatched due to availability of cost effective tile at the time of replacement. This is the same situation within the office areas (AKA former classrooms) with tile. According to staff, 6 rooms have carpet flooring and the average age is 6 years. There are plans to replace this flooring with new carpet, although the timeline was not definitively defined at the time of the visit.

Several rooms have been subdivided with drywall and framing over time to accommodate specific functions no longer in service therefore many layouts should be reconfigured for more general uses suitable for a variety of

tenants. Reconfiguration may trigger a larger renovation that will require conformance to current building codes.

In many instances, partial height walls have been installed but a few rooms have partition walls extending up to the ceiling finish. If there is a concern for acoustic privacy, new partitions will need to extend above the ceiling finish, either to the floor deck or with acoustic insulation over the top of the partition above the ceiling.

Within the 1960s addition, many classrooms on the first and second floor can easily be repurposed into an Early Childhood Education center. Leading practice recommends 2000 Square Feet for this classroom type and should contain a toilet and sink, which the existing condition in these spaces.

The majority of the ceiling finishes are acoustic ceiling tile and require tile replacement, if not ceiling grid system replacement. There is evidence of water damage or pronounced bowing of tile in several locations, which may be the result from leaks or pipe condensation.

Interior doors are in fair to good condition with only minor repairs needed. If significant renovation is undertaken, door hardware will need to be replaced with lever type, knurled handles throughout the building. For tenant spaces, office function type locks are recommended.

#### **Kitchenettes**

Within the building, there are two kitchenette areas: one in the Teen and Baby wing and one adjacent to the second floor conference room. The cabinetry is in functioning condition but may require an upgrade in the foreseeable future.

#### **Bathrooms**

The ceramic wall tile finishes in the bathrooms extend to the full height are in fair to good condition, except where it meets the floor. Floor tile finishes are in fair physical condition but require deep cleaning of the grout for better maintenance. Partitions, toilets, floor finishes and accessories will need upgrading to attract new tenants. At areas adjacent to urinals, tile replacement is recommended. Comments related to plumbing and HVAC to be addressed in the Building Systems section.

#### **Theater**

Seat replacement or re-installation is one of the greatest needs of the theater. At the time of the visit, several rows were cordoned off to prevent use. The floor finish is comprised of VCT and carpet in fair condition but will need replacement if the intent is to rent the space for a new tenant. The ceiling is painted structural concrete with some damage to the concrete. This could be cosmetic in nature or the result of a slow leak or water seepage. Although there is not an internal roof drain above that location, there is evidence of water ponding. If Family Focus chooses to utilize the theater before a full renovation, seat rows can be removed for spare parts and used to repair the remaining seats as required. Comments related to HVAC, Life Safety and Accessibility will be addressed in the Building Systems section.

#### **Building Systems**

#### **Utilities**

The building is served by all major utilities, including gas, electricity, city water and city sewer.

#### **Electrical**

An 800 amp electrical service was observed in the 1905 original portion of the building maintenance room and will require upsizing for future renovation to accommodate the desired building capacity. According to the previous report, it was speculated that this may be undersized. However, there is no report of any service disruption, therefore it is sufficient for the building's current operations. There are several electrical panels located throughout the building in good condition.

Ceiling mounted or acoustic ceiling tile integrated florescent light fixtures are installed throughout the building, especially in the classrooms. The typical light fixture bulb type is a T-8 and requires periodic replacement. In bathrooms, many light fixture housing was missing or damaged.

#### **Phone/Data/Security**

A security system and cameras were installed since the time of the previous site visit. Data for the main office area was adequate. As an upgrade, the owner may consider adding Wi-Fi in conference areas or direct connections at any future print centers for the tenants.

#### **Plumbing**

Most minor repairs, such as leaky faucets and drain traps are easily remedied and should be a part of a regular maintenance program. The most significant plumbing issues is the water pressure, especially at the third floor bathrooms. Sink faucets had very low pressure, no hot water and only one toilet in the Men's room functioned properly. It was also noted and expressed that many in sink classrooms are not functioning or have very low pressure.

#### **Hot Water**

A 100 gallon high efficiency commercial water heater was observed at the time of the visit and is fueled by natural gas. The heater was installed in 2015 and in good condition. This water heater type needs routine maintenance every six months for several components per manufacturer's recommendations.

#### **Heating, Cooling and Ventilation**

##### **Controls**

Simple thermostats were observed at the time of visit. Staff remarked that many thermostats were not functioning. Better quality replacements will be beneficial for increased efficiency, functionality and durability.

##### **Heating**

The primary heating source for the 1960s building addition are two large boilers which feed the radiators and one is a recent replacement. Staff remarked that there two large boilers that alternate in operation during the winter. The condenser pump was recently repaired. The heating system is adequate for the building, albeit uncoordinated, which can result in noticeable inconsistency.

In room 103, ceiling mounted electric heaters are installed due to a non-functioning radiant heating in this room. The ceiling at the heater do not show any sign heat damage on the tiles.

### **Cooling**

The primary building cooling is addressed using unit air conditioners, both window mounted and floor mounted with window mounted ducts, serving each individual room. Several units were in operation at the time of visit and functioned as intended. This system addresses cooling adequately and can be tenant controlled, however this results in less energy efficiency for the building owner. The theater is cooled with a roof top unit and requires yearly routine maintenance.

### **Ventilation**

The 1960s addition utilizes a fan powered exhaust system and was not functioning at the time of the site visit. This is a critical repair to be addressed at the building owner's earliest convenience. The impact is most noticeable in the bathrooms.

### **Accessibility**

An elevator servicing all three floors was installed in approximately 2007 and is in good working condition.

The primary theater entrance is not ADA and it is remedied with a lift at a separate entrance from the building corridor.

The building appears to meet the minimum required number of exits.

Significant renovations may require upgrades such as accessible door hardware, code required door clearance, door swings, required countertop heights, sinks and accessible toilet stalls. This includes under sink pipe insulation where it is exposed.

### **Life Safety**

The building is served by a fire alarm, throughout the building, including visual strobes in the corridors. Existing devices found in the classrooms appear outdated. If any new room reconfiguration requires their re-location, this could cause a problem with Fire Alarm Control Panel (FACP) communication. Installation of new devices compatible with the FACP will likely be needed and can be addressed during renovation or in at least Year 3 or beyond upgrades. The Fire Alarm Control Panel is located in the basement, adjacent to the mechanical room and an annunciator in the main entrance lobby.

Except in the theater, the building but has no fire sprinkler system. Significant building renovations may require a sprinkler throughout and its extent is governed by the Evanston fire code.

Exit signs and emergency lighting were observed at the time of the visit and are appropriate for the building type and layout. If the layout is changed, additional signage or relocation may be required. There were a sufficient number of fire extinguishes and smoke detectors observed.

At the first and second floor corridor in the 1960's addition, there is a partially glazed wall separation. If extensive renovations were to occur, these wall partitions may be required to become fire rated walls that will

conceal or remove the glazing. Alternatively, installing a full sprinkler system within the building may also sufficiently address concern about a safe means of egress. This is dependent upon Evanston's Fire Code.

### **Hazardous Materials**

Throughout the 1960s addition of the building, there are select locations with what appears to be the original floor tile. During this era of construction, the mastic used to adhere the 9x9 tile contained asbestos. Where a tile is removed and evidence of an oily, black residue indicates asbestos containing mastic. Testing will be needed to confirm this. Full remediation will require additional safety measures to protect the installers from inhaling any airborne substances resulting from the act of removal.

Alternatively, full encapsulation can contain the asbestos. If this approach is taken, careful consideration at floor transitions is recommended. If there is too much height between the materials, a threshold or transition strip will be needed to comply with accessibility standards.

### **General Facility Recommendations**

Overall, the building is in good conditions but not without recommendations for improvements and building stability. This assessment also addresses improvements that will change its operations based upon a business model defined by Family Focus and any of its potential partners. These improvements can be categorized into two categories, which may overlap in some cases:

- Building improvements to maintain or improve the physical condition.
- Improvements driven by occupant driven enhancement.

The following is a list of recommended general building improvements, quality improvements and deferred maintenance concerns. Items in frequently used areas will be prioritized in this report. Enhancement driven improvements will be under quality improvement items and may reference or inform items classified under physical condition.

#### **IMMEDIATE: Items requiring immediate action**

Immediate maintenance items present a risk to the building integrity in the near term and may include threats to the building envelope, building systems, indoor air quality or life safety.

- Restroom ADA Renovations, full finish replacement, plumbing and lighting upgrades. Selecting water efficient fixtures is recommended
- Leaking at the east facing windows in rooms 109, 110, 209 and 210. Repairs to the flashing and sealant to be addressed. If leaking still occurs, then masonry repair to be examined and addressed accordingly.
- Replacement of worn carpet in classrooms or installation of resilient surface or VCT floor tiles. The lifespan of carpet is shorter than tile and needs timely replacement, especially as it impacts the indoor air quality. If replacement with carpet is the most expedient and cost-effective solution, consider a carpet tile floor system.
- Replace damaged railing at the theater entrance located on the east façade at the northern end of the building.

- Repair non-functioning existing sinks located in the rooms.
- Low Voltage/IT upgrades for more data capacity.
- Replace ceiling tiles in the gymnasium

**INTERMEDIATE: Items to be addressed in years two to five**

Items in this category represent conditions that, if left unaddressed, could significantly deteriorate.

- Reconfiguration of tenant spaces to accommodate the type of tenants identified in the business plan. Consider a kitchenette, wellness/prayer room, mother's room or private call booth as part of the building amenities package.
- Installation of fire sprinkler system throughout the building may be required if there is significant renovation attached to room reconfiguration
- Air conditioner upgrade to a centralized model with tenant control within their space. Consider installing an energy efficient system appropriate for retrofitting into older buildings.
- Parking lot top lift to be removed and re-stripped.
- Main electrical service upgrade.
- Repair heating in rooms where ceiling mounted electric heaters are installed.
- Roof membrane replacement above the third floor and the first floor.
- Floor finish repairs where its integrity will be impacted.
- Repairs to or installation of a water booster pump to address water pressure at the restrooms. This is recommended if the full restroom renovations do not adequately address the issue.

**LONG TERM: Items to be addressed in year five and beyond.**

Items in this category would eventually bring the facility to full compliance and address all maintenance and replacement needs.

**General Improvements Related to the Building Envelope, Systems and Operations**

- Boiler replacement in the next 15 years. Although the building functions well with more than one heating system, consider consolidation.
- Roof replacement in the next 15-20 years, if properly maintained.
- Theater renovation.
- Replace play area equipment and play surfacing.
- Finish replacement with attractive high quality and high durability materials in tenant, public and shared spaces.
- Lighting upgrade in areas that have not been renovated as part of the room reconfiguration scope. Selecting energy efficient fixtures that provide the appropriate lighting levels and color rendition for the intended activity is recommended
- Floor tile replacement.

**QUALITY IMPROVEMENTS**

Quality improvement items enhance the building environment, increase the building's value and would contribute directly to the effectiveness of the facility to serve its purpose. This category is for improvements that are of a lesser priority and do not concern life safety nor building integrity issues. This category is appropriate when the owner has the funding to make upgrades for enhanced amenities catered towards desired tenants.

This also assumes that there are community partners, a solidified business plan and funding will not be in place in the near term.

#### **Non-critical Building Quality Improvements**

- Paint throughout.
- Door hardware repairs and replacement as needed.
- Deep cleaning of floor tile throughout the building
- Wood floor cleaning and refinishing in the Gymnasium
- Power washing of stained masonry and limestone coping on exterior walls.
- Ceiling grid and ceiling tile replacement.

#### **DEFERRED MAINTENANCE CONCERNS**

Deferred maintenance issues are deficiencies that result from postponed maintenance or repairs that have been put off until a later time and that require repair or replacement to an existing condition. At this point, these issues become a priority IFF's cost estimate does not include the costs for deferred maintenance items.

- Installation of metal roof coping until roof replacement at the third and first floor. No roof leaks were reported at these locations. A professional roofing contractor should be consulted and hired to install roof coping and typical transition details.
- Window flashing and sealant replacement, particularly at the 1960s addition wing. A contractor should be consulted and hired to install a transition detail of the wall to the top of the windows.
- All rooftop units, boilers, radiators, air conditioners and ventilation need maintenance and servicing. Upon repairs, a maintenance plan and schedule should be created and implemented to avoid future damage.
- Family Focus should outsource repairs to electrical, mechanical, plumbing and fire protection systems.
- Inspect sealants at joints where the building a paved surface meets and around exterior doors and windows annually. Where deterioration occurs, additional sealant should be applied.
- Regularly maintain, at least once every six months, the building's roof, roof drains, scupper and flashing to prevent water seepage into the building.
- Inspect and schedule cleaning of the grease trap annually, or as needed.
- Inspect clay tiles and coping at the parapet annually to ensure that they are watertight.
- Annually review the masonry walls for deterioration and tuck point as needed.
- Inspect lintels above doors and windows annually.
- Inspect clean-outs, roof drains, scuppers and downspouts annually and after heavy rainfall.
- Inspect roof top units (RTUs), furnaces, condensers, fire alarm, fire pump and fire extinguishers annually.
- Hire a pest control contractor to inspect for rodent and insect problems annually.
- Inspect and maintain the elevator annually.
- All warranty work must be done in accordance with manufacturer/installer specifications in order to preserve warranty benefits

**COST ESTIMATE SUMMARY**

The Table A summarizes the total estimated cost for immediate, intermediate and long-term improvement items. Table B summarizes general quality improvements and tenant attracting quality improvements. Table C summarizes costs for Theater Renovation.

**Table A : Summary of Estimated Cost by Priority**

	Immediate (Year 1)	Intermediate (Years 2-5)	Long Term (Years 5+)	Quality Improvements	Total Cost
Construction Cost Estimate	\$360,910	\$1,173,000	\$1,008,000	\$44,490	\$2,586,400
Soft Cost Estimate (25%) e.g. professional services	\$90,230	\$293,250	\$252,000	\$11,125	\$646,600
Contingency (10%)	\$36,090	\$117,300	\$100,800	\$4450	\$258,640
<b>Total Project Cost</b>	<b>\$487,230</b>	<b>\$1,583,550</b>	<b>\$1,360,800</b>	<b>\$60,065</b>	<b>\$3,491,645</b>
<b>Total Project Cost per Square Foot</b>	<b>\$9.55</b>	<b>\$31.05</b>	<b>\$26.68</b>	<b>\$1.17</b>	<b>\$68.45</b>

Note : Cost per square foot based on estimated building area of 51,000 square feet.

**TABLE B: Summary of Estimated Cost of the Theater**

	<b>Estimated Square Footage</b>	<b>Estimated Cost per Foot</b>	<b>Estimated Construction Cost</b>
Renovation of Existing Theater	3,700	\$225-\$250	\$832,500 - \$925,000

\* Estimate Costs For Improvements: Assumptions, overall range of cost per square feet for budgeting and evaluation purposes. Above costs do not include soft costs such as professional fees and permits, which may account for an additional 25% of the construction cost and 10% project contingency in addition to that is recommended.

**Table C: Maintenance Cost Spreadsheet**

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Comments
<b>Building Site</b>						
Sidewalks Maint.	\$550	\$550	\$550	\$550	\$550	Allows for minor repairs by maintenance staff
Parking lot Maint.	\$550	\$100	\$100	\$100	\$500	Allows for restriping by maintenance staff
Landscaping	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	Allows for minor maintenance by staff
Fencing	\$250	\$250	\$250	\$250	\$250	Allows for minor maintenance by staff
Playground Eq. Maint.	\$550	\$550	\$550	\$550	\$550	Allows for minor part replacement
Playground Surface Maint.	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	Allows for minor repairs by maintenance staff
Stormwater Management	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	Allows for augering if needed
Exterior Lighting	\$275	\$275	\$275	\$275	\$275	Allows for bulb replacement by staff
<b>Sub Total</b>	<b>\$6,075</b>	<b>\$5,625</b>	<b>\$5,625</b>	<b>\$5,625</b>	<b>\$6,025</b>	
<b>Building Envelope</b>						
Water Infiltration	\$550	\$550	\$550	\$550	\$550	Allows for minor waterproofing by staff
Roof Repair	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	Allows for minor roof repairs, where not replaced
Wall Repair (Tuckpointing/Crack Repair)	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	Allows for spot tuckpointing
Exterior Doors Repair	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	Allows for hardware repair/adjustments and paint
Window Repair	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	Allows for spot repair of operation
<b>Sub Total</b>	<b>\$7,550</b>	<b>\$7,550</b>	<b>\$7,550</b>	<b>\$7,550</b>	<b>\$7,550</b>	
<b>Building Interior</b>						
Wall Repairs	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	Allows for touch up by staff
Painting	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	Allows for painting by staff
Flooring Repair	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Minor repairs and replacement
Ceiling Repairs	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Minor repairs and replacement
Restroom Partitions	\$0	\$500	\$500	\$500	\$500	This includes a service call as well as minor repair
Interior Doors and Hardware	\$1,650	\$1,650	\$1,650	\$1,650	\$1,650	Minor repairs and replacement by staff
Window Treatments	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Minor repairs and replacement by staff
<b>Sub Total</b>	<b>\$9,050</b>	<b>\$9,550</b>	<b>\$9,550</b>	<b>\$9,550</b>	<b>\$9,550</b>	

<b>Mechanical/HVAC</b>						
Window A/C Repairs (up to 45 units)	\$7,500	\$7,500	\$7,500	\$1,000	\$4,000	Assumes system replacement in Year 4
Radiators Maint. (up to 12 units)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Allows for servicing and minor repairs
RTU-1 Maint.	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Allows for regular maintenance
RTU-2 Maint.	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Allows for regular maintenance
Exhaust Fan Maint.	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Allows for regular maintenance
Fixing Exhaust Dampers	\$250	\$250	\$0	\$250	\$250	includes regular maintenance of dampers throughout
Unit Heater Maint.	\$500	\$500	\$500	\$500	\$500	Allows for minor parts replacement by staff
Fan Box Unit maint.	\$250	\$250	\$250	\$250	\$250	Allows for minor parts replacement by staff
FBU - Maintenance (up to 8 units)	\$500	\$500	\$500	\$500	\$500	Allows for regular maintenance
Radiant Panel Maint. (up to 8 units)	\$500	\$500	\$500	\$500	\$500	Allows for regular maintenance
<b>Sub Total</b>	<b>\$16,500</b>	<b>\$16,500</b>	<b>\$16,250</b>	<b>\$10,000</b>	<b>\$13,000</b>	
<b>Electrical</b>						
Lighting (Does not include Bulbs)	\$2,200	\$2,200	\$1,500	\$1,500	\$1,500	Allows for some ballast replacement and repairs. Assumes room reconfiguration, Year 3
Elevator maint.	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	Annual certification and maintenance
Lift maint.	\$500	\$500	\$500	\$500	\$500	Annual certification and maintenance
Installing locks on electrical panels	\$1,000	\$0	\$0	\$0	\$0	One time fee per staff
Fire Alarm System Maint.	\$750	\$750	\$750	\$750	\$0	Assumes service, testing and replacement, Year 5
<b>Sub Total</b>	<b>\$5,450</b>	<b>\$4,450</b>	<b>\$3,750</b>	<b>\$3,750</b>	<b>\$3,000</b>	
<b>Plumbing</b>						
Back Flow Preventor Maint	\$500	\$500	\$500	\$500	\$500	Annual maintenance
Fixture Maint.	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	Repairs and some replacement
Hot Water Heaters Maint.	\$250	\$250	\$250	\$250	\$250	Allows for regular maintenance/service
Ejector Pump Maint.	\$500	\$500	\$500	\$500	\$500	Allows for regular maintenance/service
<b>Sub Total</b>	<b>\$2,750</b>	<b>\$2,750</b>	<b>\$2,750</b>	<b>\$2,750</b>	<b>\$2,750</b>	
<b>Overall Totals</b>	<b>\$47,375</b>	<b>\$46,425</b>	<b>\$45,475</b>	<b>\$39,225</b>	<b>\$41,875</b>	

Notes:



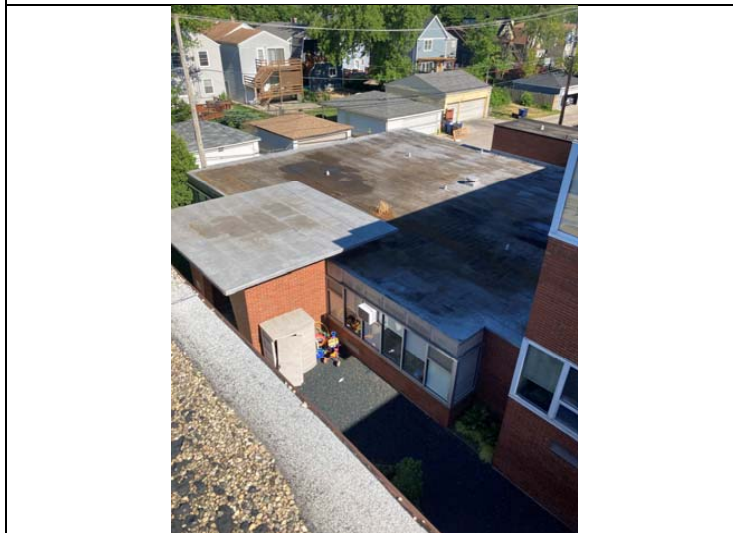
*Sharing a mission of change*

1. This pricing does not include Soft Costs for design, consultants, etc. 20% should be added for those costs.
2. An increase of 3% to 5% per year should be added to the cost of materials and labor. This is an assumed average yearly increase.
3. The pricing is for replacement of existing equipment only. The costs do not include reconfiguration or replacement of auxiliary portions of equipment or systems.
4. All lifespan estimates are stated to the best of IFF's ability to identify. If a more concise lifespan is required, a Professional Engineer and/or Contractor should be hired to determine it.

**SITE PHOTOS**



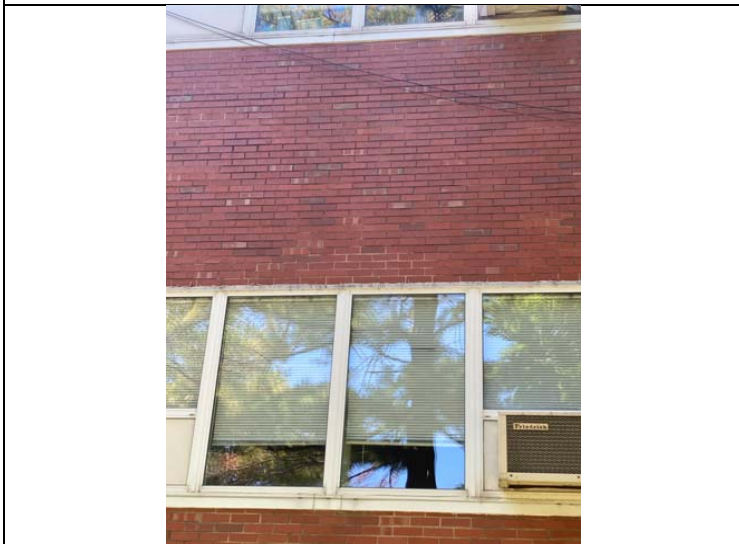
Asphalt parking lot surface



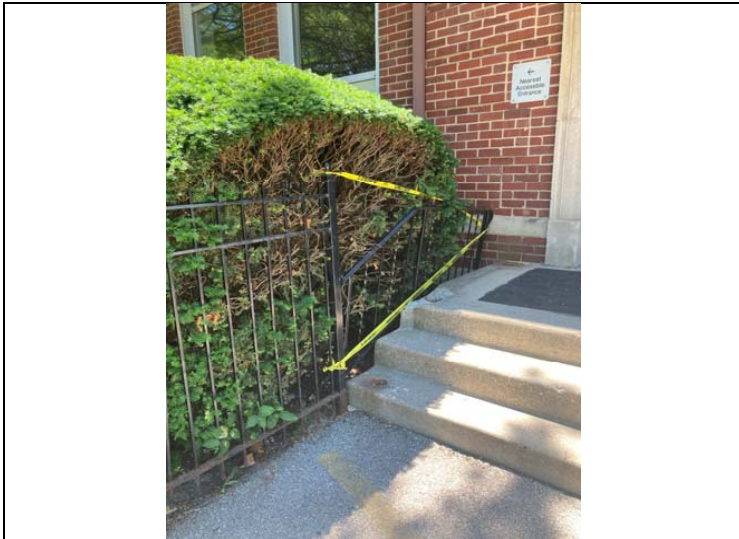
Modified Bitumen Roof, above First Floor



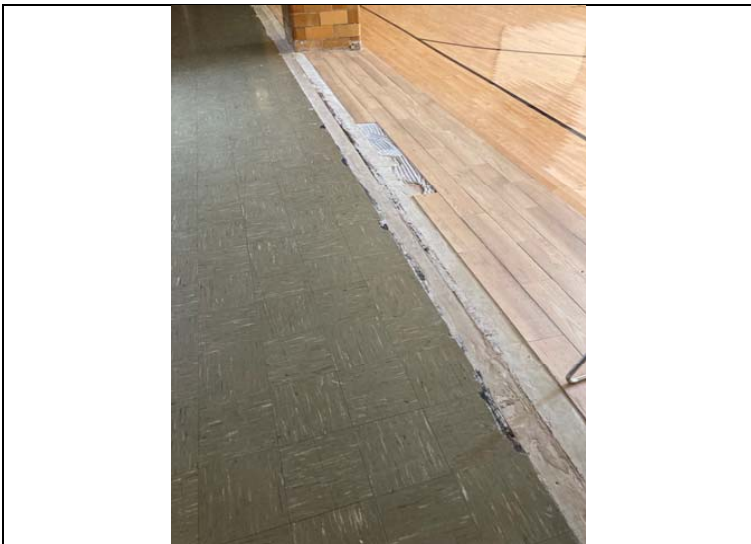
Modified Bitumen Roof, above Third Floor



Window Flashing and Masonry Tuckpointing



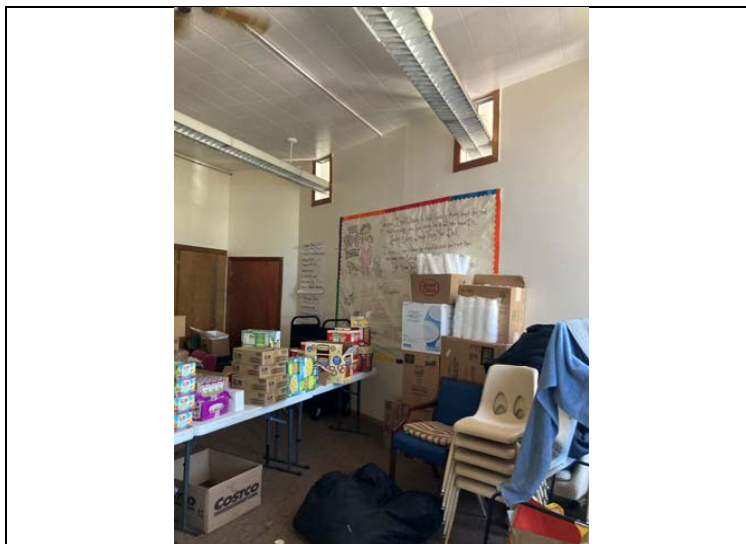
Stair Rail at Theater Entrance



Floor Transition at Gymnasium



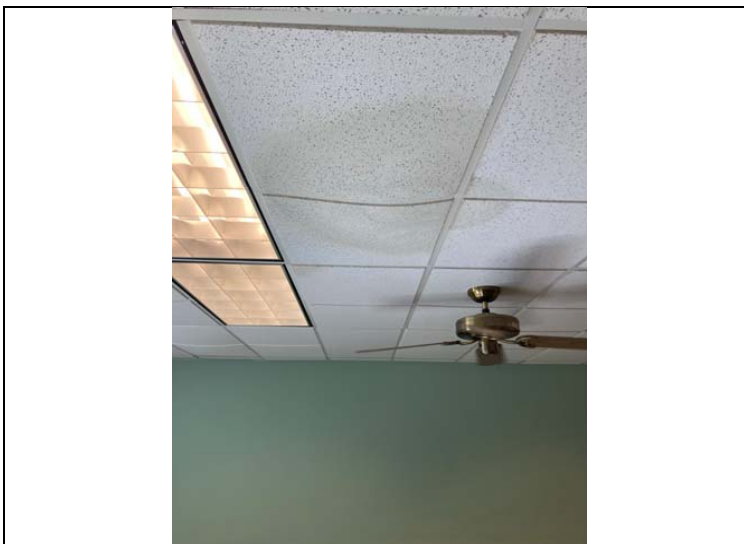
Carpet Floor Finish



Retrofitted Wall Partition to Ceiling Finish



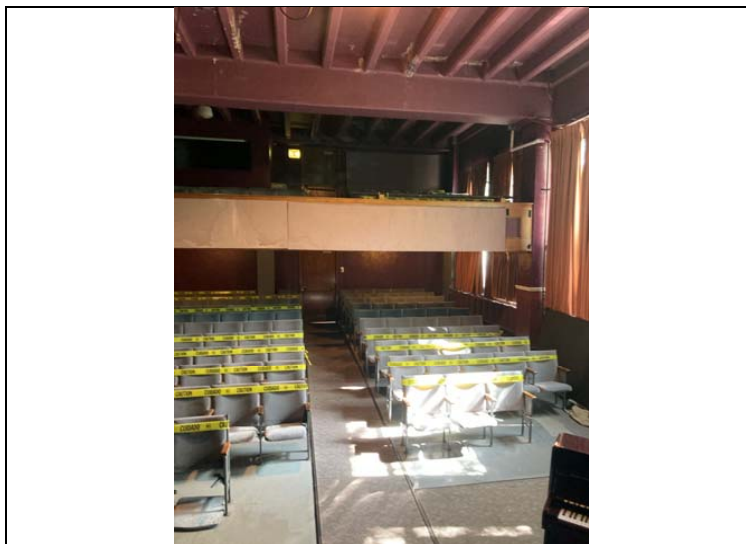
Carpet Flooring and Partial Height Interior Wall Partition



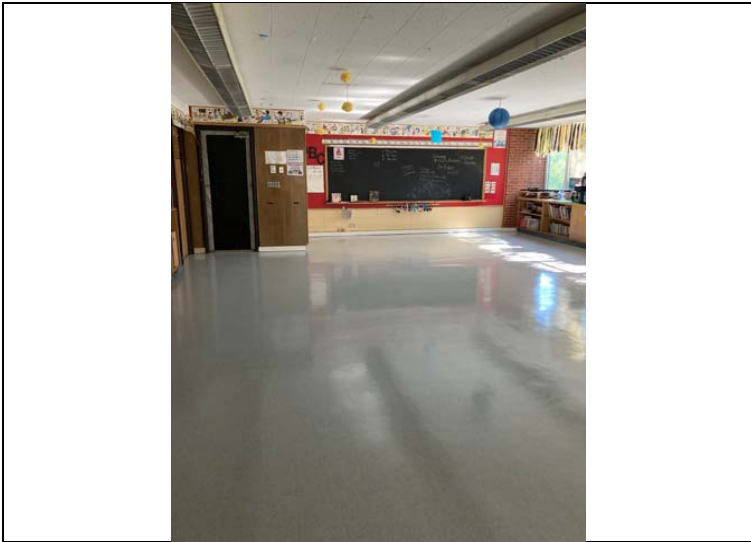
Ceiling Tile Damage



Bathroom Floor and Wall Tile



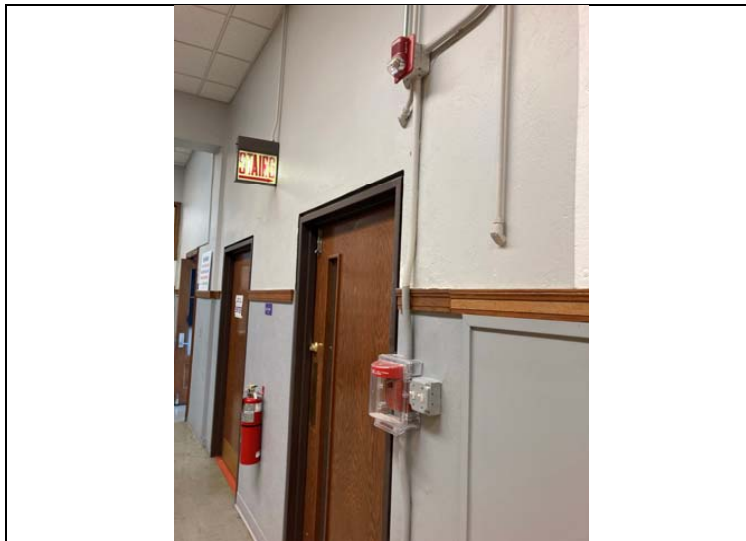
Seating in the Theater



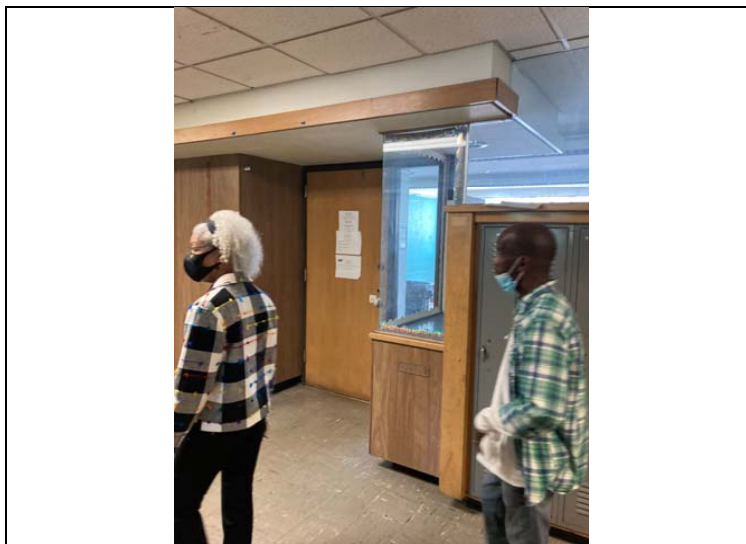
Typical Ceiling Light Fixtures



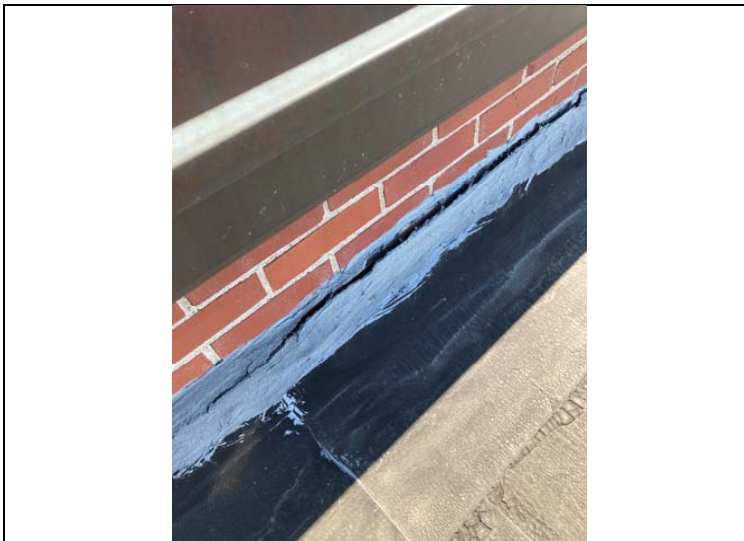
Fire Alarm in Room



Fire Extinguisher and Fire Alarm



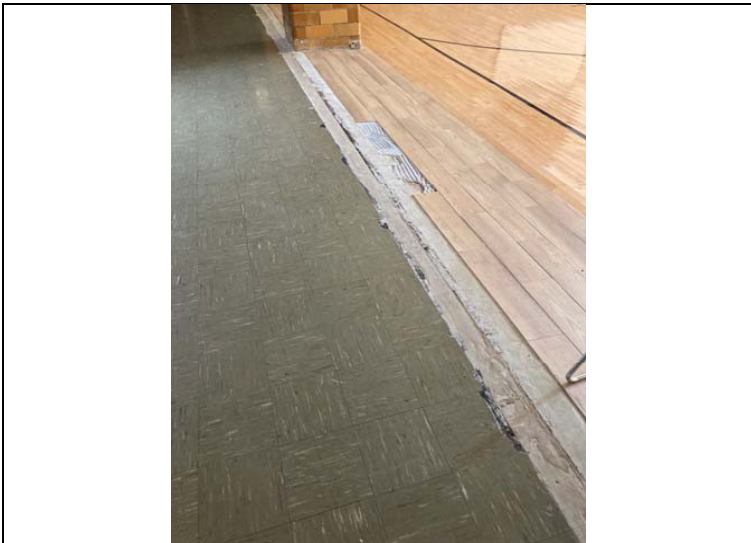
Partially Glazed Wall in the Corridor



Roof Membrane at Masonry Wall



Ceiling Mounted Electrical Heater



Floor Transition at Gymnasium



Damaged Ceiling Tiles in the Gymnasium

Appendix 6  
Letters of Support



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

The McGaw YMCA is eager to support Family Focus’s proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5th Ward and Evanston overall.

The McGaw YMCA cultivates the whole person, strengthens community, and provides equitable access to transformational experiences that uplift the mind, body, and spirit. Every day, we work in partnership with our neighbors to make sure that everyone in our diverse and vibrant community has the opportunity to learn, grow and thrive at every stage of life. It is our aim, through our Strategic Priorities, to improve the quality of life for our members, increase community involvement, create equitable academic and life outcomes, promotes health equity, and build a talent infrastructure that supports recovery and sustained growth.

In 2018, the Foster School building, which is currently home to Family Focus and it’s tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5th Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

The McGaw YMCA supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5th Ward residents. We are committed to participating in and supporting Family Focus Evanston’s continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

**Monique Parsons (she/her/hers) President/CEO**

MCGAW YMCA

1000 Grove Street, Evanston, IL 60201

(P) 847-475-7400 ext. 223

(E) [moniquep@mcqawymca.org](mailto:moniquep@mcqawymca.org) (W) [www.mcqawymca.org](http://www.mcqawymca.org)

**McGaw YMCA**

1000 Grove Street  
Evanston, IL 60201  
P 847.475.7400  
F 847.475.7959

**Children’s Center**

1420 Maple Avenue  
Evanston, IL 60201  
P 847.475.8580  
F 847.733.2562

**Foster Reading Center**

2010 Dewey Avenue  
Evanston, IL 60201  
P 847.864.3360  
F 847.475.7959

**Camp Echo**

3782 S. Triangle Trail  
Fremont, MI 49412  
P 231.924.7076  
F 847.475.1764

[www.mcqawymca.org](http://www.mcqawymca.org)



May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Aunt Martha's Health & Wellness, Inc. is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center, which is a historic hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity and vibrancy and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Aunt Martha's Health and Wellness is a 501(c)3 organization that offers healthcare, child welfare, and integrated community-based services in hundreds of communities throughout Illinois. As a soon-to-be tenant of the Weissbourd Holmes Family Focus Center, Aunt Martha's will operate a Reporting Center (RC), a program where at-risk minors are offered a safe and nurturing environment in which to receive supportive services before and after school, as well as on weekends. Having a fully functional and well-maintained space is imperative for this work. Through the RC, Aunt Martha's deeply understands the importance of providing youth educational support, access to physical and behavioral healthcare, skill development for employment, recreation, and a physical environment of care. Our integrated model and evidence-based assessments ensure that the needs of individual youth are met with appropriate and necessary interventions to address their risk-factors.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continuing its role as a center/hub of service, support and opportunity for 5<sup>th</sup> Ward residents, their families, and the broader Evanston community. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs, have a space that they deserve, a space with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Aunt Martha's advocates strongly for this proposal and long-term investment in the Evanston community; we are honored to be part of the longstanding tradition of supportive providers in this space. We understand the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified, and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support, the individual and family residents of Evanston, and collaboration that supports overall community development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Raul Garza'.

Raul Garza,  
President & CEO



**County Building**  
118 N. Clark Street  
Room 567  
Chicago, IL 60602  
(312) 603-6383 (t)  
(312) 603-3622 (f)  
[larry.suffredin@cookcountyil.gov](mailto:larry.suffredin@cookcountyil.gov)  
[www.suffredin.org](http://www.suffredin.org)

**District Office**  
2510 Green Bay Road  
Evanston, IL 60201  
(847) 864-1209 (t)  
(847) 864-1445 (f)  
[larry.suffredin@cookcountyil.gov](mailto:larry.suffredin@cookcountyil.gov)  
[www.suffredin.org](http://www.suffredin.org)

**Larry Suffredin**  
Commissioner – 13<sup>th</sup> District  
Cook County Board of Commissioners

**Committee Chair**  
Legislation and  
Intergovernmental  
Relations

**Committee Member**  
Criminal Justice  
Finance  
Litigation Sub-Committee  
Pension Sub-Committee  
Health and Hospitals  
Homeland Security and  
Emergency Management  
Human Relations  
Transportation  
Zoning and Building

May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

I write today with enthusiastic support of the Family Focus proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood, Youth Development & Family Support. As an anchor in the 5<sup>th</sup> Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are or have been Evanston residents. The Evanston Center also houses several tenants that provide additional resources and support to the community which demonstrate collective impact and the importance of partnerships.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of import in the community, and Family Focus is committed to continue to make it the center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently in planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that

they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

I hope you will approve the Family Focus request for ARPA funds for the use of advancing the goal of making its Evanston Center a 21<sup>st</sup> Century Community hub that benefits the 5<sup>th</sup> Ward of this dynamic City.

Sincerely,

A handwritten signature in black ink that reads "Larry Suffredin". The signature is written in a cursive, flowing style.

Larry Suffredin  
Cook County Commissioner, 13th District



**EVANSTON/SKOKIE  
SCHOOL DISTRICT 65**

Every Child. Every Day.  
Whatever It Takes

**Dr. Devon Horton**  
Superintendent

1500 McDaniel Avenue  
Evanston, Illinois 60201

**P 847.859.8000**  
**F 847.866.7241**

Evanston/Skokie SD 65  
[www.district65.net](http://www.district65.net)

May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

District 65 is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

As we are planning for a new school in close proximity to Family Focus' Evanston Center, we are excited about the promise that a redeveloped Center can bring to the "Foster Campus Concept." Ensuring high quality education in tandem with high quality social and human services is exactly what our students and community needs in a post-pandemic society. Investment of ARPA funds will allow the Evanston Center to be a state-of-the art hub of the community.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood, Youth Development & Family Support. As an anchor in the 5<sup>th</sup> Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are or have been Evanston residents. The Evanston Center also houses several tenants that provide additional resources and support to the community which demonstrate collective impact and the importance of partnerships.

In 2018, the Foster School building, which is currently home to Family Focus and it's tenants, was designated as a historic landmark. The building itself has a long history of import in the community, and Family Focus is committed to continue to make it the center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently in planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

As superintendent of District 65, I support this direction and understand the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family



**EVANSTON/SKOKIE**  
SCHOOL DISTRICT 65

---

Every Child, Every Day,  
Whatever it Takes

---

**Dr. Devon Horton**  
Superintendent

1500 McDaniel Avenue  
Evanston, Illinois 60201

**P 847.859.8000**  
**F 847.866.7241**

---

Evanston/Skokie SD 65  
[www.district65.net](http://www.district65.net)

Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

Dr. Devon Horton  
District 65 Superintendent



May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Evanston Cradle to Career (EC2C) is eager to support Family Focus’s proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5th Ward and Evanston overall.

Evanston Cradle to Career, a collective impact partnership, unites all of our community as we work to ensure that our systems and institutions are equitable and just for every child, youth, young adult, and their families. We seek to overcome obstacles, divisions, and long-standing racial and economic disparities in Evanston. EC2C advocates for all children and families to have access to the opportunities and resources needed to achieve equitable outcomes.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois, so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood Education, Youth Development & Family Support. As an anchor in the 5th Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are or have been Evanston residents. The Evanston Center also houses several tenants that provide

2010 Dewey Avenue | Evanston, IL 60201  
847.920.7605 | [www.evanstonc2c.org](http://www.evanstonc2c.org)





**EVANSTON  
CRADLE TO CAREER**

additional resources and support to the community, which demonstrate the collective impact and importance of partnerships.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5th Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Evanston Cradle to Career supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5th Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

Maricar Ramos  
Executive Director

2010 Dewey Avenue | Evanston, IL 60201  
847.920.7605 | [www.evanstonc2c.org](http://www.evanstonc2c.org)



1560 Sherman Avenue  
Suite 535  
Evanston, Illinois 60201  
847.492.0990 voice  
847.492.0904 fax  
info@evanstonforever.org

## evanston!community foundation

### Board of Directors

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Paul Brenner  
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Linda Gerber  
Sandeep Ghaey, *secretary*  
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Judy Witt

### Leadership Network

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Joseph P. Flanagan  
Kendal Gladish  
Joan Gunzberg  
Kirk Hoopingarner  
Judy Kemp  
Ken Lehman  
Jay Lytle  
Mark McCarville  
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Eleanor Revelle  
Penelope Sachs  
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Ralph Segall  
Ingrid Stafford  
Ronna Stamm  
Larry Ter Molen  
Elizabeth Tisdahl  
**President & CEO**  
Sol Anderson

May 9, 2022

Evanston City Council  
Housing and Community Development Committee  
2100 Ridge Ave  
Evanston, IL 60201

Dear Housing and Community Development Committee Members:

I write today with enthusiastic support of Family Focus' request for ARPA funds to rehab, renovate, and reimagine their Evanston Center located at 2010 Dewey Avenue.

As a steadfast community partner, the Evanston Community Foundation knows well the importance of historically relevant buildings as we forge ahead a community that delivers equitable access to high quality services. The Family Focus Evanston Center has the historical presence and the potential to be a space offering high quality services through a variety of tenants, partners, and engaged citizens. This vision can only come to fruition if the center has investment in the physical plant. The investment must focus on short-term, immediate needs, and long-term upgrades so the Center itself can attract tenants with the ability to commit to the City's commitment to high quality of life for all residents.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Evanston Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes, and has been serving the community for nearly 50 years. Key programs include: Early Childhood, Youth Development & Family Support. As an anchor in the fifth ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are Evanston residents. The Evanston Center also houses several tenants that provide additional resources and support to the community which demonstrated collective impact and the importance of partnerships.

1560 Sherman Avenue  
Suite 535  
Evanston, Illinois 60201  
847.492.0990 voice  
847.492.0904 fax  
info@evanstonforever.org

## evanston!communityfoundation

### Board of Directors

Lisa Altenbernd, *past chair*  
Paul Brenner  
Matt Feldman, *treasurer*  
Linda Gerber  
Sandeep Ghaey, *secretary*  
Sarah Gordon  
David Graham  
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Ralph Segall  
Ingrid Stafford  
Ronna Stamm  
Larry Ter Molen  
Elizabeth Tisdahl

### President & CEO

Sol Anderson

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of import in the community, and Family Focus is committed to continue to make it the hub of service, support, and opportunity for 5<sup>th</sup> ward residents and their families. As such, Family Focus is currently in planning to begin much needed repairs to the building in an effort to ensure that current and future tenants, as well as participants in programs, have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

I hope you will approve the Family Focus request for ARPA funds for the use of advancing the goal of making its Evanston Center a 21<sup>st</sup> Century Community hub that benefits the 5<sup>th</sup> Ward of this dynamic City.

Sincerely,



Sol Anderson  
President and CEO  
Community Foundation of Evanston



**evanston**  
public  
library

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[events](#)

[resources](#)

[ideas](#)

May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Evanston Public Library is eager to support Family Focus’s proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Evanston Public Library aims to be the heart of our diverse community by promoting the development of independent, self-confident, and literate citizens, and providing equitable access to cultural, intellectual, technological, and information resources. Being a good community partner is critical to our ability to deliver on our mission. It is with that spirit that we ask for your full support of the Family Focus request for redeveloping their historical and culturally important building to better serve Evanston residents.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood, Youth Development & Family Support. As an anchor in the 5<sup>th</sup> Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are or have been Evanston residents. The Evanston Center also houses several tenants that provide additional resources and support to the community which demonstrate collective impact and the importance of partnerships.

In 2018, the Foster School building, which is currently home to Family Focus and it’s tenants, was designated as a historic landmark. The building itself has a long history of import in the



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community, and Family Focus is committed to continue to make it the center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently in planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Evanston Public Library enthusiastically supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

Karen Danczak Lyons  
Executive Director  
Evanston Public Library



08 May 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Evanston JR. Wildkits Football is eager to support Family Focus’s proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

In 2018, the Foster School building, which is currently home to Family Focus and it’s tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Founded in 1994, The Evanston Junior Wildkits Football & Cheerleading program is a grassroots youth mentoring & football organization that became a part of the Central Suburban Youth Football League, which is comprised of teams from the North Shore of Illinois. Click here to go to CSYFL Website.

The purpose of the program is to teach fundamental Football & Life skills to players between kindergarten and eighth grades. We also strive to develop each participant’s sense of self-esteem and community pride and enhance their understanding of the importance of teamwork. We believe these skills help players further their football aspirations as they transcend to the high school level.



With this in mind, we maintain very close ties with the ETHS Football coaching staff and structure our strategies in a manner that is similar and consistent with the high school.

We have also implemented educational and behavioral standards that each player is required to abide by in order to maintain eligibility within the program and to ensure that they are following a successful path into high school.

The Program is open to both boys and girls alike for the following levels of competition:

**Tackle Football Levels:**

Multiple Travel Football Levels - For Boys & Girls in 3rd Thru 8th Grades

Future Stars Football - For Boys & Girls in K Through 2nd Grades

No Travel - All Games in Evanston

We have been extremely fortunate to have our office located inside Family Focus since 2001. We have had many players from Family Focus start in our program and go on to success on and off the field in High School and College and beyond.

Evanston JR. Wildkits Football fully supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified, and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Best Regards,

Seth Himrod  
Director Evanston Jr. Wildkit Football



City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

**The Infant Welfare Society of Evanston** is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

In 2018, the Foster School building, which is currently home to Family Focus and its' tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

The mission of the Infant Welfare Society of Evanston is to deliver exceptional care and education for infants and young children while supporting families' efforts to be effective parents and advocates in their child's learning and development.

IWSE supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

**Stephen Vick**

Stephen Vick  
Executive Director

JANICE D. SCHAKOWSKY  
9TH DISTRICT, ILLINOIS  
COMMITTEE ON ENERGY AND COMMERCE  
*Chair, Consumer Protection  
and Commerce*  
Environment and Climate Change  
Oversight and Investigations  
COMMITTEE ON THE BUDGET  
SENIOR CHIEF DEPUTY WHIP

Congress of the United States  
House of Representatives  
Washington, DC 20515-1309

2367 RAYBURN HOUSE OFFICE BUILDING  
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5533 N. BROADWAY, SUITE 2  
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Telephone: 773-506-7100  
Fax: 773-506-9202

1852 JOHNS DRIVE  
GLENVIEW, IL 60025  
Telephone: 847-328-3409  
Fax: 847-328-3425

May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

**RE: Letter of Support for Family Focus's Our Place-Evanston Building Renovation Project**

Dear Members of the Housing & Community Development Committee:

I am writing to share my enthusiastic support for Family Focus's proposal for ARPA funds for the organization's Family Focus Our Place-Evanston Building Renovation Project. This project aims to revitalize and reimagine the Family Focus Evanston center, which is a historical hub of community services and supports for Evanston residents.

As the Member of Congress representing the 9<sup>th</sup> Congressional District of Illinois for many years, my staff and I have had the good fortune to work with Family Focus on numerous occasions. I know the good work that this organization does for the 5<sup>th</sup> Ward of Evanston and underserved populations throughout the community.

I know that the Foster School building, which is currently home to Family Focus and its tenants, has significant historical significance to this community, and I am grateful for Family Focus's continued commitment to making this building a true hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. I am excited about Family Focus's plans to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, in addition to program participants, have access to a space that they deserve. This is a big project, but I am convinced that these renovations will meaningfully benefit residents throughout the community.

In keeping within your existing rules and regulations, I urge you to give Family Focus's application full and fair consideration. If you have any questions and/or if you need additional information, please do not hesitate to contact Mr. Andrew Goczkowski, Senior Advisor & Director of Special Projects on my staff. He is available via telephone at 847-328-3409 or email at [Andrew.Goczkowski@mail.house.gov](mailto:Andrew.Goczkowski@mail.house.gov)

Sincerely,



Jan Schakowsky  
Member of Congress

# KINGSWAY PREPARATORY SCHOOL

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"But ye are a chosen generation, a royal priesthood, an holy nation, a peculiar people..." 1 Peter 2:9

May 9, 2022

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Kingsway Preparatory School is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Kingsway Preparatory School is a faith-based preK-5 program designed to meet the need for quality education for historically underserved children. Our program began when, as a former teacher in the public school system, I recognized that the disparities in the achievement rates among my students stemmed from inequity and a lack of quality educational experiences, specifically for minority children. With parent support, Kingsway was founded.

At the heart of Kingsway is a desire to give back to our community. We are open to all, but we find that our students are primarily African-American and from the Evanston area. Given recent news about the academic performance and lack of preparedness among African-American children in Evanston, our mission, to change the trajectory for learners who many discount before they even begin learning, *is more critical than ever*.

At Kingsway, we provide a classical, personalized educational experience that is based on constant student feedback. We value education, knowing that a faithful, educated population advances a society. Our curriculum is innovative, experiential and culturally relevant, reflecting the needs of the students we serve.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to

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2010 Dewey Ave, Evanston, IL 60201

224-208-8282 | [info@kingswayprep.org](mailto:info@kingswayprep.org)

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ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Kingsway Preparatory School supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

  
Tamara Hadaway  
Principal

---

2010 Dewey Ave, Evanston, IL 60201  
224-208-8282 | [info@kingswayprep.org](mailto:info@kingswayprep.org)

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**National Association for the Advancement of Colored People**  
**Evanston/North Shore Branch #3015**  
**2010 Dewey Avenue Suite 302A Evanston, Illinois 60201 (847) 864-0038**

**Dr. Michael C. R. Nabors**  
President

May 9, 2022

**John Fuller**  
1st Vice President

**Geri Sizemore**  
2nd Vice President

**Sharon Weeks**  
3rd Vice President

**Judith Treadway**  
Secretary

**Eva Coley**  
Treasurer

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

The Evanston/North Shore NAACP is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5th Ward and Evanston overall.

Further, the Family Focus building is nothing less than a historical monument within the African American community, having been the only school for several decades for Black students from kindergarten through junior high.

The Evanston/North Shore NAACP is intentional about keeping its office in the Family Focus building because of its historical significance to the Black community. Our mission is to serve as an advocate for Black and brown communities, working to ensure that their civil and human rights are fully met, with every measure of equity as all other groups in Evanston. To that end, our branch has permanent standing committees comprised of Executive Committee members and members-at-large. These include Education, Health and Wellness, Legal Redress, Political and Civic Engagement, Youth Division, Freedom Fund Banquet, Membership, and college students.

In 2018, the Foster School building was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support, and opportunity, for 5th Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the

building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

As current president of the Evanston/North Shore Branch, I fully support the direction of Family Focus, understand the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified, and maximized for the benefit of 5th Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,

  
Reverend Dr. Michael C. R. Nabors  
President



May 9, 2021

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

Dear Members of the Committee:

Open Studio Project is eager to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity, vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Open Studio Project's mission is to create art for personal growth, social-emotional learning, and community well-being.

**EXAMPLE:** Family Focus invests in strengthening families and their children in Chicago and NE Illinois, so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Delores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood Education, Youth Development & Family Support. As an anchor in the 5<sup>th</sup> Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support. Family Focus staff have a deep understanding of the community as many staff are or have been Evanston residents. The Evanston Center also houses several tenants that provide additional resources and support to the community, which demonstrate the collective impact and importance of partnerships.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of impact in the community, and Family Focus is committed to continue its role as a center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

Open Studio Project supports this direction and understands the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents. We are committed to participating in and supporting Family Focus Evanston's continued commitment to Family Support and collaboration that supports overall community development.

Sincerely,  
Sarah Laing  
Executive Director

Dayna Block  
*President*

Ted Harris  
*Vice President*

Bridget Stump  
*Secretary*

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ILLINOIS HOUSE OF REPRESENTATIVES

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EVANSTON, ILLINOIS 60201  
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- INSURANCE
- MUSEUMS, ARTS & CULTURAL ENHANCEMENT
- STATE GOVERNMENT ADMINISTRATION

**ROBYN GABEL**  
ASSISTANT MAJORITY LEADER  
STATE REPRESENTATIVE  
18TH DISTRICT

City of Evanston  
Housing & Community Development Committee  
2100 Ridge Avenue  
Evanston, IL 60201

May 5, 2022

Dear Members of the Committee:

I am writing to support Family Focus's proposal for \$3,000,000 in ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. This project will revitalize and reimagine the Family Focus Evanston center which is a historical hub of community services and supports for Evanston residents. The renovations will bring much needed improvements to ensure longevity and vibrancy, and strengthen efforts to increase access to services, programs, and opportunities for Evanston residents. We are eager to continue to partner with Family Focus in these efforts and look forward to the impact this award will have for the 5<sup>th</sup> Ward and Evanston overall.

Family Focus invests in strengthening families and their children in Chicago and NE Illinois so they build social capital and achieve upward economic mobility through high-quality innovative programs and services, grounded in anti-racism and social justice. Family Focus Our Place in Evanston is an excellent example of that mission in action. The Center was the first Family Focus location led by the commitment and dedication of Bernice Weissbourd and Defores Holmes and has been serving the community for nearly 50 years. Key programs include: Early Childhood, Youth Development & Family Support. As an anchor in the 5<sup>th</sup> Ward, Family Focus has consistently been seen as a welcoming location that community residents can access for resources and support.

In 2018, the Foster School building, which is currently home to Family Focus and its tenants, was designated as a historic landmark. The building itself has a long history of import in the community, and Family Focus is committed to continue to make it the center/hub of service, support and opportunity, for 5<sup>th</sup> Ward residents and their families. As such, Family Focus is currently in planning to begin much needed repairs and upgrades to the building in efforts to ensure that current and future tenants, as well as participants in programs have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing space in the community.

I support this project and understand the need to identify capital and support funds from multiple entities to ensure that the space can be renovated, beautified and maximized for the benefit of 5<sup>th</sup> Ward residents and beyond.

Sincerely,

A handwritten signature in cursive script that reads "Robyn Gabel".

Robyn Gabel

SOYBEAN INKS

ARPA Public Facilities - Family Focus Our Place Renovation					
CRITERIA	DESCRIPTION	GENERAL EXAMPLE GUIDELINES	PROJECT SPECIFIC EXAMPLES	POSSIBLE SCORE 0- 5	COMMENTS
Project Feasibility	Proposal is detailed and clear; implementation plan includes a realistic timeline to complete project before 12/31/2026, has project site control.	Project plan has realistic revenue sources, timeline to construct project within ARPA timeframe, and feasible development and operating plans and budgets.			
Team/Organization Capacity	Project team demonstrates the capacity to secure financing, develop and manage the construction or renovation work, and continue providing services during the construction period if applicable.	Past performance on similar projects. Experienced team to secure financing and manage construction. Organization is financially stable with experienced and capable senior staff.			
Budget	Realistic cost estimates and diverse sources of funds with majority of funding from non-city sources	City funding does not exceed 25% of total development budget. Cost estimates are realistic based on current market conditions/best practices.			
Return on Investment	There is a high need for, and use of, the facility; provides a high level of services to disparately impacted residents; demonstrates how the construction/renovation will expand or improve the organization's capacity to provide services.	Number and types of services currently provided; unduplicated number of people served annually and their and demographics (income/race/ethnicity); other measures such as programs at maximum capacity based on physical space. Projected increases to existing services, addition of new services, etc., following construction/rehabilitation. Services are coordinated with other providers to avoid duplication and make most effective use of social services funding.			
Addresses Inequities and Inequality	Project design takes diverse perspectives and needs into account. Considerate of impacted communities including BIPOC.	Project supports goals of focusing social services resources on Evanston residents with barriers to accessing services (disparately impacted, low/moderate income, POC); process to qualify increases in services to disparately impacted residents resulting from the capital project is in place.			
Community Support	Demonstrated support from community members, built through authentic community outreach.	Emails and letters of support from residents or stakeholders. Need and/or project/program has been identified through community input for ARPA, in a neighborhood/community plan, etc. Acknowledgement of community concerns.			
			<b>Average</b>	<b>#DIV/0!</b>	
			<b>Total</b>	<b>0</b>	
			<b>Percentage</b>	<b>#DIV/0!</b>	



## Memorandum

To: Members of Housing & Community Development Committee  
From: Cara Pratt, Sustainability and Resilience Coordinator  
CC: Sarah Flax, Housing & Grants Manager; Marion Johnson, Housing and Economic Development Analyst; Ana Elizarraga, Housing and Economic Development Analyst  
Subject: Discussion and Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program  
Date: May 17, 2022

---

Recommended Action:

Staff recommends consideration of the \$1,000,000 funding request for the Evanston One-Stop Housing Retrofit Pilot Program.

Funding Source:

American Rescue Plan Act (ARPA) funds, account 170.99.XXXX.XXXX.

CARP:

Building Efficiency, Renewable Energy, Resilience Regulations, Vulnerable Populations

Committee Action:

For Action

Summary:

The Center for Neighborhood Technology (CNT), in partnership with Elevate, the Evanston Development Cooperative, and the City of Evanston proposes the launch of a 2-year pilot program focused on the retrofit of naturally occurring affordable housing in Evanston through a One Stop Shop model. The pilot's goal is to establish the framework for a sustainable and scalable program that will preserve affordability, drastically reduce carbon emissions, and maximize local economic impacts on building owners, residents, and businesses.

In 2019, the City of Evanston received a \$250,000 Partners for Places grant with support from the The Funders Network, The Chicago Community Trust, and the Evanston Community Foundation to explore housing vulnerabilities related to climate change. CNT, Elevate, and MUSE Community + Design collaborated to gather community feedback, conduct household climate resilience assessments, and develop vulnerability maps to establish proof of concept for an accessible and people-centered program to improve community resilience to climate change starting at home. After several months of

investigation, the One Stop Shop concept emerged. Below is a recommendation for the first pilot phase of the program.

Evanston One-Stop Housing Retrofit Pilot Program

Homes are built to keep us safe and healthy. Climate change threatens this stability. CNT— in partnership with Elevate, the Evanston Development Cooperative, and the City of Evanston— aims to increase the climate resiliency of affordable housing. This will be possible through an innovative pilot program to create a One Stop Shop for Affordable, Resilient Net-Zero Homes. This program aims to provide building owners, households, renters, and residents in Evanston with the home improvements they need for refuge without displacement. Emphasis is placed on low to moderate-income Black and Latinx Evanstonians as they are especially vulnerable to climate change hazards, and the program is focused in the Census tracts with the highest concentrations of vulnerable residents. This equity-centered program aligns with several of Evanston’s Climate Action and Resilience Plan (CARP) goals: one-hundred percent renewable energy for all properties by 2030 and city-wide carbon-neutrality by 2050, in addition to supporting the implementation of Resolution 72-R-20, Evanston’s Environmental Justice Resolution. It also aligns with ARPA goals of increasing the supply of affordable and high-quality living units - particularly for individuals and households that were disproportionately impacted by the COVID-19 pandemic. The One Stop Shop also supports and goes beyond the federal Justice 40 Initiative, which recommends at least 40 percent of the overall benefits from Federal investments in climate and clean energy go to disadvantaged communities.

The expected total budget over 2 years is \$1,000,000 to serve up to 50 housing units with combinations of deep energy and water savings, solar, electrification, decarbonization and health and safety improvements. The project team will coordinate with contractors and owners to complete deep retrofits on several buildings depending on interested owners, availability of funds, and number of the units (size) of the buildings. Upgrades are anticipated to include: weatherization (air sealing and insulation), lighting, water conservation, heating and cooling upgrades, clean energy (e.g. rooftop solar), as well as connections to existing programs for lead service line replacement, flood protection, and similar improvements.

Staff recommends using ARPA funding given the timeline of the project and the requirement for ARPA funds to be spent before December 31, 2026. The proposed retrofits directly support individuals and households that were disproportionately impacted by the COVID-19 pandemic while also increasing the supply of affordable and high-quality living units, which makes this project a particularly good fit for the use of ARPA funds.

Attachments:

[Evanston One Stop Shop.docx](#)



# Evanston One-Stop Housing Retrofit Pilot Program

Making Housing Affordable and Resilient

03/28/2022 - revised 5/9/2022



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# City of Evanston, Illinois One-Stop Housing Retrofit Pilot Program

Making housing affordable and resilient

## Introduction

Homes are built to keep us safe and healthy. Climate change threatens this stability. CNT— in partnership with Elevate, the Evanston Development Cooperative, and the City of Evanston— aims to increase the climate resiliency of affordable housing in the name of human welfare. This will be possible through an innovative pilot program to create a One Stop Shop for Affordable, Resilient Net-Zero Homes. This program aims to provide building owners, households, renters, and residents in Evanston with the home improvements they need for refuge without displacement. Emphasis is placed on low to moderate-income Black and Latinx Evanstonians as they are especially vulnerable to climate change hazards, and the program is focused in the Census tracts with the highest concentrations of vulnerable residents. This equity-centered program aligns with several of Evanston’s Climate Action and Resilience Plan (CARP) goals: one-hundred percent renewable energy for all properties by 2030 and city-wide carbon-neutrality by 2050. It also aligns with ARPA goals of increasing the supply of affordable and high-quality living units - particularly for individuals and households that were disproportionately impacted by the COVID-19 pandemic - and the Justice 40 Initiative.

## Objective

Our team will launch a 2-year pilot program focused on retrofit of naturally occurring affordable housing in Evanston through a One Stop Shop model. Our goal is to establish the framework for a sustainable and scalable program that will preserve affordability, drastically reduce carbon emissions, and maximize local economic impacts on building owners, residents, and businesses.

## Scope of Activities

Our team will complete the following Scope of Activities over 2 years to meet the objective and goals of the program. Each of these activities will be completed unless otherwise updated, by mutual agreement, between the City of Evanston and our team.

1. Program design and communications- We will primarily develop a website landing page and will evaluate the need for materials to support outreach to local building owners in target neighborhoods. Materials could include collateral material that can be distributed via email and paper. At the end of each program year, our team in collaboration with the City of Evanston will develop a case study highlighting a project in the program.
2. Advisory Group- We will develop and staff an advisory group to oversee the project’s goals to build wealth among homeowners and to preserve affordability for both renters and homeowners, composed of 8 to 10 local stakeholders. The objective of the group will help to guide and inform the program design, target communities, and implementation as well as assist with outreach efforts.
3. Outreach- Our team will coordinate with the City of Evanston to identify and conduct outreach and communication regarding the program in target neighborhoods in the City of Evanston: Census tracts 8092, 8096, and 8102, shown in Appendix B. As part of outreach efforts, we will

collaborate and build partnerships with relevant stakeholders including, but not limited to: CDFIs, neighborhood associations, minority and women owned contractors, landlord and property management associations, and tenant advocacy groups. Our team's goal will be to identify a representative sample of building stock and ownership types, providing data and lessons learned on how to scale the program in future years.

- Phase 1 Outreach: Work through natural networks (e.g., neighborhoods or landlord associations) to identify building owners that are highly likely to participate in the program and move forward with upgrades.
  - Phase 2 Outreach: Begin to promote the program within target neighborhoods through existing events, association meetings, and anchor institutions.
4. Building assessments- We will complete building assessments on 10 to 15 naturally occurring affordable housing properties located in the City of Evanston. These properties will range in size from 1 to 20 units per building; larger buildings are not a focus as they have greater access to existing programs. Assessments will include:
- Baseline building and residential energy use
  - Identification of energy and water conservation measures including utility savings and cost to implement
  - Assessment of solar feasibility and installation cost not including structural assessment
  - Evaluation of electrification opportunities including heating and cooling systems, domestic hot water, and appliances
  - Identification of other issues related to health, safety, and resilience such as basement flooding or lead service line replacement



*Building assessments will include single-family, two-flat, and small- to mid-sized multi-family buildings, like those shown here that were assessed during program design.*

It is anticipated that 75% of the assessments will move to retrofit implementation. We will coordinate with the City of Evanston to prioritize the properties based on the overarching goals of the program.

5. Navigate available incentives, grants and financing options - We will assist the properties in accessing other funding sources to maximize the impact of upgrades, including sources like weatherization, CDBG, ComEd, Lead Service Line Replacement, and others.
6. Efficiency upgrades- We will coordinate with contractors and owners to complete deep retrofits on several buildings depending on interested owners, availability of funds, and number of the units (size) of the buildings. Upgrades are anticipated to include: weatherization (air sealing and insulation), lighting, water conservation, heating and cooling upgrades, clean energy (e.g. rooftop solar), as well as connections to existing programs for lead service line replacement, flood protection, and similar improvements.

7. Contractor support and mentorship- We will work with minority and women-owned contractors able and willing to serve homes in the City of Evanston. We will connect one cohort of 3 to 5 contractors into the program and support them as they participate in existing contractor accelerator programs that provide coaching, mentorship, and support to enable their participation.
8. Identify gaps- Through the pilot, we will better understand the available programs, service providers, and businesses that can participate in a One Stop Shop. We will also know where there are gaps that could be addressed by existing or new programs and services. We will provide recommendations to the City of these gaps as well as potential solutions and partners.
9. Evaluate and Scale- We will identify a third-party evaluator from an academic institution to measure the impacts of the program and provide recommendations for future improvement. Our team will also provide recommendations to sustain and scale the program and embed the One Stop Shop as a key program for the City.

## Metrics

- Building assessments completed
- Retrofits completed
- Number of participants and demographics
- Utility savings, cost reductions passed onto Evanston residents in multi-family, and cost savings for single family
- Home value increase for single family (based on available information)
- Carbon emissions reduction
- Utility savings (kWh, therms, gallons)
- 3 to 5 minority or woman-owned contractors brought through the program
- Outreach and communication activities completed on a timely basis
- One to two case studies completed on a per year basis

## Budget

We expect a total budget over 2 years of \$1,000,000 to serve up to 50 housing units with combinations of deep energy and water savings, solar, electrification, decarbonization and health and safety improvements. During this period, we will be refining cost estimates, typifying building stock to streamline audit and upgrade procedures, and establishing a framework for scaling the program up. This also includes cultivating existing funding mechanisms and programs to maximize resources for retrofits and minimize the cost of project management and administration. Additionally, we will be identifying the long-term funding and implementation strategy for the City to systematically retrofit as many households as possible over the long term.

## Budget

Line Item Budget	Year 1	Year 2	Total
<b>Labor-Program Implementation</b>			
Elevate	\$ 50,000	\$ 50,000	\$ 100,000
CNT	\$ 25,000	\$ 25,000	\$ 50,000
EDC	\$ 65,000	\$ 65,000	\$ 130,000
<b>Retrofit Expenses</b>			
Efficiency Contractor	\$ 150,000	\$ 150,000	\$ 300,000
Solar Contractor	\$ 100,000	\$ 100,000	\$ 200,000
MEP Electrification Contractor	\$ 86,500	\$ 86,500	\$ 173,000
<b>Other Expenses</b>			
W/MBE Contractor Support	\$ 10,000	\$ 10,000	\$ 20,000
CBO Stipends	\$ 10,000	\$ 10,000	\$ 20,000
Marketing Materials and Web Presence	\$ 3,500	\$ 3,500	\$ 7,000
<b>Total</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 1,000,000</b>

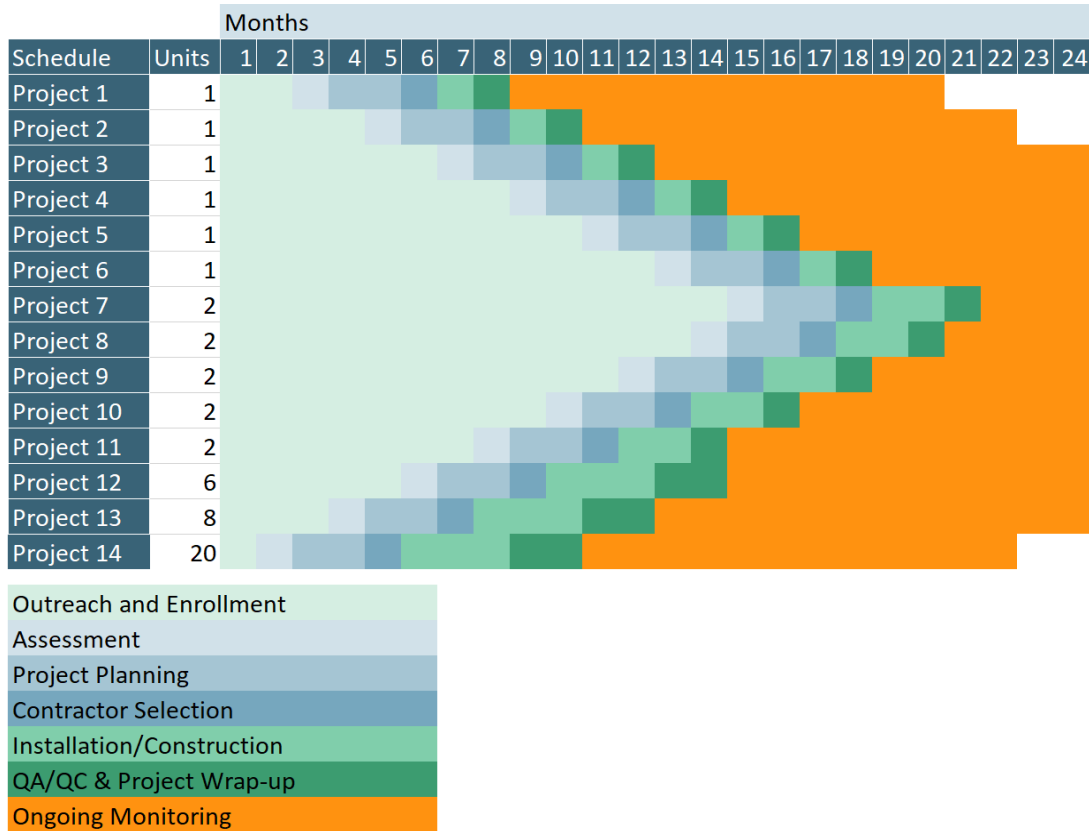
## Estimated Projects, Units, and Trust Fund Grants per Unit

Budget	# Units	Grant Per Unit	Total Grants	Project Management	Administration	Total Program Costs
Project 1	1.00	\$ 5,750	\$ 5,750	\$ 1,725	\$ 1,069	\$ 8,544
Project 2	1.00	\$ 5,750	\$ 5,750	\$ 1,725	\$ 1,069	\$ 8,544
Project 3	1.00	\$ 10,000	\$ 10,000	\$ 3,000	\$ 1,859	\$ 14,859
Project 4	1.00	\$ 10,000	\$ 10,000	\$ 3,000	\$ 1,859	\$ 14,859
Project 5	1.00	\$ 10,000	\$ 10,000	\$ 3,000	\$ 1,859	\$ 14,859
Project 6	1.00	\$ 35,000	\$ 35,000	\$ 10,500	\$ 6,506	\$ 52,006
Project 7	2.00	\$ 35,000	\$ 70,000	\$ 21,000	\$ 13,012	\$ 104,012
Project 8	2.00	\$ 35,000	\$ 70,000	\$ 21,000	\$ 13,012	\$ 104,012
Project 9	2.00	\$ 10,000	\$ 20,000	\$ 6,000	\$ 3,718	\$ 29,718
Project 10	2.00	\$ 10,000	\$ 20,000	\$ 6,000	\$ 3,718	\$ 29,718
Project 11	2.00	\$ 5,750	\$ 11,500	\$ 3,450	\$ 2,138	\$ 17,088
Project 12	6.00	\$ 35,000	\$ 210,000	\$ 63,000	\$ 39,036	\$ 312,036
Project 13	8.00	\$ 10,000	\$ 80,000	\$ 24,000	\$ 14,871	\$ 118,871
Project 14	20.00	\$ 5,750	\$ 115,000	\$ 34,500	\$ 21,377	\$ 170,877
<b>Totals</b>	<b>50</b>		<b>\$ 673,000</b>	<b>\$ 201,900</b>	<b>\$ 125,100</b>	<b>\$ 1,000,000</b>

**Sample per Unit Upgrade Package on Duplex**

	Upgrade Costs	Tier 1	Tier 2	Tier 3
Lighting	\$ 150	\$ 150	\$ 150	\$ 150
Water aerators	\$ 100	\$ 100	\$ 100	\$ 100
Smart power strips	\$ 200	\$ 200	\$ 200	\$ 200
Pipe insulation	\$ 300	\$ 300	\$ 300	\$ 300
Thermostat	\$ 500	\$ 500	\$ 500	\$ 500
Refrigerator	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Insulation/Air Sealing	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Water heater replace	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Air Conditioner	\$ 6,000		\$ 6,000	
HVAC equipment replace	\$ 15,000			\$ 15,000
Solar	\$ 25,000			\$ 25,000
Lead Service Lines	\$ 10,000	Potentially covered by other grants or financing		
Roof	\$ 20,000			
Foundation	\$ 10,000			
Windows/Doors	\$ 10,000			
<b>Package Cost</b>		<b>\$ 8,750.00</b>	<b>\$ 14,750.00</b>	<b>\$ 48,750.00</b>
<b>Project Management Fees</b>		<b>\$ 1,750.00</b>	<b>\$ 2,950.00</b>	<b>\$ 9,750.00</b>
<b>Administrative Fees</b>		<b>\$ 1,084.32</b>	<b>\$ 1,827.86</b>	<b>\$ 6,041.23</b>
<b>Per Unit Grant</b>		<b>\$ 5,833.33</b>	<b>\$ 9,833.33</b>	<b>\$ 32,500.00</b>
<b>Other Grants, Incentives &amp; Financing</b>		<b>\$ 2,916.67</b>	<b>\$ 4,916.67</b>	<b>\$ 16,250.00</b>

## Timeline



## Program Team

### CNT

CNT delivers innovative analysis and solutions that support community-based organizations and local governments to create neighborhoods that are equitable, sustainable, and resilient. We envision urban environments that are resilient, sustainable and livable for people from all walks of life.

CNT will lead engagement with the City and the Advisory Group, coordinate with the third-party evaluator, and prepare the final recommendations for scaling the One Stop Shop.

### Elevate

Elevate wants everyone to have access to clean and affordable heat, power, and water in their homes and communities. We're centering equity in the climate conversation. We're dedicated to creating equitable solutions to climate change that provide healthy, safe, and affordable homes for everyone.

Elevate will lead building assessments, provide support and quality assurance on retrofits, and contribute to overall program design and final recommendations for scaling the One Stop Shop.

## Evanston Development Cooperative

EDC was initially started by two people who met at Northwestern University. One was a climate scientist concerned about carbon emissions in the built environment, and the other was researching the displacement of Black Evanston homeowners after the subprime mortgage crisis.

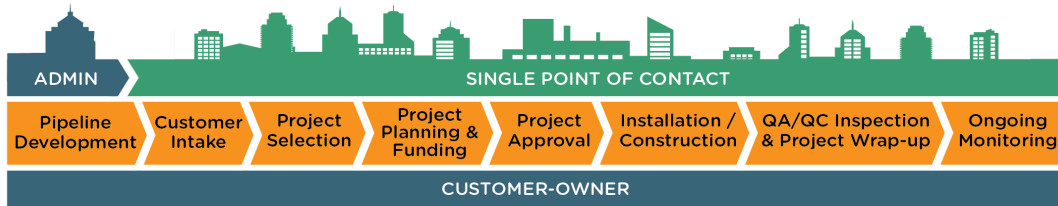
Both people believed that community is our only immunity from climate change, racism, and inequality, which inspired the creation of our local cooperative in 2018.

Since then, EDC has grown to eight worker-owners and more than 50 members in the community. Through their support and collaboration, our vision for a green construction co-op became a reality, survived the COVID-19 recession, and proudly serves the Evanston community today.

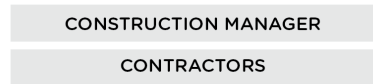
EDC will lead engagement with building owners, provide project management and contractor coordination throughout the retrofit process, and expand their network of minority and woman-owned contractors to provide retrofit services.

## Appendix A

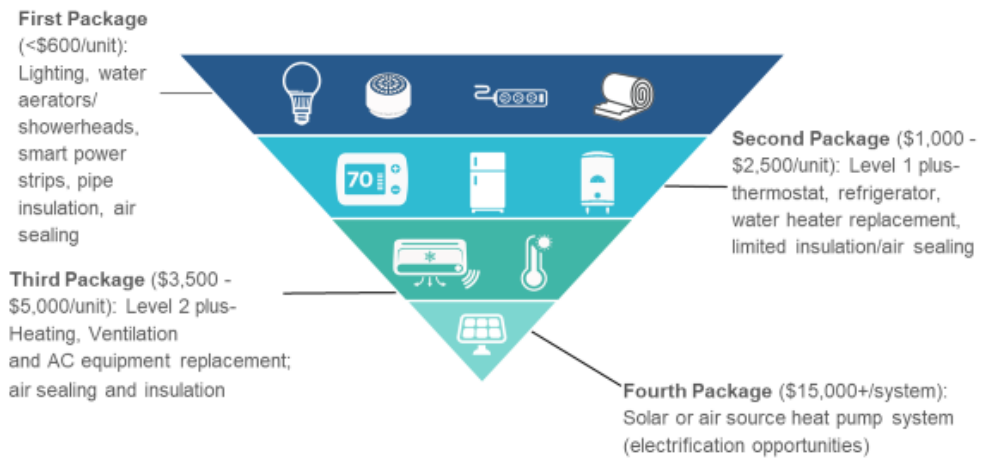
### One Stop Shop Process



Source: Elevate



### Sample Retrofit Packages from Madison/Dane County Program

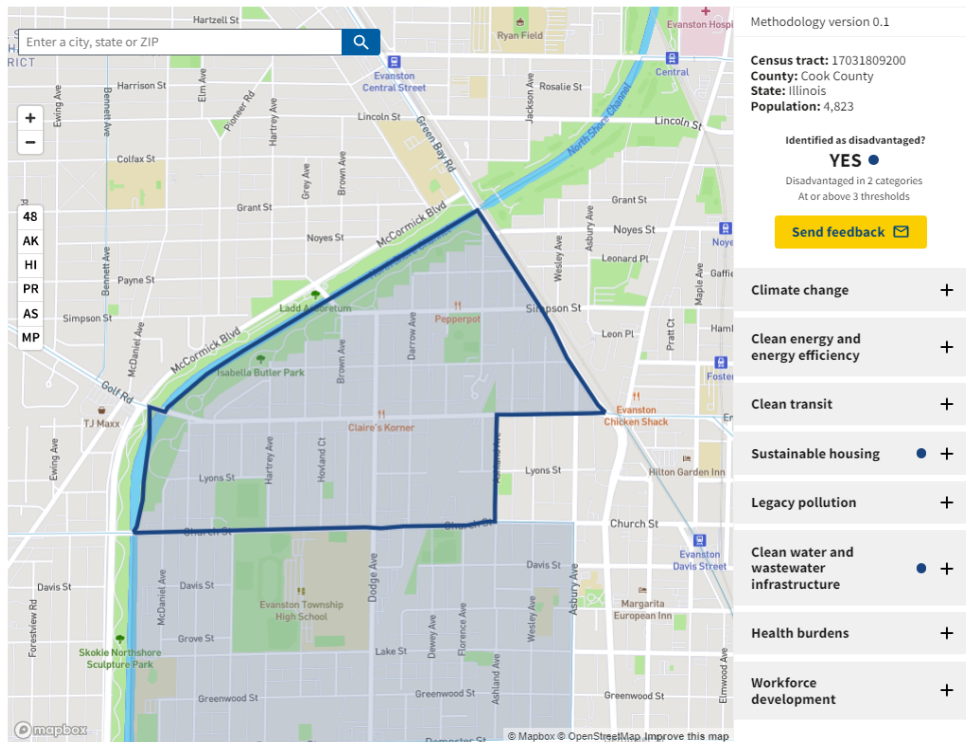


Assessments will address a variety of climate-related features, ranging from boilers in multi-family buildings, to door and window sealing to prevent air leakage, to location of downspouts that may inadvertently cause basement seepage.

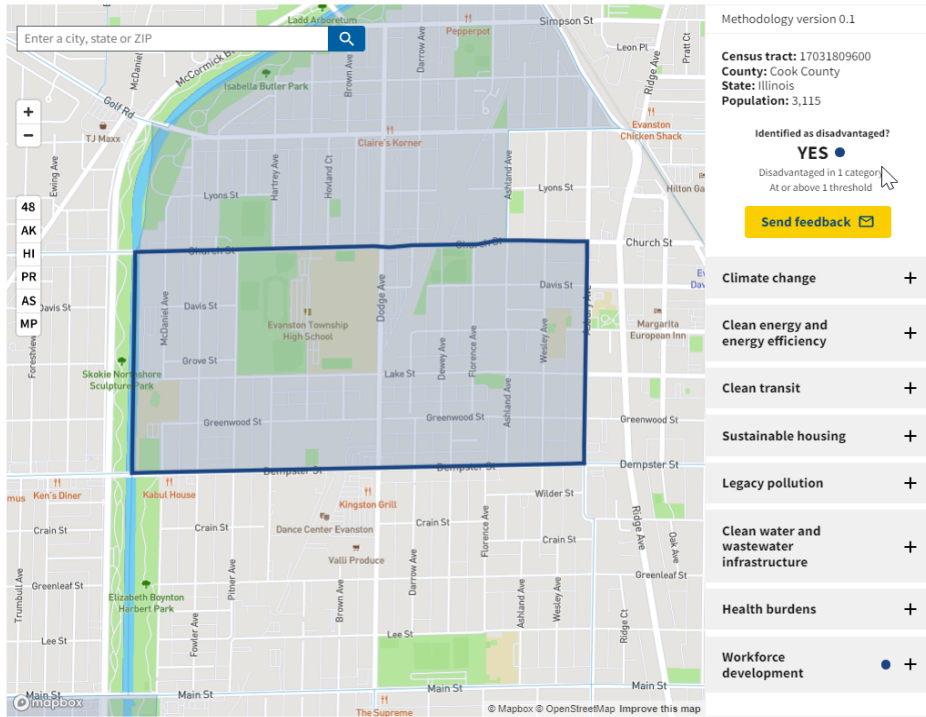
## Appendix B

The target geographies were identified as those with greatest vulnerability to climate change and displacement pressure. All three Census tracts - 8092, 8096, and 8102 - were also the three Census tracts in Evanston identified as disadvantaged in the draft Climate and Economic Justice Screening Tool associated with the federal Justice40 initiative. Maps from this screening tool to illustrate the geographies are shown below.

Census tract 8092:



Census tract 8096:



Census tract 8192:

