



**AGENDA AND NOTICE OF A MEETING**  
**Housing & Community Development Committee**  
**Tuesday, June 21, 2022**  
**Virtual on Zoom 7:00 PM**

Pursuant to 5 ILCS 120/7(2), HCDC 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. **May 17, 2022 meeting minutes** 4 - 6  
[Housing & Community Development Committee - May 17 2022 - Minutes - Pdf](#)

## 4. PUBLIC COMMENT

## 5. NEW BUSINESS/OLD BUSINESS

- A. **Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program** 7 - 13  
**For Action**  
[Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program - Attachment - Pdf](#)
- B. **Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization - Supplemental Materials** 14 - 65  
**For Action**  
[Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization - Supplemental Materials - Attachment - Pdf](#)
- C. **Discussion and Vote to Recommend Approval of the Updated Draft 2022 Action Plan Incorporating 2022 Entitlement Grant Amounts to City Council** 66 - 132  
**For Action**  
[Discussion and Vote to Recommend Approval of the Updated Draft 2022 Action Plan Incorporating 2022 Entitlement Grant Amounts to City Council - Attachm - 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, May 17, 2022 @ 7:00 PM

Virtual on Zoom

**COMMITTEE MEMBER  
PRESENT:**

Monika Bobo, Committee Member, Kathy Feingold, Committee Member, Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Jonathan Nieuwsma, Councilmember, and Eleanor Revelle, Councilmember

**COMMITTEE MEMBER  
ABSENT:**

**STAFF PRESENT:**

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

**GUESTS PRESENT:**

McGaw YMCA Staff: Monique Parsons, Nicole Woodard, Jodi Wickersheimer. Family Focus Staff: Dara Munson, Dottie Johnson, Mariana Osoria, Shereron Hillard, Vanessa Allen. One Stop Shop Staff – Bob Dean (CNT), Robbie Markus (Evanston Cooperative), Henry Love (Elevate), Cara Pratt, Sustainability and Resilience Coordinator

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

Chair Revelle called the meeting to order at 7:02 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 Devon Reid

Seconded by Joanne Zolomij

**Ayes:** Monika Bobo, Kathy Feingold, Hugo Rodriguez, Loren Berlin, Joanne Zolomij, Councilmember Bobby Burns, Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle  
**Carried 9-0 on a recorded vote**

**3. APPROVAL OF MEETING MINUTES**

Meeting minutes of the April 19th Housing & Community Development Committee

A. Approval of Meeting Minutes

Motion to approve the April 19, 2022 meeting minutes.

Moved by Devon Reid  
Seconded by Loren Berlin

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

**Abstain:** Monika Bobo

**Carried 8-0 on a recorded vote**

**4. PUBLIC COMMENT**

A. Betty Bog, Executive Director of Connections for The Homeless

Betty Bog stated Connections for The Homeless fully supports funding for YMCA rehabilitation project.

B. Stephen Vick, Executive Director of Infant Welfare Society of Evanston

Stephen Vick, stated he is in full support for the Family Focus Evanston Center rehabilitation.

C. Rose Johnson, Resident

Rose Johnson stated Family Focus is important and should be maintained. She went on to say that during the ARPA Townhall meeting in support of Family Focus.

D. Marion Johnson provided summary of letters of support for the YMCA project. More than 50 letters in support, one letter in opposition inquiring about disruption of the lives of those who live at the YMCA during construction.

E. Paul Joseph

Paul Joseph stated he is concerned about the transition and practical items such as relocation of YMCA residents, and Wi-Fi.

**5. NEW BUSINESS/OLD BUSINESS**

A. Staff Update: ARPA and non-ARPA funding

Sarah Flax provided an update on ARPA and non-ARPA funding, as well as the CDBG, ESG and HOME Entitlement Grant awards.

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

Monique Parsons was available to answer committee inquiries regarding the McGaw YMCA Men's Residence Renovation project presented at the April 19, 2022 Housing and Community Development meeting.

Motion to recommend \$3,000,000 in ARPA funding for the McGaw YMCA Men's Residence Renovation

Moved by Councilmember Jonathan Nieuwsma  
Seconded by Monika Bobo

**Ayes:** Monika Bobo, Kathy Feingold, Hugo Rodriguez, Loren Berlin, Joanne Zolomij, Councilmember Bobby Burns, Councilmember Devon Reid, Councilmember Jonathan Nieuwsma, and Councilmember Eleanor Revelle

**Carried 9-0 on a recorded vote**

C. Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization

Dara Munson, President & CEO of Family Focus, presented the Family Focus Evanston Center Revitalization Project. Dara and Family Focus staff was available to answer committee inquiries. Discussion will continue at the June 21, 2022 Housing and Community Development meeting.

D. Discussion and Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program

Bob Dean, CEO of Center for Neighborhood Technology, Hank Love, Director of Midwest Marketing Development and Strategy, and Robbie Markus, Founder of Evanston Development Cooperative presented the Evanston One-Stop Housing Retrofit Pilot Program. Presenters were available to answer committee inquiries. Chair Revelle, Councilmember Nieuwsma, and Committee Member Kathy Feingold recused themselves from discussion due to ties with the Evanston Development Cooperative. Discussion will continue at the June 21, 2022 Housing and Community Development meeting.

**6. ADJOURNMENT**

Chair Revelle adjourned the meeting at 9:41 p.m.



## Memorandum

To: Members of Housing & Community Development Committee  
From: Cara Pratt, Sustainability and Resilience Coordinator  
CC: Sarah Flax, Housing & Grants Manager; Ana Elizarraga, Housing and Economic Development Analyst; Marion Johnson, Housing and Economic Development Analyst  
Subject: Funding Recommendation for the Evanston One-Stop Housing Retrofit Pilot Program  
Date: June 21, 2022

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Recommended Action:

Staff recommends approval 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:

On May 17th, 2022 the Evanston One-Stop Housing Retrofit Pilot Program was presented to the Housing and Community Development Committee for introduction. Since that meeting, letters of support from the following organizations have been provided: Environmental Justice Evanston, Latinos en Evanston North Shore (LENS), League of Women Voters of Evanston (LWVE), YWCA Evanston North Shore, and Connections for the Homeless. In addition to the letters of support, the Evanston Environment Board voted in unanimous support of the proposal on June 9th, and the Utilities Commission voted in unanimous support on June 10th. The Center for Neighborhood Technology provided the following information to address the questions raised at the May 17th meeting.

Preservation of Affordability

This project was conceived in part to preserve the affordability of naturally occurring affordable housing in Evanston. However, climate-resilient retrofit projects may increase the value of the

buildings they improve, thereby reducing the affordability of those buildings. Similarly, as the program scales the cost of renting or buying in certain communities may increase, thereby creating displacement pressure sometimes known as “green gentrification.” In addition, the cost of a retrofit could place substantial financial pressure on landlords, inducing them to raise rents in order to recoup costs. Therefore, our detailed design of this program, which will occur before any investments are made, will be careful to mitigate any displacement pressure that may result. Detailed strategies to preserve affordability are still to be worked out, but among the ideas we have initially discussed are requirements for participating landlords to commit to rent freezes for a period of time, keeping rents at or below Fair Market Rent, and/or maintaining the number of units affordable to those at a certain percentage of Area Median Income. These options, and others, will be explored and prioritized during program design before program launch.

#### Leveraging Other Funds

The \$1 million requested of the City of Evanston is meant to be a pilot, and to leverage other funding available from additional programs. Potential other sources – not a comprehensive list, but simply some possibilities – include:

- Competitive new federal programs, such as the DOE Equitable Retrofit Competition
- Existing federal block grants and programs, including Energy Efficiency Conservation Block Grants, Weatherization (currently has increased funding), Low Income Home Energy Assistance Program, and Community Development Block Grants
- State sources, such as the State Energy Program (currently has increased funding) and potential State Revolving Fund use for lead service line replacement
- Funding already secured by the City, such as the Evanston Accessible Solar Program
- Philanthropic programs or mission-driven investments by banks (Bank of America, Wells Fargo, JP Morgan Chase, others)

Additionally, the initial design of the program is to serve lower-income residents and therefore is structured as a grant. In later years, once the program is established, we may be able to expand to offer similar services to a broader range of Evanston residents through loan products, which would bring in major new sources of financing.

#### Physical Location and Program Accessibility

Based on a question from a committee member regarding the physical presence of this initiative, Evanston Development Cooperative toured the Family Focus building with their staff and identified a second-floor office that could operate as an intake center. Based on the program’s geographic focus on neighborhoods of color and census tracts 8092, 8096, and 8102, along with Family Focus’ well-respected history in Evanston’s Black community, we believe this space aligns strongly with our program goals. Additionally, during program design, our partner organizations will collaborate to ensure that the One-Stop Shop has a physical sense of place and accessibility in each of our target census tracts.

#### Background

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 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 on 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 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, number and size of units, and 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:  
[Letters of Support](#)



June 14, 2022

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

Dear Committee Members:

The League of Women Voters of Evanston (LWVE) writes to support the One Stop Shop proposal before the Housing & Community Development Committee.

The League of Women Voters is a nonpartisan political organization that encourages informed and active participation in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy. League advocacy is based on member study and agreement on selected issues and involves concerted efforts to achieve public policies consistent with League positions.

The One-Stop Housing Retrofit Pilot Program is consistent with the local League's positions on environmental quality, land use and housing. We have strongly supported Evanston's Climate Action and Resilience Plan and have been long-time supporters of affordable housing. Over the last year the League reviewed and updated our land use/ zoning and housing positions, specifically adding language supporting policies that "prioritize equity, lower housing costs, and the reduction of segregation, and that focus on resident wellbeing and housing stability". During our study we repeatedly heard from stakeholders that greater support is needed for small landlords. The One-Stop Shop Proposal addresses all of these issues and recognizes the intersection of priorities shared by the City and the League. Finally, the partners in this proposed pilot are strong, experienced organizations capable of developing and implementing a successful program.

Please feel free to reach out to me at [jenoneil2@gmail.com](mailto:jenoneil2@gmail.com) or 847-828-3671 with any questions about our position on this meaningful initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "J Lee O'Neil".

Jennifer Lee O'Neil  
Co-President

**League of Women Voters® of Evanston**  
2100 Ridge Avenue, Room 1030 • Evanston, IL 60201  
847-859-7883



June 3, 2022

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

Dear Members of the Committee:

Our organization, Environmental Justice Evanston (EJE), would like to extend our full support for the One Stop Shop proposal under consideration by the Housing & Community Development Committee.

We are a non-profit organization that falls under the Citizens' Greener Evanston umbrella. Environmental Justice Evanston (EJE) is an all-volunteer group of Evanston residents working to engage the Evanston community to provide equal access to all our environmental assets, and to ensure no community or group bears a disproportionate burden of environmental hazards and risks.

We spearheaded the City of Evanston's Environmental Justice Resolution passed by City Council in September 2020. We are working with the City of Evanston to map EJ areas and to launch an Environmental Equity investigation for the City of Evanston to fulfill the commitments spelled out in the resolution.

EJE consulted on the air quality monitoring study in the 2nd and 5th Ward neighborhoods surrounding the Waste Transfer Station and helped the 9th ward residents with their environmental concerns. We've also created the EJE Playbook, a step-by-step guide to help Evanstonians resolve their EJ issues.

We support the "One Stop Shop" program because it helps achieve the CARP goals to address Evanston's vulnerable populations. And, because it is designed to help reduce the disproportionate impacts of negative environmental conditions and promote equity in the lived experience of Evanstonians of color, it aligns well with our goals.

Please don't hesitate to reach us at [ej@greenerEvanston.org](mailto:ej@greenerEvanston.org) with any questions about our support for this proposal.

Sincerely,  
Janet Alexander Davis, Co-Chair  
Rick Nelson Co-Chair  
Jerri Garl  
Robyn McMurray Hurtig  
Hank Neuberger  
Tanya Noble  
Andrew Schlickman



June 1,2022

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

Dear Members of the Committee:

My organization, Latinos en Evanston / North Shore (LENS), would like to express our strong support for the One Stop Shop proposal under consideration by the Housing & Community Development Committee.

LENS is a grassroots nonprofit organization focused on informing, educating and uplifting local Latine community members. One of our priorities is to inform our community of initiatives by organizations that work to improve the quality of life for residents of our service area

LENS was involved in conducting community outreach for the development of this concept over the past year, and we heard first-hand that this program is needed. The ability to access numerous home improvement programs through a single personalized point of contact would be tremendously valuable to the people who we serve.

Please contact me at [latinosenevanston.ns@gmail.com](mailto:latinosenevanston.ns@gmail.com) or 847-790-2445 with any questions about our support for this proposal.

Sincerely,

President  
Latinos en Evanston NorthShore - LENS





June 14, 2022

City of Evanston Housing & Community Development Committee  
2100 Ridge Ave.  
Evanston, Illinois 60201

Dear Committee Members:

Connections for the Homeless and its advocacy program known as Joining Forces for Affordable Housing would like to share our support for the One-Stop Shop proposal being considered at the upcoming Housing & Community Development Committee meeting.

Connections for the Homeless is a pillar in the Evanston community, as well as the region, that provides comprehensive direct services to people struggling with housing. While our services include shelter and drop-in locations, subsidies and case management for people with disabilities, and homelessness prevention funding, our primary goal is to ensure that the people we work with have stable housing. This doesn't just mean housing—it means housing that is safe, warm, dry, and functional.

Joining Forces is the advocacy arm of Connections and focuses on support for affordable housing policy and action within Connections' service area. One of the things that Joining Forces has been exploring is how to support landlords that provide naturally occurring affordable housing or collaborate with subsidy programs like those that Connections provides. Preservation of existing affordable housing is one of the key strategies we feel are necessary within any municipality, and Evanston has great opportunity, especially in the census tracts targeted with the One-Stop Shop, to make a difference.

Both Connections as a whole and Joining Forces as a program support the proposal for the One-Stop Shop, as we believe it will help to preserve existing housing that is desperately needed in the community—both for renters and for homeowners. With a focus both on climate action and on affordability, it is an innovative and potentially powerful approach to providing support to a long-neglected sector.

We hope that the Housing & Community Development Committee will support this proposal.

Sincerely,

A handwritten signature in black ink that reads "Sue Loellbach".

Sue Loellbach, Director of Advocacy  
Joining Forces for Affordable Housing  
Connections for the Homeless  
224-999-3712  
[sloellbach@connect2home.org](mailto:sloellbach@connect2home.org)



## Memorandum

To: Members of Housing & Community Development Committee  
From: Ana Elizarraga, Housing & Economic Development Analyst  
CC: Sarah Flax, Housing and Grants Manager  
Subject: Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization - Supplemental Materials  
Date: June 21, 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 170.99.1700.55251

CARP:

Building Efficiency

Committee Action:

For Action

Summary:

Family Focus furnished supplemental material to accompany their original request. In addition to summarizing the full scope of their project, they included a section to highlight the Project Leader's Experience, an Update to the Proposed Budget, Project Activity Timeline and an Incentive Opportunity Matrix outlined below.

**Project Experience**

President and CEO Dara Munson is leading the project with Chief Financial Officer, Dottie Johnson. Family Focus' Building Engineer, Florin Ocneanu, has 25 years of experience in construction and project management. Both Dara and Dottie have extensive experience in all facets of financial strategy, planning and management of large-scale projects.

Most recently, they managed the building and business enterprise for a preschool that can enroll up to 150 children. Capital improvements included kitchen, bathrooms, plumbing, and

roof. They secured \$4,500,000 in finance, tenant income, and endowments. Past projects include:

- **2016-2017 CCCS Englewood Preschool** - Gut rehab and buildout of rented space in the basement of an apartment building, into two classrooms with kitchen, offices, bathrooms. Funding: \$738,000, state funds, private funds. 2,200 square feet. Architect, Construction Manager – contracted.
- **2017 FF Nuestra Familia-Belmont Cragin** - Gut rehab and buildout of rented office and program space by the owner to FF specifications. The renovation included classrooms for children 0-5, multipurpose space, private offices, co-working space, peace room, kitchen and storage rooms. Funding: \$250,000, private funds. 6,000 square feet (floors 1 & 2) and approximately 2,060 square feet (basement). Architect - Contracted, Construction Manager – In-house.
- **2017-2019 CCCS Hyde Park Preschool Renovations** - Each floor of a 3-story mid-century style building purchased in 1964. First floor two classrooms for infants and toddlers (1000 sq ft, \$60,000) Second floor converted office spaces to build 2 new classrooms for 2-year olds, (1200 sq ft, \$298,400) all new bathrooms for 3-5-year old classrooms. Third floor converted conference room to classroom, (700 sq ft, \$40,000) with 2 new bathrooms. Funding: State funds, private funds Architect, Construction Manager – In-house by Ocneanu.

#### **Update to Proposed Budget**

Total Projected Budget and Total Projected Sources increased to \$12,424,211, from the original \$11,097,502. This is due to demolition and construction costs for the new build-out to occur in Phase 2, to optimize tenant/community space (based on pre-planning work). Costs for Phase 1 have no changes from the original at \$4,107,658. The \$3,000,000 request remains below the allotted 30% of total budget for projects in disparately impacted areas (CTs 8092, 8102, 8096) at 24.1%.

#### **Project Activity Timeline and Incentive Opportunity Matrix**

Family Focus is seeking to hire a Project Manager upon approval of funding. Project Initiation and Coordination to occur during the month of July 2022 with community engagement for space planning. They expect to begin site due diligence, preliminary design, and zoning proposals in January of 2023, and finalize construction and implementation by July of 2024.

Family Focus plans to secure potential contributions from Federal, State and philanthropic sources. Sources include: U.S. Economic Development Administration (EDA), USDA Food and Nutrition Service (FNS), Administration of Children and Families, Family and Youth Services Bureau (ACF-FYSB), Clean Energy Community Foundation, and Kresge Foundation.

#### Legislative History:

Family Focus presented a request for \$3,000,000 in ARPA funding for Phase 1 construction to revitalize and rehabilitate the Family Focus Evanston Center located at 2010 Dewey Avenue at the May 17, 2022 Housing and Community Development Committee Meeting.

Attachments:

[Family Focus ARPA Request Supplemental Submission for June 21 2022](#)

[Family Focus - Support Packet](#)



# FAMILY FOCUS

American Rescue Plan Act Funds, City of Evanston  
Supplemental Materials  
For June 21, 2022 Housing and Community Development Committee



### Executive 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.

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. An investment in the Family Focus Evanston Center will do a great deal to offset those disparities and bring opportunities and growth for children, youth, and their families.

These data trends impact Evanston children and youth in profound ways. There is a clear need for services that can help mitigate academic trends seen between children and 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 for Black and White students at 48%, and between Hispanic and White students at 40%. Family Focus and our facility partners serve primarily low-income students of color and 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 and their families 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 numerous inequities among children, youth, and families of color by providing early childhood, youth development, and family support programs that respond to community needs and build on community strengths. The opportunities will include increased access to employment, economic mobility, and academic advancement. Early childhood programs alone have an estimated 13% return on investment for every \$1 invested. This is very relevant for our Evanston center because Family Focus and our partner tenants provided a substantial amount of early childhood programming and the number of children under 5 in Evanston is approximately 4,019 children.

For those reasons the Center will be a beacon of hope to local children, youth and their 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.**



## PROJECT LEADERS EXPERIENCE

As a merged organization, the Family Focus Executive Team – women from both legacy agencies – have experience with similar capital renovation projects that included: demolition, asbestos removal, electrical, plumbing, HVAC, roofing, interior framing, and finishing. Each project either used architects and construction managers or was designed and managed in-house and included adherence to local permitting, inspections and building codes.

For the former Chicago Child Care Society (CCCS), Florin Ocneanu has been the building engineer since 2012 and now that the agency is Family Focus (FF), he is the Facilities Manager for 11 sites supervising a team of 6 people. Ocneanu received his 5-year Engineering and Construction degree in 1993 from University of Romania. Before coming to CCCS he ran his own company for 15 years as a general contractor. Florin has 25 years of experience in construction and project management.

### Project Descriptions

#### 2016-2017 CCCS Englewood Preschool

Gut rehab and buildout of rented space in the basement of an apartment building, into two classrooms with kitchen, offices, bathrooms.

\$738,000, state funds, private funds, 2,200 square feet

Architect, Const. Mgr. – contracted

#### 2017 FF Nuestra Familia-Belmont Cragin

Gut rehab and buildout of rented office and program space by the owner to FF specifications. The renovation included classrooms for children 0-5, multipurpose space, private offices, co-working space, peace room, kitchen and storage rooms.

\$250,000, private funds, 6,000 square feet (floors 1 & 2) and approximately 2,060 square feet (basement).

Architect - contracted, Const. Mgr. – in-house

#### 2017-2019 CCCS Hyde Park Preschool

Renovations on each floor of a 3-story mid-century style building purchased in 1964.

First floor two classrooms for infants and toddlers (1000 sq ft, \$60,000)

Second floor converted office spaces to build 2 new classrooms for 2-year olds, (1200 sq ft, \$298,400) all new bathrooms for 3-5-year old classrooms

Third floor converted conference room to classroom, (700 sq ft, \$40,000) with 2 new bathrooms.

State funds, private funds

Architect, Const. Mgr. – inhouse by Ocneanu

#### 2019 CCCS South Shore Preschool

Purchased building and business enterprise for preschool that can enroll up to 150 children ages 6 wks to two years. Capital improvements included kitchen, bathrooms, plumbing, roof.

\$4,500,000 financed, tenant income, endowment

Architect, Const. Mgr. – inhouse by Ocneanu

**ADDITIONAL EXTERNAL PROJECTS EXPERIENCE**

2001 FF Homan Square Community Center

City of Chicago project to build 70,000 sq ft center, Family Focus as a cornerstone tenant for social services.

FF office and program spaces built to specification, 4000 sq ft.

\$29 million, city funds, state funds, private funds

Architect, Const. Mgr. – contracted

2014 Chicago Commons, past workplace for CFO Dottie Johnson

Conversion of office space to 2 small and one large classrooms for early childhood education, along with playground installation and renovation of office spaces.

\$1,300,000, state funds, private funds, HS/EHS funds

Architect, Const. Mgr. – contracted

## Evanston Building Renovation Proposed Budget (Updated June 2022)

<b>Phase 1: Pre-Planning; Immediate Repairs to Address Yrs 1-2:</b>		<b>Notes</b>
Renovations of Existing Restrooms (ADA compliant); Classroom Sinks - Repair/Replacement		Projected costs are rough estimates; will be revised once project manager has secured contractors for project.
Windows - Repair Flashing & Sealant		
Electrical Service Upgrades		
IT Upgrades - Stable Internet/Network		
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	Architects, legal, etc.
Contingency @ 10%	\$ 373,423	
<b>Estimated Budget for Phase 1 (Years 1-2)</b>	<b>\$ 4,107,658</b>	
 <b>Phase 2: Construction/Build-out</b>		
Demolition/construction for new build-out to optimize tenant/community space (based on pre-planning work)		
1st Floor: Renovation/Uplift of Infant/Toddler Rooms; Redesign of existing space for lead tenant's needs	\$ 675,702	total space: 17,415 sf
2nd Floor: Maximize use for current/ prospective tenant mix	\$ 715,317	total space: 18436 sf
3rd Floor: business incubator space; office space; conference rooms	\$ 283,162	total space: 7298 sf
Basement: Commercial kitchen renovation; community meeting rooms; before/after-school programs	\$ 606,948	total space: 15643 sf
Estimated Construction Costs	\$ 2,281,130	Estimated project costs of \$38.80 per square foot
New HVAC System	\$ 1,750,000	Preliminary estimate
Lighting Upgrades (Energy Efficient/LED)	\$ 500,000	To be subsidized with energy-efficiency grants
Replace Plumbing	\$ 250,000	Preliminary estimate
Update outdoor playground surfacing/equipment	\$ 300,000	Preschool playground area
Estimated Construction Costs	\$ 5,081,130	
Project Manager	\$ 300,000	
Soft Costs (25%) Professional Services	\$ 1,270,282	Space planning/architectural services
Contingency @ 10%	\$ 665,141	
<b>Estimated Construction Budget (2022 - 2025)</b>	<b>\$ 7,316,553</b>	
Operational Endowment	\$ 1,000,000	Provide annual revenue streams to cover ongoing building maintenance
<b>Total Projected Budget</b>	<b>\$ 12,424,211</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	Pre-Campaign Planning
Comprehensive Strategic Grants Initiative	\$ 5,018,366	Research & Consulting in Process
<b>Total Projected Sources</b>	<b>\$ 12,424,211</b>	

### Project Activity Timeline

Background Activity
  Pre-Development Activity
  Capital Campaign Activity

Activity	Timeline
FCOP is formed	2017
Preservation Commission Votes to Landmark the Foster School Building	7/1/2018
FCOP engages IFF in predevelopment activities	9/27/2019
Family Focus Merges with Chicago Child Care Society	1/1/2021
Family Focus Recommits to the Evanston Building	2020
IFF Completes Building Assessment	7/28/2021
Exploratory Meetings with Potential Tenants	2021-2022
Gather Letters of Support/Intent	2022
Secure Robyn Gabel's Appropriation directed to Family Focus	2021-2022
Submit Appropriations request to Congresswoman Jan Schakowsky's Office	4/15/2022
Schedule individual interviews with all current tenants	Ongoing
Engage Hickey & Associates -Incentive/grant funding opportunities	5/20/2022
Hire Project Manager	6/30/2022
Project Initiation and Coordination	7/15/2022
Community Engagement for Space Planning	9/1/2022
Explore long and short-term funding opportunities	9/1/2022
Identify Campaign Goal	10/1/2022
Identify a Campaign Committee	11/1/2022
Identify Lead Donor prospects	11/1/2022
Develop Capital Campaign Plan	11/1/2022
Begin "quiet phase" of campaign	1/1/2023
Review Progress	Bi-weekly
Update Projected Budget, Cost Estimates & Timeline	12/1/2022
Identify and solicit foundation donors	1/1/2023
Assess readiness for public phase	10/1/2023
Site Due Diligence/Preliminary Design/Zoning	1/1/2023
Implementation and Construction Execution	1/1/2023
Solicitation activity public phase (6 months)	1/1/2024
Wrap up campaign and celebrate event	7/15/2024
Secure Funds	Ongoing

# Incentive Opportunity Matrix

June 2022



Program Name	Agency or Organization	Source of Funds	Funding Category	Type of Funding	Potential Use of Funds	Potential Contribution (Average Size)
EDA Public Works	U.S. Economic Development Administration (EDA)	Federal	Infrastructure	Grant	Capital Improvements	\$1,400,000
EDA Economic Adjustment Assistance	U.S. Economic Development Administration (EDA)	Federal	Infrastructure	Grant	Capital Improvements	\$650,000
Special Supplemental Nutrition Program for Women, Infants and Children (WIC)	USDA Food and Nutrition Service (FNS)	Federal	Infrastructure Related to Program Delivery	Grant	Food Delivery, such as a Kitchen	\$500,000 (estimated)
Culturally-Specific Sexual Assault Capacity Building Centers (CSSAC)	Administration of Children and Families, Family and Youth Services Bureau (ACF-FYSB)	Federal	Program Delivery	Grant	Program Funding to Offset Capital Expense	\$150,000
Save America's Treasures Grant Program	National Park Service	Federal	Historical Preservation	Grant	Capital Improvements	\$350,000
National Trust for Historic Preservation	National Trust Preservation Funds	Federal	Historical Preservation	Grant	Capital Improvements	\$1,000,000
Illinois Clean Energy Community Foundation Energy Efficiency Grants	Clean Energy Community Foundation	State	Historical Preservation	Energy Efficiency Grant	Upgrade HVAC and Lighting	\$500,000
Kresge Foundation Challenge Grant	Kresge Foundation	Philanthropic	Infrastructure	Grant	Capital Improvements	\$500,000

## **Community Support Emails and Letters ARPA Family Focus Rehabilitation**

Dear City of Evanston, Housing and Community Development Committee Members:

My name is CreDonna Brown. I took parenting classes with Ms. Helen Hurry at Family Focus for a few months earlier this year in order to help me with raising my grandchildren.

The Family Focus Center is a hub for the community. Where I can not only get the services and supports I mentioned, but It also strengthened my ability to be able to parent my grandchildren which I am very grateful for.

Me and my family have gained so much from Family Focus. For example, being able to learn how to have healthy boundaries and setting limits with my grandchildren was extremely helpful. I learned that I have options in how to help my grandkids grow and learn. I am trying to teach my grandchildren to be accountable and more responsible given the age that are currently at.

Although the services and staff make for a vibrant center and great opportunities, there is a lot of need for general maintenance and improvement. With your support Family Focus can ensure the space is maintained, renovated, and beautified for the benefit of 5th Ward residents. I will have my grandchildren for a few weeks this summer, so I look forward to connecting them with programs through Family Focus.

Thank you for your time and commitment to these very important issues and I hope that we can count on your support to make Family Focus even more of an asset for the 5<sup>th</sup> Ward and for my family and neighbors.

Sincerely,

CreDonna Brown



Ana Elizarraga <aelizarraga@cityofevanston.org>

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## Family Focus request

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**Reed Eberle** <eberle.reed@gmail.com>

Mon, Jun 13, 2022 at 8:51 PM

To: "housing@cityofevanston.org" <housing@cityofevanston.org>

TO: City of Evanston Housing and Community Development Committee

FROM: Reed Eberle

This is a letter of support for the proposal by Family Focus requesting American Rescue Plan Act funds of \$3 million to restore and renovate the Family Focus Weissbourd Center at [2010 Dewey Avenue](#).

I grew up in Evanston and have been a volunteer with Family Focus for the last 7 years now. I have seen how Family Focus helps build communities thru their Centers. They are a wonderful organization led by capable and talented people that want to see their communities empowered to build strong and educated families who nurture their children for success in school and life. Even though I live next door in Wilmette, my daughter played basketball at the Fleetwood-Jourdain center and her experience was most rewarding as her team and community helped lift her talents.

The Evanston Foster facility is a wonderful building that can bring much joy and accomplishment and offer opportunities for the community. I think the investment in Family focus will provide great benefits for many years to come.

Reed Eberle

Evanston Resident from 1964 to 1989

Graduate of ETHS, class of 1981



Ana Elizarraga <aelizarraga@cityofevanston.org>

**(no subject)**

**Jet Ellison** <jetellisonisapeculiartreasure@gmail.com>  
To: housing@cityofevanston.org  
Cc: Nancy Mendoza <Nancy.Mendoza@family-focus.org>

Sat, Jun 4, 2022 at 9:27 PM

Dear City of Evanston, Housing and Community Development Committee Members:

My name is (Jet) Jameca Ellison Townsend. Family Focus has provided me with Parental Guardian Program Classes conducted 8 weeks/16 hours of training by Nancy Mendoza. I was referred to Family Focus by Between Friends. Due to the matter of my circumstances financially I would not have been able to afford paid out of pocket cost for such services. I am quite sure I am one of many other families with children who needs Family Focus to continue with the availability of supportive services and programs because there is not many to choose from that is very resourceful and diversified. It is important to have some type of clarity with dignified hope when you don't have the economic background or informative knowledge which Family Focus provides professionally as well interpersonal respect as a human being.

I am a Roger's Park resident and have lived in the 7th Ward for over 13 years. The Family Focus Center is a hub for the community. Where I can not only get the services and support mentioned, but is also close in proximity to where I can take public transportation to have access to the center whenever I need help from the staff.

Me and my family have gained so much from Family Focus Center. For example, I can remember the follow up before the classes started. I received an immediate call back to set up a initial interview for services needed prior to the class which I had no idea that existed. During Parental Classes, the instructor Nancy Mendoza was very much involved with knowledgeable skills that helped me develop a better understanding of how to communicate with my daughter. I can see so many changes that I have gained a more open set of communication skills and dialect with her.

Although the services and staff make for a vibrant center and great opportunities, there is a lot of need for general maintenance and improvement. With your support Family Focus can ensure the space is maintained, renovated, and beautified for the benefit of 5th Ward residents. That would make for a rewarding experience to everyone involved including for future prospects of others who would need this services as well.

Thank you for your time and commitment to these very important issues and I hope that we can count on your support to make Family Focus even more of an asset for the 5<sup>th</sup> Ward and for my family and neighbors.

Sincerely,  
Jameca Ellison Townsend

5/23/22, 2:58 PM

CITY OF EVANSTON Mail - Family focus



Ana Elizarraga &lt;aelizarraga@cityofevanston.org&gt;

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## Family focus

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**'Jeff Evans' via Housing** <housing@cityofevanston.org>  
Reply-To: Jeff Evans <jevans819@yahoo.com>  
To: "housing@cityofevanston.org" <housing@cityofevanston.org>  
Cc: Helen Hurry <hhurry@family-focus.org>

Mon, May 23, 2022 at 2:35 PM

To whom it may concern;

My name is Jeff Evans and I am writing this on behalf of family focus. I had a wonderful experience with Helen Hurry. Their guidance and direction was extremely helpful for my situation. I was treated with the utmost respect and they were very professional with everything. I highly recommend family focus and would recommend them to anybody that's in need of their service. Thank you for your time

Jeff Evans

[Sent from Yahoo Mail on Android](#)



Ana Elizarraga <aelizarraga@cityofevanston.org>

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**FW: letter to development committee**

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**Dara Munson** <Dara.munson@family-focus.org>

Sun, Jun 12, 2022 at 5:12 PM

To: "housing@cityofevanston.org" <housing@cityofevanston.org>

Cc: Ana Elizarraga <aelizarraga@cityofevanston.org>, "Mariana Osoria, MA" <Mariana.Osoria@family-focus.org>, "Dottie J. Johnson, CPA" <Dottie.Johnson@family-focus.org>

Good afternoon, please see the below letter of support.

Thank you.

*Dara T. Munson*

*President and CEO*

Family Focus

5467 S. University Avenue

Chicago, IL 60615

**For Scheduling:**

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

Ph: 773.643.0452 ext. 2469

Fax: 773.643.0620

[www.family-focus.org](http://www.family-focus.org)



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**From:** Ruth Grant <[grant@duke.edu](mailto:grant@duke.edu)>

**Sent:** Sunday, June 12, 2022 12:08 PM

**To:** Dara Munson <[Dara.munson@family-focus.org](mailto:Dara.munson@family-focus.org)>

6/13/22, 9:28 AM

CITY OF EVANSTON Mail - FW: letter to development committee

**Cc:** Elizabeth Barretta ([wfpbarretta@msn.com](mailto:wfpbarretta@msn.com)) <[wfpbarretta@msn.com](mailto:wfpbarretta@msn.com)>

**Subject:** letter to development committee

**WARNING: External Email!**

This email originated from outside of the organization. DO NOT click any links, open attachments and transmit any sensitive information UNLESS you recognize the sender and you verify that the sender's email address is correct.

Dear Ms. Munson

I would appreciate it very much if you could pass on the letter below to the appropriate people.

Thank you,

Ruth

June 13, 2022

City of Evanston

Housing & Community Development Committee

c/o Chair Eleanor Revelle

[2100 Ridge Avenue](#)

[Evanston, IL 60201](#)

Dear Chair Revelle and Members of the Committee:

The Weissbourd Family 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.

Our dear mother, Bernice Weissbourd founded Family Focus in 1976 as a place for families to receive support, nurturing, and guidance for the long-term. Bernice is often quoted as saying "If we are interested in the well-being of children, we need to be interested in the well-being of families. This has been our work for nearly 50 years. 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 since the agency's founding.

Today, 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. 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.

In closing, the Weissbourd family 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,

Ruth Weissbourd Grant

Professor Emerita Duke University



Ana Elizarraga &lt;aelizarraga@cityofevanston.org&gt;

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## support for Family Focus funding

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**beth jacobs** <jacobsbethpen@gmail.com>  
To: housing@cityofevanston.org  
Cc: JoAnn <delta403@yahoo.com>

Sat, Jun 11, 2022 at 5:55 PM

Dear Reader,

I am planning to speak at the June 21 meeting of the Evanston City Council in favor of funding to rehab and support the Family Focus programs and building. But I also want to submit the following written statement as another description of some of the incredible importance of Family Focus.

Thank you very much for your attention.

You all are aware of Family Focus as a vital community center in Evanston, but I'd like to tell you about my experience there and just one aspect of the kinds of impact the programs there have on so many lives. I have been an expressive writing group facilitator for 16 years at Family Focus with the great fortune of working with Ms. JoAnn Avery and Ms. Debbie Reynolds. Our commitment in these programs has been to honor the individual and collective voices of the community and to make sure each member knows their unique contribution of felt expression is valued.

The writing groups are just one kind of offering of Family Focus. There are also academic after school support groups, STEM learning, dancing and art programs, new mom and grandparent support groups, case management, and so much else, but this example shows the depth and success in just one of the center's activity realms.

16 years ago, I started doing an expressive writing group with 3<sup>rd</sup> to 5<sup>th</sup> graders in the afterschool program and then ventured into the middle school aged room. Developing personal written expression at these ages is crucial emotionally as a constructive and creative outlet, and can help reduce psychological symptoms, confusion, and less constructive behaviors.

But more, the children take pride in their writing. We also started a group called Strong Minds that memorizes poetry and all of these groups have performed spoken poetry for the families and friends of Family Focus and have participated in Poetry Slam competitions. Two girls also won first place prizes in a metro area competition sponsored by the Illinois Handgun Violence Prevention Agency with poems they wrote in these groups.

About 12 years ago, Ms. Avery and I brought the writing group idea to her longstanding Grandparents support group, and they took off with written expression. They surprised themselves by being such fantastic writers and poets, filled with humor, wisdom, strength, and faith that reinforced each other as they shared their words. This activity led to the publication of the book *Grandparents Rock* in 2014, which is still on sale on Amazon and all proceeds from the book go to Family Focus.

The book release party for *Grandparents Rock* was a joyous occasion for the community as these women became literal authors of their own experiences. Since then, the book has led to a reading at the downtown Evanston Public Library and a staged production in collaboration with Northlight Theatre. It also helped inspire the next huge writing project of Family Focus which was just released last year.

During the pandemic and all of the hardships of 2020, Ms. Avery kept our writing and other programs going online and instead of the community's writing power fading under stress, it got stronger. The poems during that year really captured and shared the feelings, struggles and inspirations of hard times. This led to a community-wide book, sponsored by the City of Evanston's Arts Council, entitled *Family Focus Faces 2020 With Poetry*.

This book, also on Amazon and also a fundraiser for Family Focus, is 320 pages in 14 topics filled with creativity and resilience through writing together. Poets from the ages of 3 to 71 let their voices be heard. Again with Northlight Theater's help, Kassim and Whitney Norris made a beautiful video trailer about the book and it was released at another triumphant book party on Zoom this year.

These projects let you know what a creative center of written voice has developed at Family Focus. But every particular group has some moment of magic, some moment when someone sees their poem typed up or hears it in the room and can feel like Yes, this is my voice and I said something that is truly from me and truly matters.

6/13/22, 9:27 AM

CITY OF EVANSTON Mail - support for Family Focus funding

For me Family Focus has been a tremendous gift in my life because I get to participate in all of this and witness it. I am very grateful to have been at Family Focus for all these years. I may be a professional writer, but I really didn't know the meaning of the word *Community* until I spent time at Family Focus.

Beth Jacobs



Ana Elizarraga <aelizarraga@cityofevanston.org>

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## Support for Family focus in Evanston

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Hanan Khalid <hanan96alghizi@gmail.com>  
To: housing@cityofevanston.org

Thu, Jun 9, 2022 at 11:13 AM

Dear City of Evanston, Housing and Community Development Committee Members:

My name is Hanan Alghizi . I have my child enrolled in a family focus program. They have helped me in so many ways, they helped me develop my child's health, provided me with supplies, I have been with family focus for almost one year and I see the difference in my child behavior, Kessha is the child educator that I have been working with, and she has been great educator, We are working together to develop my child behavior and to help him speak.

I am an Evanston resident and have lived in the 5<sup>th</sup> Ward for over 6 years. The Family Focus Center is a hub for the community. Where I can not only get the services and support I mentioned, but it is a great place to have, when we can't afford a child educator and child care.

Me and my family have gained so much from Family Focus. The support, the love and caring.

Although the services and staff make for a vibrant center and great opportunities, there is a lot of need for general maintenance and improvement. With your support Family Focus can ensure the space is maintained, renovated, and beautified for the benefit of 5th Ward [residents.it](#) is important to have a great place to work in, so they can feel safe, to support the community, and to make it a welcoming environment.

Thank you for your time and commitment to these very important issues and I hope that we can count on your support to make Family Focus even more of an asset for the 5<sup>th</sup> Ward and for my family and neighbors.

Regards,

Hanan



Ana Elizarraga &lt;aelizarraga@cityofevanston.org&gt;

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**Attn: Chair Eleanor Revelle, and/or the Housing and Community Development Committee; Re: Funding for Family Focus:**

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Khalilah Lyons <khalilahlyons@gmail.com>  
To: housing@cityofevanston.org

Sat, Jun 4, 2022 at 12:43 PM

Chair Eleanor Revelle and the Housing and Community Development Committee:

Chair Eleanor Revelle

I am writing this letter to support and uplift the request for funding for the Family Focus Center in Evanston. I recently moved to Wilmette, but was a resident of Evanston for five years. Family Focus was one of the first connections my family and I had to Evanston and continues to resonate as a place for connection, community, culture, and cultivation. As a founder of two businesses focused on diversity, equity and inclusion, a parent, and a community member, I am excited to see the continued evolution of Family Focus, a true pillar in our community and how Family Focus will continue to touch so many identities and needs of our community. My purpose centers me on conversations and connection for change in the areas of diversity, equity and inclusion and this is why Family Focus means so much to me. And as society, community and members of community evolves, so should Family Focus. I ask that you contribute to that evolution with the funding requested so that we together can continue to evolve Evanston in dynamic and essential ways.

With appreciation,  
Khalilah Lyons  
Mogul Top 100 DEI Leader  
CEO/Founder Answer the Moment, LLC  
CEO/Co-Founder, Candidly Connecting

Sent with [Mixmax](#)

To whom it may concern,

My name is D'kia Stallings and I'm writing in regards to supporting Evanston family focus. I know that they are in need of funding and I'm hoping that my letter of support will allow them to receive the funding that is needed. Family focus is a great support system to those that may need any type of help that is family focused. As a single mother, I know that it takes a village and to be able to have help with family issues, especially issues involving your children is a true blessing. Family focus offers many different programs for kids and I feel that a lot of children need that now-a-days due to a lot that is going on in society. I personally had help with counseling, I was going through a very bad custody battle with my son's father. I was on the verge of harming myself but, I was referred to Family Focus and I immediately starting to feel optimistic once talking to my counselor Nancy Mendoza. Family focus is there to help so many people, I feel that if they are in need they should also receive that same support that they have been giving over the years. I hope that this letter is helpful in gaining the funds needed. If you have any questions, I can be reached by email [dkiabrown@yahoo.com](mailto:dkiabrown@yahoo.com) or telephone 312-487-6340. Thank you and have a great day!



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

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  
Telephone: 202-225-2111  
Fax: 202-226-6890  
TTY: 202-224-3901

5533 N. BROADWAY, SUITE 2  
CHICAGO, IL 60640  
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



**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

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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)





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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 its 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

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

## evanston!community foundation

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**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.

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## evanston!communityfoundation

### Board of Directors

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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



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

# 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

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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*

Maria Opdycke  
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[www.openstudioproject.org](http://www.openstudioproject.org)

ILLINOIS HOUSE OF REPRESENTATIVES

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SPRINGFIELD, ILLINOIS 62706  
217.782.8052
- DISTRICT OFFICE:  
2100 RIDGE AVENUE, SUITE 2600  
EVANSTON, ILLINOIS 60201  
847.424.5401  
staterepgabel@robbygabel.com



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- HUMAN SERVICES
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**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



**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



2010 DEWEY AVE.  
EVANSTON, IL 60201  
847.372-2754



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.

Website: [www.irwildkits.org](http://www.irwildkits.org)  
Email: [seth.himrod@jrwildkits.com](mailto:seth.himrod@jrwildkits.com)



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

# UNTIL JUSTICE JUST IS

eliminating racism  
empowering women  
**ywca**  
Evanston/North Shore

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Laura Tucker

TO: City of Evanston Housing and Community Development Committee

FROM: Kristen White  
Chief Innovation Officer  
YWCA Evanston/North Shore  
1215 Church Street  
Evanston, IL 60201

DATE: 06/14/2022

This is a letter of support for the proposal by Family Focus requesting American Rescue Plan Act funds of \$3 million to restore and renovate the Family Focus Weissbourd Center at 2010 Dewey Avenue.

The YWCA Evanston/North Shore has partnered with Family Focus in the past, utilizing space and reaching participants at the Family Focus building with domestic violence information and trainings, a core program of YWCA.

We know that Fifth Ward residents benefit from not only DV programming, but other social justice programming offered by YWCA and Family Focus. Therefore, YWCA whole-heartedly supports the renovation and modernization of the historic Foster School, now Family Focus flagship location, to serve the next and future generations of Evanstonians.

Sincerely,



Kristen White



Ana Elizarraga <aelizarraga@cityofevanston.org>

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## Family Focus

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**Robert Lindstrom** <rlindstrom@burhopbox.com>  
To: "housing@cityofevanston.org" <housing@cityofevanston.org>

Wed, Jun 15, 2022 at 11:10 AM

City of Evanston Housing and Community Development Committee,

This is Bob Lindstrom, a board member at Family Focus. This correspondence is a letter of support of Family Focus for American Rescue Plan Act funds to be used for restoration and renovation of the Family Focus Weissbourd Center. Prior to being a board member at Family Focus, I've been a board member at Chicago Child Care Society for several years, which merged with Family Focus. I've been a north shore resident for close to 30 years, having lived the last 7 years in Evanston. I've personally witnessed and participated in the stellar programs dedicated to serving the youth in the Evanston community and beyond. It certainly "takes a village" as they say to address the number of challenges that our youth and families face in Evanston and in the greater Chicago area. Family Focus has done an admirable job facing these challenges head on and achieving results that our community should applaud. Again as an Evanston resident and long time north shore resident, Family Focus is doing incredible work in the area of youth development that is difficult to adequately perform in today's environment. Please strongly consider their request for funding. Please let me know if I can provide any other information related to this request. Thanks in advance for your time and consideration.

Best Regards,

Bob Lindstrom

Bob Lindstrom  
Burhop Box & Packaging  
[3732 S. St. Louis Ave](#)  
Chicago, IL 60632  
Office: (312) 664-3060  
Fax: (312) 664-3087



Ana Elizarraga &lt;aelizarraga@cityofevanston.org&gt;

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**Letter of Support for Family Focus Evanston – Our Place**

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**Georgia Jones** <jorjajones.2011@gmail.com>  
To: housing@cityofevanston.org

Wed, Jun 15, 2022 at 10:15 AM

Dear City of Evanston, Housing and Community Development Committee Members,

My name is Georgia A. Jones, and I am writing to you on behalf of Family Focus Evanston – Our Place, an organization that is a pillar of the 5<sup>th</sup> Ward strengthening the lives of families since 1976.

After I became a member of Delta Sigma Theta Sorority, Incorporated in April 2006, I connected to Family Focus Evanston by attending our sorority's in-person meetings and events held at the facility.

I am a licensed practical nurse, a certified CPR instructor with the American Heart Association as well as a certified instructor with the American College of Surgeons (ACS) STOP THE BLEED<sup>®</sup> program. In 2018, then director Colette Allen along with current director Vanessa Allen-Graves, invited me to teach CPR and first aid to a group of parents and families who they serve. Because I am passionate about teaching non-healthcare providers and lay persons who lack such skills, I returned and provided more training.

Family Focus is aware that so many people in our community need knowledge of basic lifesaving skills and they are dedicated to being a strong community partner to provide such needs. Although they have sanctioned a safe place for families to gather, socialize and develop skills that will be useful throughout their lives, they need funding from you to cover the cost of much needed upgrades and renovations to the building.

I am reaching out to you to seriously consider their application for ARPA funding, so together we can continue to encourage, equip, and empower families.

I would like to thank you for your time and this opportunity allowing me to express my sentiments about a wonderful organization. I hope and pray we can count on you to make Family Focus an even greater asset to the community.

Sincerely,

Georgia A. Jones

June 8, 2022

Dear, Chair Eleanor Revelle, and/or the Housing and Community Development Committee. City of Evanston,

My name is Candice Gibert (Williams). I was part of Family Focus during the time I had my son and needed help and services from a very young age. Throughout my younger years until I was an adult, I have attended parenting classes as well as workshops and skills programs along with arts and crafts. Working with the different staff members of Family Focus has giving me a better chance at life, learning to cope with different aspects which was a significant learning experience on how to care for a child and the responsibilities it comes with it along with it and how to go out in the working world to manage everyday life such as bills, food and shelter. It also offers a high level of support when in need of any crisis or obstacles I may have faced during the learning process.

I am an Evanston resident and have lived in the 5<sup>th</sup> Ward for 6 years. The Family Focus Center is a positive center for the community and younger parents who need services as well as a great deal of support not only physically but mentally as well. I believe the center is located in a very convenient area where it is easy to access with a sense of privacy, being in the community as opposed to being in a busy intersection or strip mall area.

Me and my family have gained so much from Family Focus. For example, I can remember when I first had my son, I had no clue where to start and what it was that I was supposed to do as a new parent. I was referred to Family Focus Center through my high school, Evanston Township about all the programs Family Focus offered to kick start my new journey as a first-time parent. I received free cab service from school to the center every day. Once I was there, I was in a parenting class where I received brochures, worksheets, workbooks, resources, one on one counseling classes, even referrals to start my first part time job! It didn't stop there, after I had my son, I received even more!

Although the services and staff make for a vibrant center and great opportunities, there is a lot of need for general maintenance and improvement. The center has been the same for many years with just basic changes such as paint and floors. The center is so much deserving of more and needs a total, complete make over from new bathrooms, rebuilt classrooms, new baby rooms, floors, fresh paint, new walls, desks, furniture that works! I am asking for a total renovation of the center due to it being very old and outdated. Family Focus is a center to show young parents a positive change, so let's do that by also showing them a positive change with the center. It doesn't only take a village to be positive in our children's life but the village we live in needs to be positive with a new change as well.

Thank you for your time.  
Candice Gibert (Williams)

**Julie Hamos**  
**1240 N. Lake Shore Drive, Apt. 28B**  
**Chicago, IL 60610**  
**juliehamos@gmail.com**

June 3, 2022

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

Dear Members of the Committee:

I am excited to support Family Focus's proposal for ARPA funds for the Family Focus Our Place-Evanston Building Renovation Project. As the former State Representative for the 18<sup>th</sup> District including Evanston, from 1999-2010, I was a champion for Family Focus as an important resource in our community. Even before then, during the 1990s I learned from Bernice Weissbourd as a policy advocate about the need for family supports to facilitate healthy child development.

As you know, the Family Focus Evanston Center was the first Family Focus location led by the commitment and dedication of Bernice and Delores Holmes, serving the community for nearly 50 years. As an anchor in the 5<sup>th</sup> Ward, Family Focus consistently has been 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 organizations as tenants that provide additional resources and support to the community.

Currently I am serving on the Family Focus Board of Directors. We are pleased to announce that, with your help, we are working to revitalize and reimagine the Family Focus Evanston Center as a historical hub of community services and supports for Evanston residents. We are currently in planning to begin much needed repairs and upgrades to the building in efforts to ensure that the children and families who participate in our programs, as well as the current and future tenants, have a space that they deserve, with the essentials and amenities needed to continue to make it a welcoming and nurturing community center.

We understand the need to identify additional capital and support funds from multiple sources to ensure that the space can be renovated, beautified, and maximized. I strongly encourage you to deem this a worthy and important project for the use of Evanston's ARPA funds.

Sincerely,



Julie Hamos  
Former State Representative, 18<sup>th</sup> District  
Member, Family Focus Board of Directors



Youth & Opportunity United  
1911 Church Street | Evanston, IL 60201  
P 847.866.1200 F 847.866.9143 W youthopportunity.org

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June 15, 2022

The Honorable Eleanor Revelle  
Chair  
Housing and Community Development Committee  
2100 Ridge Ave  
Evanston, IL 60201

Dear Ms. Revelle,

I am writing on behalf of Youth & Opportunity United (Y.O.U.) to offer our enthusiastic support for Family Focus' application to receive American Rescue Plan Act funds from the City of Evanston for capital improvements to the Family Focus Evanston Center. Y.O.U. and Family Focus have both served Evanston youth and families for over 40 years. Y.O.U. currently partners with Family Focus through Evanston Cradle 2 Career, a network of public, non-profit, academic, and faith-based organizations working towards a more equitable Evanston.

As a fellow youth-serving organization, Y.O.U. understands the importance of the educational, social, and emotional supports that Family Focus provides to hundreds of youth and families each year, particularly for youth in historically marginalized communities. These supports have been proven to be crucial for the well-being of underserved young people, who face disparities in opportunities and resources compared to their peers.

The Family Focus Evanston Center provides a safe space for these youth, offering programming to support their success both academically and later in life. We enthusiastically support this opportunity for our community.

Sincerely,

Craig Lynch  
Chief Executive Officer

Expanding Opportunity.  
Empowering Youth.

June 15, 2022

Dear City of Evanston, Housing and Community Development Committee Members:

My name is Colette Allen. I am the former Center Director for Family Focus Evanston and now a member of the auxiliary board. I know firsthand the impact of the programs and the importance of the presence of Family Focus and the continued existence of the center in the 5<sup>th</sup> Ward.

I am an Evanston resident and have lived in the 7<sup>th</sup> Ward for over 11 years. I also lived in the 9<sup>th</sup> for four years and still own a condo there. I am a second generation Evanstonian. My parents and I grew up in the 5<sup>th</sup> Ward. My mother, uncles and aunts attended Foster School, now the home of Family Focus Center. The Center is a not only a hub for the community, it is an historical landmark that has made significant contributions to the education and welfare Black and Brown residents of the 5<sup>th</sup> Ward.

It is the place that has provided education for Black children during a segregated Evanston. A place where families in need can get food, clothing, referrals to services. It has been and is home to nonprofit organizations who could not afford the rents of downtown Evanston but offer opportunities to the underserved. It provided a safe haven and childcare for preschool age children and school age children during the day, afterschool and during the summer at no cost or extremely low cost. It offers early childhood workshops, diapers, formula and support to families with children 0-3. It has provided reasonable event space for community and life events.

Although the services and staff make for a vibrant center and great opportunities, there is a lot of need for general maintenance and improvement. With your support Family Focus can ensure the space is safely maintained, renovated, and beautified for the benefit of 5th Ward residents.

Thank you for your time and commitment to these very important issues and I hope that we can count on your support to make an investment to make Family Focus even more of an asset for the 5<sup>th</sup> Ward and for the City of Evanston.

Sincerely,

*Colette Allen*



## INSTRUCTIONS

Please direct stakeholders who wish to write a letter of support to submit their emails, comments, or letters **by Wednesday, June 15, 2022** to [housing@cityofevanston.org](mailto:housing@cityofevanston.org)

To sign up for public comments the evening of June 21st use the following link: [public comment](#)

TO: City of Evanston Housing and Community Development Committee

FROM: Neel Watkins  
1213 Cleveland Street  
Evanston, IL 60202

This is a letter of support for the proposal by Family Focus requesting American Rescue Plan Act funds of \$3 million to restore and renovate the Family Focus Weissbourd Center at 2010 Dewey Avenue.

Family focus was my parachute!

As the matriarch of my family, and a contributing woman of society, I attribute many of my successes to the programs made available to me through Foster School, in my youth. I attended Foster School as an expecting mother at the age of 14. My newborn daughter, who is now 30 years old, also attended day care at Foster School which allowed me to continue my education. They gave me a foundation! They held me accountable and provided a safe and welcoming environment with programs, tools and resources that I needed to become a successful, self-sufficient, confident, and competent leader.

Family Focus has greatly impacted my life, and the lives of many families and children in our Evanston community.

The Family Focus Weissbourd Center continues to thrive because of the tireless dedication and incredible leadership of its Staff, board members, thoughtful, committed citizens and volunteers. This building is a huge part of Evanston culture, and for many of us, stands as a representation of ourselves and how we see the world.

As Margret Mead once said, "Never doubt that a small group of thoughtful, committed citizens can change the world; Indeed, Its the only thing that ever has."

Best regards,  
Neel Watkins



## Memorandum

To: Members of Housing & Community Development Committee

From: Marion Johnson, Housing and Economic Development Analyst

CC: Sarah Flax, Housing and Grants Manager; Ana Elizarraga, Housing and Economic Development Analyst; Jessica Wingader, Sr. Grants and Compliance Specialist;

Subject: Discussion and Vote to Recommend Approval of the Updated Draft 2022 Action Plan Incorporating 2022 Entitlement Grant Amounts to City Council

Date: June 21, 2022

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### Recommended Action:

Staff recommends approval by the Housing and Community Development Committee (HCDC) of the updated 2022 Draft Action Plan that governs the use of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement funding from the U.S. Department of Housing and Urban Development (HUD). The Action Plan has been updated to incorporate 2022 grant amounts that were released on May 13, 2022.

The 2022 Action Plan and amended Citizen Participation Plan (CPP) will go to the City Council for approval on July 11, 2022, pending action by HCDC.

### Funding Source:

Funding for the 2022 Action Plan totals \$2,560,165 comprising 2021 entitlement funds and 2020 program income as shown below:

- CDBG: 2022 entitlement funds of \$1,695,926; and \$172,475 in Program Income for a total of \$1,868,401
- HOME: 2022 entitlement funds of \$388,724; and \$36,080 in Program Income for a total of \$424,804
- ESG: 2022 entitlement funds of \$154,945

### Committee Action:

For Action

### Summary:

To receive its CDBG, HOME and ESG entitlement funds from HUD, the City of Evanston is required to submit a 2022 Action Plan that states its goals, including specific strategies to

develop viable neighborhoods through the provision of decent housing, a suitable living environment, and expansion of economic opportunities principally for low- and moderate-income persons. The 2022 Action Plan outlines how CDBG, HOME and ESG funds will be used to accomplish this. The Action Plan includes a summary of the objectives and outcomes of the six identified goals: Affordable Housing, Homelessness, Creating Livable Communities, Economic Development, Public Services and Administration. The draft 2022 Action Plan was developed by allocating estimated available funding to address the priorities, goals and outcomes of the 2020-2024 Consolidated Plan.

In the draft 2022 Action Plan, CDBG funding was allocated based on the average funding by goal in fiscal years 2020 and 2021. The attached spreadsheet shows the CDBG allocations by goal that was approved by HCDC on December 14 2021 to develop the draft 2022 Action Plan and the revised allocations by goal for CDBG, HOME, and ESG based on the actual 2022 grant amounts and 2021 actual program income for CDBG and HOME; ESG does not generate program income. This did not trigger a substantial amendment to the draft Action Plan so a second 30-day comment period and public meeting for input on the amended plan were not needed. Changes by goal are summarized below:

- Funding for Affordable Housing increased by 12.85%, from \$700,435 to \$790,441 — 32% of total funding (CDBG and HOME)
- Funding for Homelessness increased by 6.32%, from \$316,310 to \$336,291 — 14% of total funding (HOME, ESG)
- Funding for Livable Communities decreased by 10.71%, from \$729,625 to \$651,481 — 27% of total funding (CDBG)
- Funding for Public Services decreased by 1.79%, from \$285,375 to \$280,260 — 11% of total funding (CDBG)
- Funding for Administration decreased by 4.7, 17%, from \$406,625 to \$389,677 — 16% of total funding (CDBG, HOME, ESG)

Language from the draft plan that explains what changes would be made following receipt of actual grant amounts is retained in the updated plan per guidance from HUD.

### **Process to Allocate 2022 Funding to Individual Activities**

The Housing and Community Development Committee approved budgets for City housing rehab, housing code enforcement, and infrastructure projects for alley paving, sidewalk replacements and park improvements to ensure the continuation of important programs and get project design underway on capital projects so construction can begin in 2022. The reduction in 2022 funding for Livable Communities will not negatively impact the specific projects that were approved for 2022 because there were significant cost savings of over \$250,000 from favorable bids on the 2021 infrastructure projects. In addition, 2021 CDBG funding for external Public Facilities projects of \$159,766 is unallocated. An application process is planned for fall of 2022 as part of the Livable Communities goal. The allocations to specific activities are reflected in the attached spreadsheet.

HOME and ESG funding is allocated to goals in the Action Plan, with funding for specific activities proposed and approved after grant amounts are provided.

The CPP was revised to reflect the new committees, Housing and Community Development Committee and the Social Services Committee, that oversee the City's CDBG, HOME and ESG programs.

Legislative History:

The Housing and Community Development Committee voted unanimously to approve the draft 2022 Action Plan based on estimated funding and the amended Citizen Participation Plan (CPP) at its December 14, 2021 meeting, and to recommend approval of the updated 2022 Action Plan and CPP to City Council following receipt of 2022 Entitlement Grant amounts.

Attachments:

[Funding Allocations by ConPlan Goal 2015-2021 & est for 2022 Action Plan.xlsx - 2020-2022 Alloc By Category ALL](#)

[June 22 Working Copy of Draft 2022 AAP.docx](#)

2022 Allocations by ConPlan Goal	2021 Actual		2022 Alloc. on Est (12/2021)		2022 Alloc. on Actual (Final)	
	Amount	% of Grants	Est. Amount	Est. % of Grants	Est. Amount	Est. % of Grants
<b>Affordable Housing Goal</b>						
CDBG	\$ 533,767	28%	\$ 527,500	28%	\$ 597,475	32%
Housing Rehab			\$ 202,500		\$ 272,475	
Code Enforcement			\$ 325,000		\$ 325,000	
HOME	\$ 235,000	58%	\$ 172,935	45%	\$ 192,966	45%
ESG	N.A.				N.A.	
<b>Affordable Housing Totals</b>	<b>\$ 768,767</b>	<b>31%</b>	<b>\$ 700,435</b>	<b>29%</b>	<b>\$ 790,441</b>	<b>32%</b>
<b>Homelessness Goal</b>						
CDBG	\$ -	0%	\$ -	0%	\$ -	0%
HOME	\$ 133,477	33%	\$ 172,935	45%	\$ 192,966	45%
ESG	\$ 144,861	93%	\$ 155,000	100%	\$ 143,320	92%
<b>Homelessness Goal Totals</b>	<b>\$ 278,338</b>	<b>11%</b>	<b>\$ 327,935</b>	<b>13%</b>	<b>\$ 336,286</b>	<b>14%</b>
<b>Livable Communities Goal</b>						
CDBG	\$ 727,266	38%	\$ 729,625	38%	\$ 651,481	35%
Alley Paving			\$ 390,000		\$ 311,856	
Sidewalk Gap Infill			\$ 150,000		\$ 150,000	
Sidewalk Improvement			\$ 129,625		\$ 129,625	
Parks, Picnic Shelter Electric Improvements			\$ 60,000		\$ 60,000	
Unallocated/Non-Profit Facilities	\$ 159,766				\$ -	
HOME	N.A.				N.A.	
ESG	N.A.				N.A.	
<b>Livable Communities Totals</b>	<b>\$ 727,266</b>	<b>29%</b>	<b>\$ 729,625</b>	<b>30%</b>	<b>\$ 651,481</b>	<b>27%</b>
<b>Public Services Goal</b>						
CDBG	\$ 287,591	15%	\$ 285,375		\$ 280,260	15%
HOME	N.A.				N.A.	
ESG	N.A.				N.A.	
<b>Public Services Totals</b>	<b>\$ 287,591</b>	<b>12%</b>	<b>\$ 285,375</b>	<b>12%</b>	<b>\$ 280,260</b>	<b>11%</b>
<b>Economic Development Goal</b>						
CDBG	\$ -	0%			\$ -	0%
HOME	N.A.				N.A.	
ESG	N.A.				N.A.	
<b>Economic Development Goal Totals</b>	<b>\$ -</b>	<b>0%</b>			<b>\$ -</b>	<b>0%</b>
<b>Administration Goal</b>						
CDBG	\$ 368,652	19%	\$ 360,000	18.9%	\$ 339,185	18.2%
HOME	\$ 35,864	9%	\$ 35,000	9.1%	\$ 38,872	9.2%
ESG	\$ 11,745	7%	\$ 11,625	7.5%	\$ 11,625	7.5%
<b>Administration Goals Totals</b>	<b>\$ 416,261</b>	<b>17%</b>	<b>\$ 406,625</b>	<b>17%</b>	<b>\$ 389,682</b>	<b>16%</b>
<b>Grant Total</b>						
CDBG (EN+PI) TOTAL	\$ 1,917,276	77%	\$ 1,902,500	78%	\$ 1,868,401	76%
HOME (EN+PI) TOTAL	\$ 404,341	16%	\$ 384,300	16%	\$ 424,804	17%
ESG TOTAL	\$ 156,606	6%	\$ 155,000	6%	\$ 154,945	6%
<b>ALL GRANTS TOTAL</b>	<b>\$ 2,478,223</b>		<b>\$ 2,441,800</b>		<b>\$ 2,448,150</b>	

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Evanston's 2022 Action Plan implements the third year of the City's 2020-2024 Consolidated Plan using CDBG, HOME and ESG funds. Three federal statutory goals to improve living conditions for primarily low- and moderate-income residents are addressed:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities

The City developed its draft Action Plan based on estimated grant amounts and followed its Citizen Participation Plan (CPP) for the 30-day public comment period prior to January 1, 2022 to fulfill the requirements to be able to charge pre-award costs to our federal grants.

The 2022 Action Plan was updated to include actual grant amounts (\$1,695,926 in CDBG, \$388,724 in HOME and \$154,945 in ESG) released on May 13, 2022. The updated Action Plan using actual CDBG, HOME and ESG awards does not constitute a substantial amendment because no goal was increased or decreased by more than 20%, so a second public comment period was not needed. While the CDBG award amount was lower than expected by \$147,335, CDBG program income came in much higher than projected rendering the total difference of the award and program income non-substantial. The HOME award saw an increase of \$30,081 and HOME program income was slightly higher than estimated, and the ESG grant award reduction of \$1,661 from the estimated amount was non-substantial.

#### Process to Update the Draft 2022 Action Plan Based on 2022 Grant Amounts

The draft 2022 Action Plan was developed using estimated amounts (\$1,800,000 for CDBG, \$350,000 for HOME and \$155,000 for ESG and including CDBG and HOME program income received to date \$102,500 and \$34,300 respectively) as stated above since the timing of the 2022 federal budget and appropriations were unknown. The 2022 Entitlement Grants were released and are: \$1,1695,926 for CDBG, \$388,724 for HOME and \$154,945 for ESG; final 2021 CDBG program income increased to \$172,475 and HOME to \$36,080.

The City developed its draft Action Plan using estimated grant amounts and followed its Citizen Participation Plan (CPP) for the 30-day public comment period prior to January 1, 2022 to fulfill the requirements to be able to charge pre-award costs to our federal grants. This update of that draft plan includes 2022 actual grant amounts but does not constitute a substantial amendment to the draft plan.

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Following receipt of the 2022 grant amounts, and the process outlined in the draft Action Plan based on estimated funding, staff developed recommendations for the Housing and Community Development Committee's consideration to adjust the funding allocations to specific goals. Factors taken into consideration include any change to the level of need, ability to implement projects or activities in each Goal if funding were increased or decreased, and potential other sources of funding that may become available from other sources including ARPA and the Infrastructure Investment and Jobs Act.

The difference between the total CDBG, HOME and ESG funding estimate and actual is \$15,297, or less than 1%. Changes in the funding amounts for specific goals range from a reduction of \$5,115 for Public Services, a change of -1.79%, to an increase of \$90,006 for Affordable Housing, a change of 12.85%. Public Services funding is capped at 15% of the 2022 CDBG grant plus 2021 program income but was minimally impacted since higher than estimated program income offset much of the impact of the reduction between the estimated and actual CDBG grant. The increase in CDBG program income combined with the HOME grant being larger than estimated accounts for the increase in funding for that goal, and reflects the Consolidated Plan priority of housing needs.

CDBG funding allocations to specific activities are made using a RFP and review process by the Housing and Community Development Committee or Social Services Committee; these are generally held after the City receives its entitlement grant amount. Following receipt of the 2022 CDBG grant amount, staff developed recommendations for Public Service awards as part of a two-year funding cycle, with individual award amounts based on actual available funding and an assessment of prior year program implementation and outcomes. These allocations were approved by the Social Services Committee at its meeting on April 14, 2022 and by City Council at its meeting on May 23, 2022. The Housing and Community Development Committee approved budgets for City housing rehab, housing code enforcement, and infrastructure projects for alley paving, sidewalk replacements and park improvements to ensure the continuation of important programs and get project design underway on capital projects so construction can begin in 2022. An application process for Public Facilities funding for external agencies is planned for fall of 2022 as part of the Livable Communities goal. In addition, emerging or changing needs related to the continuing impact of COVID-19 continue to be assessed, as well as how to more effectively coordinate with or leverage other sources of funding. HOME and ESG funding continues to be allocated to specific activities following the receipt of actual grant awards.

The amended Action Plan will be approved by the Housing and Community Development Committee at its meeting on June 21 and by City Council at its July 11 meeting prior to its submission to HUD. Any public comments received during either of the comment periods for those meetings will be summarized in the Action Plan, including any comments or views that are not accepted and the reasons for which they are not accepted.

**Additional information**

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All available CDBG, HOME and ESG funds have been allocated to Goals in the final 2022 Action Plan. This did not trigger a substantial amendment to the draft Action Plan so a second 30-day comment period and public meeting for input on the amended plan were not needed, following the process outlined in the CPP shown below.

A substantial amendment to the Action Plan is defined in the CPP as:

- A change in funding among the Goals used in the development of the plan (AP-20) that is greater than 20% of the total allocated towards the Goal
- The deletion of a Goal included in the plan
- The addition of a Goal not currently included in a plan

Any changes to the Action Plan that increase or decrease funding for a goal by less than 20% shall be considered “non-substantial” and may be approved by the Housing & Community Development Committee or Social Services Committee, as appropriate, based on the program affected. These changes would not trigger a second public comment period.

Substantial amendments to the Consolidated Plan are proposed to the Housing and Community Development Committee for review and a public hearing is conducted. Additionally, the public is provided a minimum of 30 days to review and make comments on the proposed change. If approved by that committee, the substantial amendment is submitted to the City Council for approval.

Substantial amendments to the Action Plans are proposed to the Housing and Community Development Committee and, if pertaining to CDBG Public Services or ESG funding, jointly to the Social Services Committee. The required 30-day comment period to hear public comment on the proposed change would be held by the Housing and Community Development Committee; a joint meeting with the Social Services Committee could be held if the amendment related to funding overseen by that committee. If approved at the committee level, the substantial amendment is submitted to the City Council for approval. All City Council meeting agendas include public comment, so the Council meeting may also serve as the public meeting for the 30-day public comment period. Any substantial amendment approved by the City Council is submitted to HUD as it occurs during the year or at the end of the program year. All public comments received during the comment period or at the public meetings are considered, summarized and attached to the substantial amendment when submitted to HUD; any comments or views that are not accepted and the reasons for which they are not accepted are also included.

**2. Summarize the objectives and outcomes identified in the Plan**

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This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

**Affordable Housing:** Maintaining and increasing the supply of affordable rental units is one of the City’s highest priorities, but is increasingly difficult due to reductions in funding and increases in the cost of real property. COVID-19 has heightened the need for affordable housing, as it has particularly impacted lower-income residents. Code enforcement in the CDBG Target Area remains an important tool to maintain decent, safe housing and address blight. Properties cited for violations are referred to the Housing Rehab program for assistance; the City continues to pursue demolition of vacant and blighted properties.

**Homelessness:** Developing and improving housing for homeless and housing insecure individuals and families is a critical need in and part of the City’s recovery plan. With ARPA and other federal funding, the City has a unique opportunity to potentially expand non-congregate shelter. To achieve maximum impact, any ARPA funding should be used to leverage other sources including Low Income Housing Tax Credit and any Moving Forward and Build Back Better bills currently being considered by Congress. Using Entitlement funds, the City will continue to use HOME funding for its Tenant-Based Rental Assistance (TBRA) program. In combination with education, job training and other support, TBRA enables parents to develop self-sufficiency skills to support themselves and their families, lifting two generations out of poverty. ESG funds will continue to be used to identify individuals and households who are homeless or at high risk of homelessness through street outreach, and to provide emergency housing, homeless prevention and rapid re-housing services.

**Creating livable communities:** The City will continue to use funding to improve public infrastructure and facilities to revitalize neighborhoods and improve service delivery. ARPA funding to achieve inclusive and equitable recovery from the coronavirus will be focused on some of the same geographic areas as CDBG funding. In addition, Public Facilities Improvements of nonprofits’ facilities that are traditionally funded with CDBG may be moved to ARPA funding, which is not subject to compliance with Davis-Bacon and Related Acts.

**Economic Development:** The City uses resources from its Economic Development Fund and Tax Increment Financing to expand economic development opportunities to small businesses. CDBG grants and loans to for-profit businesses using CDBG funding allocated in prior years will continue to be evaluated throughout the year in order to maximize effectiveness of use of all resources to support economic development in the City. Additional programs may be developed with CDBG-CV and ARPA funds in 2022 to help businesses prevent, prepare for, and respond to coronavirus. 2022 CDBG entitlement has not been allocated for Economic Development activities at this time because prior year

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CDBG funding remains available for these needs. Additionally, a new Conservation Area TIF has been approved by City Council that includes several commercial corridors and Evanston’s historically red-lined neighborhoods to expand resources for these historically underinvested parts of Evanston. This TIF will provide an additional source of funding for construction of new affordable housing and rehab of existing housing, and will expand resources to address livable communities, economic development, and housing goals.

Public Services: The pandemic has increased the need for a variety of social services eligible for CDBG Entitlement, CARES Act, and ARPA funding when provided to low- and moderate-income populations and those experiencing economic harm from the pandemic. The City changed its allocation process to incorporate an equity lens and focus resources on populations historically harmed by institutional and systemic racism. Funds will be used to support and expand case management programs, safety net programs and support services. Eligible services include, but are not limited to: mental health services, food assistance, counseling and legal aid, child care, and job training.

**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Through the CARES Act, Evanston received CDBG-CV funds totaling \$1,586,730 and ESG-CV funds totaling \$966,314. Funds were used to prevent, prepare for and respond to the coronavirus. Evanston submitted three substantial amendments to the PY2019 Action Plan to include these allocations and to add a new goal, COVID-19 Emergency/Urgent Needs to assist residents and businesses impacted by COVID-19. Use of funds include a micro-enterprise assistance program for Evanston low/moderate income businesses, a job creation business grant program, a child care assistance program to provide childcare for up to 6 months for low/moderate income households not eligible for other subsidies and experiencing job loss due to COVID-19, funding to provide non congregate shelter to residents experiencing homelessness and to rapidly re-house those households, funding for a youth violence reduction summer program, and funding for rent, mortgage, and food assistance efforts.

Evanston uses funding to address needs and leverage outside resources to achieve goals. In 2021, the construction of a 60-unit affordable senior housing development by Evergreen Real Estate Group/Council for Jewish Elderly at 1015 Howard Street project was completed..., using HOME and local Affordable Housing Funds. City funding comprised 8.5% of the total development budget of \$23,433,025 this is the largest number of new housing units for households ≤ 60% AMI since the completion of the 75-unit Jacob Blake Manor in 1997. By leveraging other funding sources, the City’s investment per unit in this new development did not exceed \$33,333. The units will remain affordable for a minimum of 30 years. The project adds affordable housing units for very low and low income seniors with 12 units restricted

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for households ≤ 30% AMI, 18 at 50% AMI and 30 at ≤ 60% AMI; additionally 100% of units are adaptable in compliance with Fair Housing requirements.

The Housing Rehabilitation program, which experienced delays due to COVID-19 in 2020 and 2021 continues to use zero interest deferred loans to help homeowners unable to qualify for market rate financing to maintain decent, sanitary housing. Due to the retirement of the Rehab Specialist and the opportunity to more effectively leverage external funding, Community Partners for Affordable Housing took over construction management in 2021. However, many housing rehab projects continued to be delayed or halted due to COVID-19. A 2-flat that had exterior rehab work done in 2020 was reopened to complete interior rehab needed to repair water damage due to the leaking roof. Work was begun on a second 2-flat in 2021; this project will be completed in 2022. Additionally, an income-qualified owner-occupied property was withdrawn by the owner and didn't move forward. Although COVID-19 has impacted this program significantly, five projects have been approved to date in 2022 and are moving forward and additional applications are under review. These projects, combined with the projects that were underway in 2021, are expected to be completed and reported as accomplishments in 2022. We anticipate increasing the number of rehabs completed in 2023 and 2024 to achieve our ConPlan goals.

Evanston continues to focus funding on larger, more impactful projects and programs. Evanston agencies are challenged to meet the increasing demand for services and maintain organizational stability given increased demand for services as a result of the pandemic. The City is working closely and collaboratively with agencies to understand needs and provide targeted support. The City continued to fund Connections for the Homeless and the YWCA Evanston-North Shore with ESG to address the needs of individuals and families who are homeless or at high risk of homelessness. ESG-CV funds have been allocated primarily to rehouse homeless individuals and families in non-congregate shelters to protect them from COVID-19.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

During the COVID-19 pandemic, Evanston City Council meetings were modified based on Governor Pritzker's order that waived some requirements of the Illinois Open Meetings Act to allow local governments and other public bodies to hold "remote" meetings to help control the spread of COVID-19. In 2021, remote meetings continued in accordance with requirements defined by the Illinois General Assembly. Residents are able to participate in live public comments during virtual meetings and are able to sign up to provide comments via an online form (written) or by phone or video conference (via Zoom). Virtual meetings will be held during a nationally declared disaster or locally declared disaster as defined by local health officials. In person meetings will resume after it is declared by local health officials that special measures to mitigate damage caused by the disaster are no longer needed. The CPP has also been amended to include the new committee structure charged with reviewing and allocating federal

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funds. Three bodies, the Housing & Community Development Act Committee, the Housing & Homelessness Commission, and the Mental Health Board, have been realigned into the Housing and Community Development Committee (HCDC) and the Social Services Committee (SSC). Under this new structure, the HCDC is responsible for federal entitlement and local funding for projects and programs that relate to the physical environment and economic development, and SSC is responsible for federal entitlement and local funding for programs and services that provide needed support for underserved populations.

The City of Evanston invites public participation at all stages of the Consolidated Planning process and is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process, particularly for low- and moderate-income persons. The draft Action Plan based on estimated grant amounts and Amended Citizen participation Plan were posted on the City’s website on November 15, 2021 for the 30-day public comment period; the Housing & Community Development Committee sought input at a publicly accessible Zoom meeting on December 14, 2021 and in written form during the 30-day comment period. No comment was received. City Council meetings, at which action to adopt or approve the plans is decided, also offer opportunity for public comment. The Action Plan with updated grant amounts will be presented to City Council for approval in July 2022, public comments will be included.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

One public comment was received via email on November 17, 2021, requesting that the Citizen Participation Plan be called a “Public Participation Plan” or “Community Participation Plan”, as a revised title would encourage people to participate regardless of citizenship status. This comment cannot be accepted as it is not within the City’s purview to change the title of the Citizen Participation Plan. The Action Plan will be reviewed by the Housing and Community Development Committee and City Council; both meetings provide additional opportunity to receive input as both allow for public comment. Any comments received would be included in the Action Plan prior to its submission to HUD.

**7. Summary**

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## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EVANSTON	Community Development
HOME Administrator	EVANSTON	Community Development
ESG Administrator	EVANSTON	Community Development

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Evanston's Housing and Grants division, part of the Community Development Department, is the administrator for the Community Development Block Grant, HOME, and Emergency Solutions Grant programs.

### Consolidated Plan Public Contact Information

Sarah Flax  
 Housing and Grants Manager  
 2100 Ridge Avenue  
 Evanston, IL 60201  
 sflax@cityofevanston.org  
 847.448.8684

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Evanston’s Community Development Department consulted with numerous City departments (Public Works, Health & Human Services, Parks and Recreation, Economic Development), as well as the Housing Authority of Cook County, Alliance to End Homelessness in Suburban Cook County Continuum of Care, for input on needs. Staff also participated in a series of roundtables facilitated by The Evanston Community Foundation to get input from the community about Evanston’s recovery and rebuilding from the COVID pandemic using ARPA and other funding sources. Participants included local and regional nonprofit service providers, housing providers, and community residents to develop the 2022 Action Plan. Data are from consulted organizations, the United States Census Bureau and HUD. Through these ongoing outreach and engagement efforts, the following priorities were identified for the 2022 Action Plan: affordable housing, shelter for people experiencing homelessness, mental health services, child care, job training and workforce development. Focus groups also explored barriers to receiving services including long wait lists, lack of capacity to assume additional participants and lack of financial resources, and ways to use federal and local funds to connect those in need to services. These collaborative initiatives and outreach efforts will continue to inform uses for American Rescue Plan Act (ARPA) funds.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Evanston’s Community Development staff regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and service agencies. Staff has also participated in discussion with Cook County and the Housing Authority of Cook County about their plans for CDBG-CV and ARPA funding for regional needs including a permanent 24/7 non-congregate shelter, affordable housing, legal support for tenants facing eviction due to unpaid rent, and social services.

The Community Development Department regularly attends meetings and other events involving the community and various stakeholders. Staff is aware of any major impacts, such as changes in Cook County and State of Illinois funding that affect vulnerable residents. Engaging with nonprofit service providers on a regular basis fosters an environment where the City works in tandem with the community to achieve better outcomes. Notifications of recent updates and developments are sent to an interested

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parties email list, including nonprofit service providers, governmental agencies, community residents, and representatives from various City departments.

The City of Evanston’s Health and Human Services Department is developing a new community health improvement plan (EPLAN) based on goals identified through the nationally recognized Bay Area Regional Health Inequities Initiative, a coalition of Bay Area Health Departments that created a framework laying the groundwork for defining structural drivers of health. The plan will be available toward the end of 2022 and will help define the City’s health priorities for the next five years.

The City’s application process for 2022 CDBG Public Services and City Human Service Fund funding is modified to focus funding to the priority needs of the community to address the pandemic and encourage collaboration among community partners. Additionally, reporting and monitoring practices are unified to ensure clear programmatic and financial record keeping, compliance, and transparency.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Evanston works with the Alliance to End Homelessness in Suburban Cook County (Alliance), the lead agency for the Suburban Cook County Continuum of Care, to address the needs of homeless persons and persons at risk of homelessness in Evanston. Evanston's Housing and Grants Manager serves on the Finance and Governance Committees of the Alliance. Evanston agencies have staff who are Alliance members including Connections for the Homeless and the YWCA Evanston-North Shore; these representatives participate on the board of directors, HMIS, Coordinated Entry, Prevention and other standing committees. The City of Evanston works closely with service providers, including the YWCA Evanston-Northshore and Connections for the Homeless, in order to address the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

Due to health and safety concerns related to COVID-19, HUD granted suburban Cook County an exception to conducting any unsheltered Point in Time Count in 2021. Connections and other agencies serving the homeless continue to use the Vulnerability Index (VI-SPDAT) to ensure that chronically homeless individuals and families are part of the Alliance ranking based on vulnerability, so that they have access to permanent supportive housing, rapid re-housing and other interventions. City staff is participating in the Coordinated Entry System process with the Alliance and members of the Continuum. Goals for 2022 include the continued use of the Housing Match and By Name Referrals list managed by the Alliance and developed to prioritize families for housing assistance, and to more successfully provide short term stability case management and shelter diversion services. The Alliance continued matching households eligible for Prevention and Rapid Re-Housing using HMIS and evaluation of the collective impact approach to assisting those in most need.

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**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Evanston recognizes that the demand is greater than available resources to provide essential services, emergency shelter, prevention and re-housing that meet all needs. The City and Alliance agree that individuals and households must be prioritized to ensure that the limited resources available are allocated in the most efficient and appropriate manner. The City of Evanston and the Alliance continue to work on policies and procedures to assess, prioritize and reassess individuals’ and families’ needs for all ESG-funded services, including essential services for those in emergency shelter, rapid re-housing, and homeless prevention activities. Use of HMIS is critical to this process and the City dedicated ESG-CV funding to support the management of HMIS.InfoNet, the system used by organizations supporting households affected by domestic violence, is integrated with Sage to report 2022 outcomes.

The City of Evanston continues to work with the Alliance and agencies that serve the homeless and people at risk of homelessness, as well as other advocacy organizations. Connections for the Homeless, the primary recipient of City of Evanston ESG funds, participates as a member of the Alliance on many levels. Connections staff serve on the HMIS Committee meeting and the monthly prevention meetings; Rapid Re-Housing recipients are identified through Coordinated Entry . Participation on the Board and committees help to ensure clear communication of goals and priorities and decrease redundancies as they relate to ESG funding.

As discussed previously, the City prioritizes rapid re-housing. Due to high rent costs in Evanston, people housed with rapid re-housing often require a longer subsidy than other parts of the Continuum to become self-sufficient. Connections for the Homeless participated in the HUD survey of Rapid Re-Housing Programs. One of the goals of Coordinated Entry is to explore using rapid re-housing funds as bridge funding for individuals/ households approved for permanent supportive housing or on the waitlist for housing choice vouchers.

Through the Coordinated Entry process, seniors and veterans are target populations until the Continuum has reached functional zero within those populations. City staff that administer the General Assistance program provide support to participants who would otherwise become homeless. The City’s Human Services Specialist continues to further coordinate housing, health, mental health, and other social services for low- and moderate-income residents and at-risk residents and works closely with community partners including Connections for the Homeless to address housing needs and link clients to a wide variety of additional supportive services. Services can include, but are not limited to food, child and senior care, substance abuse cessation support, as well as mental and physical health services and services for individuals with developmental, intellectual and physical disabilities.

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**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

Quarterly meetings with affordable housing providers in Evanston and northern Cook County were suspended in 2021 but will be re-started in 2022. City staff in Community Development, Human Services, Evanston Public Library, and Public Works meet bi-monthly with social services agencies, Downtown Evanston and neighborhood business district staff to address a wide range of challenges, and connect residents with resources including shelter, food, and other services.

City staff meets with the Evanston Early Childcare Council to develop plans to address child care needs including facilities improvements, staffing challenges and other needs. A team of elected officials, mental health providers and City staff continue to work on alternatives to 911 and emergency room visits to address the needs of people with mental health crises.

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF COOK COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and provided data for relevant sections of the 2022 Action Plan.
2	<b>Agency/Group/Organization</b>	MCGAW YMCA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
3	<b>Agency/Group/Organization</b>	YWCA EVANSTON/NORTH SHORE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
4	<b>Agency/Group/Organization</b>	MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
5	<b>Agency/Group/Organization</b>	James B. Moran Center for Youth Advocacy
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
6	<b>Agency/Group/Organization</b>	FAMILY FOCUS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education

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	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
7	<b>Agency/Group/Organization</b>	CONNECTIONS FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended planning meetings to develop needs assessment and other related 2022 Action Plan sections.
8	<b>Agency/Group/Organization</b>	ILLINOIS HOUSING DEVELOPMENT AUTHORITY

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	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to provide data/input for relevant 2022 Action Plan sections.
9	<b>Agency/Group/Organization</b>	EVANSTON
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis

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		Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various City departments attended planning meetings to develop needs assessment and provided data for relevant 2022 Action Plan sections. Departments included Community Development, Public Works, Parks, Health, and Economic Development.
10	<b>Agency/Group/Organization</b>	Chicago Metropolitan Agency for Planning (CMAP)
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to provide data/input for relevant 2022 Action Plan sections.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All major agencies providing a full range of services in and around the City of Evanston were consulted or contacted to request comments/input.

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**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Continuum of Care provides the framework and services for many of the activities provided locally to bring assistance and housing to homeless individuals and families.
2020 Annual Comprehensive Housing Plan	Illinois Housing Development Authority	The City of Evanston works with IHDA to ensure continued access to affordable housing for Evanston's low and moderate income residents.
Red and Purple Line Modernization	Chicago Transit Authority	Furthering access to employment opportunities is integral to community development and fostering greater economic growth. The modernization of the Red and Purple Line trains will serve to provide greater accessibility for those with disabilities and the elderly.
On to 2050	Chicago Metropolitan Agency for Planning	CMAP's On to 2050 Plan strives for regional growth in the Chicago area. Evanston is an important component of the Chicago metropolitan region; coordinated growth and development with the region will improve the quality of for Evanston's residents.

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<p>EPLAN 2016-2021 Community Health Assessment</p>	<p>City of Evanston</p>	<p>The City's EPLAN began with a five-year strategic planning process to improve the effectiveness and efficiency of the public health system in Evanston. Interventions to improve the health of residents were identified in partnership with public health officials, community leaders, residents, and service providers based on the following four assessments: community themes and strengths, forces of change, local public health system and community health status. The EPLAN provides a strategic five-year health improvement plan.</p>
<p>Evanston Climate Action Plan</p>	<p>City of Evanston</p>	<p>The Evanston Climate Action Plan is organized into nine focus areas and outlines more than 200 strategies for reducing Evanston's greenhouse gas emissions. The nine focus areas are: Transportation &amp; Land Use, Energy Efficiency &amp; Buildings, Renewable Energy Resources, Waste Reduction &amp; Recycling, Forestry, Prairie &amp; Carbon Offsets, Food Production &amp; Distribution, Policy &amp; Research, Education &amp; Engagement and Communications &amp; Public Relations.</p>
<p>Plan for Affordable Housing</p>	<p>City of Evanston</p>	<p>Evanston's Plan for Affordable Housing looks at how to effectively and efficiently meet Evanston residents/ need for housing that is</p>

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		affordable. In addition, the plan looks at the best ways to use federal and local funds to increase affordable housing opportunities in Evanston.
Assessment of Fair Housing	City of Evanston	The City of Evanston is participating in the Cook County-wide Assessment of Fair Housing, completion of which has been delayed by the pandemic.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

All major agencies providing a full range of services in and around the City of Evanston were consulted or contacted to request comments/input. Additionally, the Community Needs Assessment Survey, used to gather input about the City’s housing and community development needs and inform the development of the Consolidated Plan, was distributed specifically throughout low/moderate income wards, to residents of four low income senior housing complexes, non-profit organizations and small business owners. City staff worked in partnership with stakeholders in our Latinx community including Latino Resources, a non-profit organization dedicated to increasing active civic engagement in the Latinx community, Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community, and Downtown Evanston, a nonprofit comprised of downtown Evanston commercial/residential property and business owners established to market, maintain, develop, and improve the vitality of Evanston’s economy.

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**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Many local non-profit organizations and City departments were consulted in the 2020-2024 Consolidated planning process and in the development of the 2022 Action Plan.

The City of Evanston invites public comment on the draft 2022 Action Plan in a 30-day period from November 15 - December 14, 2021, following its Citizen Participation Plan. The public comment period was advertised in the Evanston Review, a newspaper of general circulation, a notice on the homepage of the City’s website, articles in the City’s e-newsletter sent to over 50,000 emails, and on Twitter and Facebook. Non-profits and individuals who have requested information on the City’s Consolidated Plan were emailed at the opening of the public comment period. A link to the draft Action Plan on the City’s website, as well as the location where printed copies of the plan may be reviewed is included in all forms of communication. People could provide feedback via email, Twitter and Facebook, in hard copy mailed to staff, or in person at the Housing and Community Development Committee Meeting on December 14, 2021.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public input was sought at Nov. 16 2021 and Dec. 14 2021 Housing & Community Development Committee meetings.	No comments received.		<a href="https://www.cityofevanston.org/government/housing-community-development-committee">https://www.cityofevanston.org/government/housing-community-development-committee</a>

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2	Newspaper Ad	<p>Minorities</p> <p>Non-targeted/broad community</p>	<p>Display ad in the November 11, 2021 issue of the Evanston Review, a newspaper of general circulation, that the draft 2022 Action Plan is available on the City's website beginning November 15, 2021 for the 30-day public comment period. The ad also highlights the meeting of the Housing and Community Development Committee on December 14, 2021, at which input from the public will be sought. The Evanston Review is used because it is the only local print publication.</p>			<p><a href="http://www.cityofevanston.org/conplan">http://www.cityofevanston.org/conplan</a></p>
3	Internet Outreach	<p>Non-targeted/broad community</p>	<p>News item on the City's homepage and</p>			<p><a href="http://www.cityofevanston.org">http://www.cityofevanston.org</a></p>

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			in an e-newsletter story that the 2022 Action Plan draft was available on the City website beginning November 15, 2021.			<a href="http://www.cityofevanston.org/conplan">nston.org/conplan</a>
4	Internet Outreach	Non-targeted/broad community people who are active on social media	Draft 2022 Action Plan was posted on the City website, in a news item on the homepage, in an opt-in email to individuals/organizations about ConPlan-related activities, and posted on the City's Facebook and Twitter accounts for the 30-day public comment period starting November 15, 2021.			
5	Bulletin board postings at the Public Libraries	Minorities Senior citizens				<a href="http://www.cityofevanston.org/conplan">http://www.cityofevanston.org/conplan</a>

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6	Outreach through ward alderman at ward meetings and via email	Minorities Ward has significant Black/African-American and Hispanic population				<a href="http://www.cityofevanston.org/conplan">http://www.cityofevanston.org/conplan</a>
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Table 4 – Citizen Participation Outreach

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## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston. While the 2022 grant award was lower than initially anticipated for CDBG, the program income was much higher than projected and the difference in the total was therefore negligible. The HOME award came in higher than anticipated and ESG came in very close to the anticipated number.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public	1,695,926	\$172,475	0	1,868,401	3,600,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,800,000 with

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		Improvements Public Services						\$150,000 in program income annually
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	388,724	\$36,080	0	424,804	672,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$310,000 with \$26,000 in program income annually.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	154,945	0	0	154,945	300,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$150,000

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Continuum of Care	public - federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,900,000	0	0	1,900,000	3,800,000	Expected Amount Available for Remainder of ConPlan estimated at \$1,900,000 annually in CoC funding for Evanston projects
Other	public - local	Public Services	900,000	0	0	900,000	1,800,000	Human Services and Affordable Housing Funds to be spent on Public Services programs

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funding will leverage private, state and local funds by enabling the City of Evanston to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community’s most vulnerable members.

Evanston’s ESG funds will be matched on a one to one basis using local funds from the City’s Human Services Fund, State funds and other resources including in-kind contributions, depending on the agencies funded, to meet the match requirement. HOME matching funds will be from the Affordable Housing Fund, LIHTC, State of IL Housing Trust Fund, and other sources including developers’ contributions.

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**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Evanston owns some properties and land that may be used to address the needs identified in the plan, particularly those that are located in the CDBG Target Area, which is primarily on the South and West sides of the City. In addition, some underutilized parking lots in southeast Evanston and irregular parcels of vacant land in north and east Evanston residential areas are being evaluated as sites for mixed income housing development to foster economic and racial/ethnic integration throughout Evanston.

**Discussion**

The City of Evanston will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

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OMB Control No: 2506-0117 (exp. 09/30/2021)

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing	CDBG: \$597,475  HOME: \$172,935	Rental units constructed: 60 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit

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<b>2</b>	Homelessness	2020	2024	Homeless	Entire Jurisdiction	Access to Rental Housing Public Facilities Public Services	HOME: \$172,935 ESG: \$143,325	Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 5 Persons Assisted Other: 200 Other
<b>3</b>	Creating Livable Communities	2020	2024	Non-Housing Community Development	Entire Jurisdiction	Public Infrastructure Public Facilities	CDBG: \$651,481	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
<b>4</b>	Economic Development	2020	2024	Non-Housing Community Development	Entire Jurisdiction	Economic Development	CDBG: 0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
<b>5</b>	Public Services	2020	2024	Non-Homeless	Entire Jurisdiction	Public Services	CDBG: \$280,260	Public service activities other than Low/Moderate Income

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				Special Needs				Housing Benefit: 23,000 Persons Assisted
6	Planning and Administration	2020	2024	Planning and Administration of CDBG, HOME & ESG	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services	CDBG: \$339,185 HOME: \$38,872 ESG: \$11,620	Other: 3 Other

						Homeown ership		
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Table 2 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community.
2	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. Emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).

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3	<b>Goal Name</b>	Creating Livable Communities
	<b>Goal Description</b>	Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.
4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Economic development will promote the vitality of Evanston's economy in areas of the City that have historically received less investment. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Improving equitable access to public services for Evanston residents, particularly for historically underserved segments of our population, is a key goal of the City. As seen through input from the community and consultation, there is a high need for public

		services including, but are not limited to after school and summer youth programs, senior services, and health services.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Administration of CDBG, ESG, and HOME.

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City has identified the following projects to be implemented in 2022 to achieve the goals in the Consolidated Plan. The Emergency Solutions Grant project will address the needs of homeless individuals, families and households fleeing domestic violence. The Tenant Based Rental Assistance (TBRA) project will address the needs of homeless families with children with direct rental and utilities assistance. The Rental Housing project combines both HOME and CDBG activities, and includes rental construction and rental rehabilitation.

#### Projects

#	Project Name
1	ESG22-Evanston
2	Tenant Based Rental Assistance (TBRA)
3	Rental Housing
4	Homeowner Rehabilitation
5	Code Enforcement
6	Public Services
7	Economic Development
8	Public Facilities & Infrastructure
9	Administration

**Table 3 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

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OMB Control No: 2506-0117 (exp. 09/30/2021)

### AP-38 Project Summary

#### Project Summary Information

1	<b>Project Name</b>	ESG22-Evanston
	<b>Target Area</b>	Entire Jurisdiction
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Access to Rental Housing Public Facilities Public Services
	<b>Funding</b>	ESG: \$154,945
	<b>Description</b>	Homeless prevention, rapid re-housing, street outreach, overnight shelters, and administration of program.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 beneficiaries are estimated, a combination of single persons, couples, households with children and households fleeing from domestic violence.
	<b>Location Description</b>	The activities will take place throughout the City of Evanston.
	<b>Planned Activities</b>	Direct rental assistance, supportive services, shelter operations, and street outreach and program administration.
2	<b>Project Name</b>	Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	Entire Jurisdiction

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	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Access to Rental Housing
	<b>Funding</b>	HOME: \$172,935
	<b>Description</b>	Direct rent and utilities assistance.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8-9 households are estimated to receive TBRA assistance.
	<b>Location Description</b>	Entire jurisdiction.
	<b>Planned Activities</b>	Rent and utilities assistance for McKinney-Vento families with children under 18 to achieve housing stability and economic independence.
<b>3</b>	<b>Project Name</b>	Rental Housing
	<b>Target Area</b>	CDBG TARGET AREA
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Access to Rental Housing Maintain and Improve Rental Housing
	<b>Funding</b>	CDBG: \$50,000 HOME: \$172,935
	<b>Description</b>	Rental housing development or rehabilitation.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will</b>	61 HHs with incomes ≤ 80% AMI

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	<b>benefit from the proposed activities</b>	
	<b>Location Description</b>	1011 Howard Street and 1930 Jackson Avenue.
	<b>Planned Activities</b>	CDBG will be used for rehab of rental units for households with incomes at 80% AMI. HOME funding being used for new rental housing construction, the 60-unit CJE/Evergreen Senior Housing and a CHDO project, will be completed in 2022.
4	<b>Project Name</b>	Homeowner Rehabilitation
	<b>Target Area</b>	Entire Jurisdiction
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Maintain and Improve Owner Occupied Housing
	<b>Funding</b>	CDBG: \$222,475
	<b>Description</b>	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate- income populations.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 owner-occupied HHs with incomes ≤ 80% AMI
	<b>Location Description</b>	To be determined based on applications received.
	<b>Planned Activities</b>	Substantial rehab. and emergency rehab. of income eligible, owner-occupied housing.
5	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	CDBG TARGET AREA
	<b>Goals Supported</b>	Affordable Housing

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	<b>Needs Addressed</b>	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing
	<b>Funding</b>	CDBG: \$325,000
	<b>Description</b>	Code enforcement and demolition.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Project benefits over 20,000 households living in the CDBG target area.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance as identified by code enforcement inspectors.
6	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Entire Jurisdiction
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$280,260
	<b>Description</b>	All CDBG public service activities.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	900 individuals and families, primarily low/moderate income, are estimated to benefit from public services activities. This is a reduction from the estimate provided in the Consolidated Plan, but it is in keeping with City's equity model of providing deeper, more extensive services to individuals/households most in need of support.

	<b>Location Description</b>	
	<b>Planned Activities</b>	Public (social) services to low- and moderate- income residents throughout the City of Evanston. Funding supports case management services and safety net services including youth programming, meals, legal services and domestic violence services.
7	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	CDBG TARGET AREA
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Economic development will promote the vitality of Evanston's economy in areas of the City that have historically received less investment. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Loans or grants to businesses for job creation or retention, and technical assistance to micro-enterprises.
8	<b>Project Name</b>	Public Facilities & Infrastructure

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	<b>Target Area</b>	Entire Jurisdiction
	<b>Goals Supported</b>	Creating Livable Communities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$651,481
	<b>Description</b>	Improvements made to public facilities and infrastructure.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Public infrastructure activities are primarily in the CDBG target area in census tracts/block groups with 51%+ low/mod residents. Public facilities are qualified using LMC and may be located anywhere in the city.
	<b>Planned Activities</b>	
9	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership

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<b>Funding</b>	CDBG: \$339,185 HOME: \$38,872
<b>Description</b>	Administration of CDBG and HOME.
<b>Target Date</b>	12/31/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	The planned activities in this project are HOME and CDBG administration which involve planning and management of grant funded activities and compliance.

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**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

It is estimated that over 90% of all CDBG, HOME and ESG funding will be allocated to benefit persons who are low- and moderate- income. Some projects will be directed across the entire jurisdiction, such as public services and homeowner rehabilitation, whereas others will be directed to the CDBG Target Area (local target area). Some activities, including Code Enforcement and Graffiti Removal, are limited to the CDBG Target Area.

Additionally, it is expected that a significant amount of housing and economic development funds will be focused in the CDBG Target Area.

**Geographic Distribution**

Target Area	Percentage of Funds
CDBG TARGET AREA	60
Entire Jurisdiction	40

**Table 4 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

All activities funded will primarily benefit low- and moderate- income persons or households, either as direct service or financial assistance or by making improvements in areas benefiting primarily low- and moderate- income persons. Some activities, for reasons of qualification and/or desired beneficiaries, will be focused geographically. Some examples of how the City anticipates geographically focused investments are:

Public Infrastructure Improvements – By their nature, they must be in low- and moderate- income Census Tracts/Block Groups, which are primarily located in the CDBG Target Area. Most of the eligible block groups are located in the South and West areas of the City. It is anticipated that funded public infrastructure improvements, including but not limited to alley paving and park improvements, will be primarily focused in the Target Area.

Economic Development – Economic fundamentals were relatively strong (i.e. low unemployment, low vacancy rates, demand for new housing development, interest from broker community, etc.) prior to COVID-19, although brick and mortar national retailers were in decline and many property owners and real estate experts expressed concern about a micro real estate depression. COVID-19 has had a severe

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impact on Evanston businesses. The federal, state and local emergency financial assistance has provided stability; the unemployment rate in Evanston has dropped from 7.6% at the beginning of 2021 to 4.5%, but vacancy rates remain high. Support for small businesses remains a focus; the City is exploring ways to leverage local, federal and recovery funds to support economic development.

Code Enforcement – Although Code Enforcement inspectors perform inspections citywide, the CDBG-funded portion of code enforcement will be within the CDBG Target area, which will be paired with other community development activities in the area to address areas of deterioration, maintaining code enforcement and property standards of dwelling units in the area.

Other programs or projects may take place within the CDBG Target Area, but they will not be exclusively so. An example of this is the CDBG Housing Rehab Program, which benefits all low- and moderate-income homeowners, as it will likely have a large investment in the CDBG Target Area, as this area is host to the highest population of low- and moderate- income households.

**Discussion**

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

There are a number of housing initiatives that will be implemented in 2022 to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing, including the CJE/Evergreen Senior Housing project that will be completed and reported in 2022. The programs that impact the most persons or households in 2022 are the tenant-based rental assistance program (TBRA) and the housing rehab program, which serve two very different, yet vital housing needs for the low- and moderate- income residents of Evanston.

One Year Goals for the Number of Households to be Supported	
Homeless	22
Non-Homeless	74
Special-Needs	0
Total	96

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	60
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	96

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Evergreen-Ann Rainey Apartments project, a HOME funded capital project, experienced delays due to COVID-19 and will be completed and rented up in 2022.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of Cook County (HACC) serves suburban Cook County, including Evanston. The HACC administers the Housing Choice Voucher program in Evanston and has two buildings for seniors and the disabled, scattered site units for families, as well as seven project-based Section 8 units in Emerson Square.

### **Actions planned during the next year to address the needs to public housing**

The Housing Authority of Cook County (HACC) is planning substantial renovation of its scattered site family units in 2023. In addition, HACC’s proposed second housing development with 152 units on the parking lot of the Jane R Perlman Senior Apartments was approved. This development will be mixed income, with 34 units at 50% AMI with PBV support, 17 units between 80% and 120% AMI for middle-income residents, and 101 at market rate. In addition, a joint project on South Boulevard just east of Chicago Avenue on a City-owned parking lot that is adjacent to a four unit HACC building that has family units (2- and 3-bedrooms) is going through a Request For Proposal process. The development would better utilize land in a Transit-Oriented location through the development of a mixed income rental project comprising < 50% AMI using PBV, low-moderate income, and middle to market rate units, with a focus on larger (3-bedroom) units for families/intergenerational HHs. The Housing Authority of Cook County (HACC) has also started initial conversations on a new 6-story development including family housing on the parking lot adjacent to the existing Victor Walchirk Apartments.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The HACC has a Resident Advisory Board (RAB) established at one of its sites in Evanston, the Walchirk building. The RAB’s functions include, but are not limited to: assisting residents with access to computers, offering in-house services such as change for laundry, copies, and postage. RAB activities are somewhat limited during the rehab of Walchirk and Perlman buildings and are also affected by reduced occupancy.

HACC’s Resident Service Coordinators work closely with other agencies, including the City’s Levy Center and the City’s Ombudsperson, to help its residents access services and participate in activities throughout the community. Additional services are always being considered and added when possible.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The HACC is not designed as troubled.

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**Discussion**

The City will continue to actively engage and communicate with HACC to ensure that the needs of residents assisted by that agency are met and services are coordinated with other agencies for efficient and effective use of all community resources.

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## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The following section discusses the homeless and special needs activities to be undertaken in Evanston during the fiscal year of the 2020-2024 Consolidated Plan.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Connections for the Homeless' homeless outreach program is the largest provider of services to Evanston's homeless population, including the unsheltered homeless, and addresses a wide range of needs. Case managers develop individualized case plans for each client; assist them to obtain housing and access services that may include employment counseling/placement, health services, substance abuse counseling and education. Connections for the Homeless works in partnership with the Alliance to End Homelessness in Suburban Cook County and local providers including, but not limited to, Interfaith Action, Family Promise, the Men's Residence at the McGaw YWCA, the YWCA of Evanston/North Shore; all agencies provide housing and case management services to people experiencing homelessness or at risk of homelessness. Connections participates in Coordinated Entry and follows progressive engagement strategies as required.

Connections will continue operations of two drop-in locations (Lake Street Church and Dewey Ave.) for people experiencing homelessness in FY2022; drop-in services expanded to 60 visitors per day at both locations in FY2021. Connections expanded shelter services in FY2020 from an 18-bed overnight shelter for male-identifying clients to an 80-bed, 24/7 shelter for people of all genders and family configurations; in 2021 shelter operations served 343 people including 65 children. Providing non-congregate shelter enables Connections case managers to identify and engage people experiencing homelessness and to rehouse these vulnerable households using ESG and ESG-CV funding.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In recognition of the disproportionate housing, health, and economic impacts of the pandemic on low-income communities and communities of color, and the importance of mitigating these effects, federal funds can be applied to a broad range of services and programs. Developing and improving housing for homeless and housing insecure individuals and families is critical to alleviate the economic impacts of the pandemic and address health and economic outcomes of the pandemic in low-income areas. Eligible uses include: supportive housing, rehabilitation and repairs to existing affordable housing, and, perhaps most critically, non-congregate homeless shelter. The City is exploring the feasibility of

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using ARPA, HOME-ARP, and other funds to build permanent non-congregate shelter for people experiencing homelessness. Since ARPA is one-time funding, if funds were allocated to a shelter, other sources of ongoing support will need to be identified to sustain new or expanded services.

In FY 2020 and 2021, Connections for the Homeless contracted with the Margarita Inn for 42 rooms used as non-congregate emergency shelter for homeless Evanston residents; this has replaced the 18 congregate beds at Hilda’s Place, Connections for the Homeless’ transitional shelter. The YWCA Evanston-North Shore’s 34-bed domestic violence shelter reopened after a brief close due to COVID-19. In FY 2022 Emergency shelter will continue to be provided for 90 days; the agency also offers 10 transitional housing units (12-18 months) and 16 units of longer-term housing (2-3 years); the agency anticipates services to 700 survivors annually. Both agencies are supported by the City with ESG, CDBG and City of Evanston funds.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will use ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness; this will include ESG-CV and FY2022 funding.

The City will use HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents generally considered affordable due to the lack of ability to earn a living wage. Households with children under the age of 18 enrolled in Evanston schools that are doubled-up/unstably housed (category 2 in the definition of homeless) are a priority population for the program. HOME funds are being used to support the Evergreen project, a 60-unit senior living facility that will provide affordable units to income eligible seniors; this project is expected to complete in 2022. Funding for TBRA may be reduced from prior years due to the anticipated ongoing needs of families previously enrolled, but negatively impacted by COVID-19.

Heads of households in the TBRA program will receive education/job training in addition to rent assistance to develop the ability to earn living wages to maintain market rate housing independent of a subsidy. The City will work with Connections for the Homeless to enroll an estimated 8 to 9 new households in 2022 and provide ongoing, needed support for vulnerable families enrolled in the prior year.

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ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional support as needed to prevent households from becoming homeless again, as well as determine program outcomes.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Waivers and Alternative Requirements for the Emergency Solutions Grants (ESG) Program Under the CARES Act, Notice:CPD-20-08 provides waivers that apply to ESG-CV, which will be used to provide Prevention assistance to households with incomes at or below 50% of area median income; the FY2021 award will provide assistance for households at or below 30% AMI. Funds will be used to help low-income households avoid becoming homeless and achieve housing stability. With the current moratorium on evictions, the City is working with community partners to assess the need for Prevention funds. It is anticipated that the need will far exceed available funds.

Connections for the Homeless receives referrals from the City staff and community partners dedicated to working with people who have criminal records. Connections also has partnerships with agencies that work with people who have diagnosed mental illness and physical disabilities. Community partners like Impact Employment Services, work to help people with a mental health diagnosis achieve employment and linkages to additional community support, also refer clients to Connections to assist with housing needs. Some of the referring agencies receive CDBG and/or local funds. All agencies receiving ESG funds are required to connect households to mainstream benefits as available and appropriate for their needs. In addition, the City evaluates the effectiveness of collaborations/referrals of agencies applying for funds as a criterion for funding. One of the responsibilities of committees and commissions that recommend funding to external agencies is to maintain and expand the coordination of community resources not provided by the City, look for gaps in services, and identify ways to improve efficiency.

**Discussion**

The City of Evanston continues to collaborate with the Alliance to End Homelessness in Suburban Cook County to address the needs of homeless individuals and families in Evanston.

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## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

The City of Evanston has been experiencing rapidly-rising prices in both the rental and ownership real estate markets. Low inventory levels have particularly affected the home ownership market. Property prices and high construction costs are creating challenges for building affordable units throughout the city. Additionally, while the eviction moratorium and various rental assistance programs have held off most major impacts on renters, the end of the eviction moratorium and mortgage forbearance programs are likely to impact residents in 2022.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Evanston amended its Inclusionary Housing Ordinance (IHO) in 2018, with an effective date of January 1, 2019, revising the fees in-lieu to incentivize on-site units. Since then, the new policy has shown to be productive with developments choosing on-site units more frequently. 32 affordable units were created in 2020, 13 in 2021, with a potential 27 more units approved for construction. A review of the IHO will take place in 2022 through the Housing & Community Development Committee to assess the effectiveness of the IHO and its impact on the current real estate market. This review will provide an opportunity to modify the IHO's requirements to improve its impact and better incentivize the targeted results. Additionally, updates to the 3-unrelated, nuisance premises, and rental registration ordinances are in discussion and are likely to continue in 2022 to implement more equitable policies for renters as well as remove barriers to rentals for non-traditional households.

### Discussion:

The primary barrier to affordable housing is the continuing mismatch between incomes and housing costs in Evanston. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on Social Security Income (SSI) payments cannot afford an apartment renting at the fair market rate in Cook County. Additionally, property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

High property costs, particularly in predominantly single family neighborhoods with larger lot sizes and transit oriented corridors, have resulted in the concentration of affordable housing in west and south Evanston neighborhoods rather than being dispersed evenly. The stigma associated with affordable housing can be a barrier to building affordable housing in areas of the City where currently none exist.

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Another barrier to affordable housing within Evanston is the shortage of decent, affordable, and accessible housing for persons with disabilities. The supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Much of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three- or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including the two buildings HACC updated per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

The City's occupancy standards for rental housing that limits the number of unrelated persons residing in a single housing unit can be an additional barrier to affordable housing, particularly for non-traditional households.

The City of Evanston wants to ensure that it is the most livable city for all of its residents. In order to most effectively address the housing needs of its low-, moderate-, and middle-income residents, and maintain its economic and racial diversity, priority for income restricted rental and ownership units will be given to eligible households that live in Evanston or have a household member that works in Evanston wherever possible and in compliance with fair housing. The City has developed a centralized wait list for income restricted units developed through the Inclusionary Housing Ordinance to facilitate access to affordable housing for its residents. Properties with income restricted units not developed through the IHO may choose to get referrals from this centralized wait list to expand its effectiveness. Rental assistance programs funded with HOME, ESG and local funds will be used in Evanston to the greatest extent feasible to minimize displacement of lower income residents.

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## AP-85 Other Actions – 91.220(k)

### Introduction:

The following are actions to be undertaken by the City of Evanston to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based paint hazards, reduce the number of property-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### Actions planned to address obstacles to meeting underserved needs

As a result of the COVID-19 pandemic, the following priority needs have been identified:

- Housing for Evanston residents currently experiencing homelessness and/or living in non-congregate shelter
- People experiencing food insecurity due to loss of income and who lack other sources of support
- Care for preschool, elementary, and middle school children, particularly for parents/families with essential/front-line jobs that do not have an adult at home to care for children, including school age children learning remotely, and older family members
- Mental health needs including individual and group counseling services, psychiatric services and medication management, and services targeted to youth and BIPOC populations

The City received \$1,586,370 in CARES Act CDBG-CV funding and \$966,314 in ESG-CV funding to prevent, prepare for and respond to the coronavirus. ESG-CV funds were primarily dedicated to rehousing individuals and families living in non-congregate shelters to protect from coronavirus. CDBG-CV is being used for homeless shelter operations, for food assistance, rent assistance, to support micro-enterprises that have lost income due to COVID-19, and to support a child care program for households not eligible for other subsidies that have lost income due to COVID-19. All ESG-CV funds have been allocated and the City expects to have ESG-CV funds expended by June 2022. ESG-CV funds primarily supported rapid-rehousing efforts, prevention and case management; the City also used a portion of funds to support the management of HMIS in partnership with the Alliance to End Homelessness in Suburban Cook County, the City's CoC.

The City restructured its allocation process for public service funds to incorporate a resident-focused intake process for all services. The goal of the restructure is to align with the City goal of eliminating systemic inequities in service delivery, particularly for POC and facilitate recovery from the pandemic taking into account the disparate impact on BIPOC populations. Funds are allocated by the Social Services Committee for case management, safety net, and support services. The social services identified for entitlement funding may also be eligible for ARPA funding to assist populations experiencing health or economic harm from the pandemic. As stated earlier, mental health and child care have been

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prioritized using entitlement, local and CARES Act funding.

Additionally, the City is exploring uses for ARPA funding including support for a mental health living room that would provide community-based mental health services that could be used by people experiencing a mental health crisis as an alternative to 911 or hospitalization. Living Rooms provide a safe space for people in crisis and are a cost-effective alternative source for peer counselors, counselors to teach de-escalation skills and provide referrals for housing, healthcare and other necessities. Potential community partners include Amita Health and Erie Family Health Center for space and Josselyn Center and Turning Point as service providers.

The City continues to assess the impacts of the pandemic; staff works closely with service providers to assess the needs of the populations they serve. Vital public service needs include individual/group counseling, workforce development/job training, and child care for households impacted by COVID-19. Evanston's goal is to provide support for the most at-risk populations as outlined above to provide needed services directly to identified populations rather than funding traditionally funded programs that meet a wider variety of needs.

**Actions planned to foster and maintain affordable housing**

Evanston continues partnerships with Metropolitan Tenants Organization (MTO) and Lawyers' Committee for Better Housing (LCBH) to strengthen landlord/tenant relations, particularly for low-income households with subsidies, and increase awareness of landlord-tenant rights and responsibilities. These efforts are particularly critical given the widespread inability of some low/moderate income residents to pay rent. This contract was renewed for another 12 months in 2020 and will be up for renewal in December 2021. Additionally, the partnership with LCBH will provide low-income residents with legal assistance and representation in cases of evictions, retaliation, illegal lockouts, etc. LCBH also participates in the Cook County Legal Aid program, providing legal assistance to residents with eviction and bankruptcy issues.

The City of Evanston has a locally funded Affordable Housing Fund, which is used for the development and rehab of affordable housing for persons up to 120% of the area median income. This provides funding in addition to CDBG and HOME funds to develop and maintain much-needed affordable housing throughout Evanston. For 2018, 2019 and 2020, City Council named expanding affordable housing options as one of its annual goals. Several strategies have been researched and discussed by City Council, such as the creation and rental of accessory dwelling units, zoning changes to allow for smaller lots, and the use of City-owned land for affordable housing development. The City Council approved the creation of new detached or internal accessory dwelling units, and amendments to the City's Inclusionary Housing Ordinance. A Request for Proposal was opened in 2021 for the development of housing on a underutilized city parking lot; this work will continue in 2022 with the goal to bring additional affordable units to the community in an area that is highly accessible to public transportation

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Additionally, a rental and mortgage assistance program was implemented in 2021 to assist low to moderate income tenants and homeowners who were financially impacted by COVID-19. There is a need to assist smaller landlords who have also been impacted by the stringents restrictions during COVID-19 and may not have been eligible for assistance. Small to midsize landlords often provide naturally occurring affordable housing in Evanston and without some assistance, the community may be at risk of losing existing units.

The Housing rehabilitation program will continue in 2022, targeting low income home-owners who are unable to make necessary repairs to their homes. With a focus on sustainability, climate resilience, and energy efficiency, there is an opportunity in 2022 to expand this program and combine various sources of funding for more impact.

**Actions planned to reduce lead-based paint hazards**

The City’s Health & Human Services Department receives the TORRENS grant from Cook County Department of Public Health which offers a yearly maximum of \$39,600 of financial assistance for low income property owners. They also receive a yearly grant of \$24,900 from the Illinois Department of Public Health to aid in paying for testing and inspection supplies.

Cook County has a Healthy Homes and Lead Paint Hazard Grant from HUD that runs through May 31, 2025, and will be used to correct Health home and lead paint hazards in homes located in suburban Cook county communities for families that qualify. Lead hazard repairs typically include: healthy home housing hazards, painting, replacing windows, or other home repair work to remove or contain lead paint.

In addition to responding to cases of childhood lead poisoning the Evanston HHS also provides preventative lead risk assessments for Evanston residents as long as there is either a child age 6 or less or a pregnant woman is living at the property. This is a proactive service offered to the residents of Evanston to help them become aware of the possible lead hazards in their home along with preventing their child from becoming lead poisoned.

**Actions planned to reduce the number of poverty-level families**

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG and / or HOME that work towards this goal are the tenant-based rental assistance (TBRA) program, Certificate of Rehab program and a variety of other job training and education programs aimed at youth and young adults. Additionally, the City’s investment in the Cradle to Career program demonstrates its commitment

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to ensuring that Evanston residents are prepared for the workforce.

The City will pilot a guaranteed income program funded with ARPA and a contribution from Northwestern University that will provide direct financial assistance of \$500 each month to a limited number of low-income households. Payments are being made to an equal number of residents from each of the following three categories: disengaged youths (ages 18-24), senior citizens (over 62) and undocumented residents. The goal of this program is to provide crucial stability and consistency to the most vulnerable individuals and families in our community who have been most deeply impacted by the pandemic.

The City's Economic Development Department also works diligently to grow the City's economy, specifically through the creation of the Five-Fifths TIF which can be used to: expand affordable housing, provide assistance for repairs to existing residential property in low-moderate income census tracts historically impacted by redlining practices, create job training/workforce development programs, assist small businesses in the Fifth Ward business districts, renovate public community centers and education facilities, and upgrade city infrastructure including parks, alleys, streets/sidewalks, water/sewer systems. The primary intent of the TIF is to maintain cultural, socioeconomic and racial diversity in one of the region's strongest Black communities. The TIF will also provide a sustainable source of funds to help long-time property owners maintain and upgrade housing and can be used for targeted upgrades to infrastructure, amenities, and business districts.

**Actions planned to develop institutional structure**

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as providing information about Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner agencies throughout the year, offering referrals for funding and training opportunities where appropriate.

All policies and procedures related to internal grant management procedures are being reviewed, and will be updated when areas of opportunity for efficiency and collaboration are identified. Additionally, investment is made in technology that assists departments within the City to more effectively and efficiently manage grant programs; an example is CDM, which is the City's management software program for all housing-related projects that require project or loan management and ongoing compliance. Staff also attends relevant training and conferences, where available, on all aspects of grant and project management.

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**Actions planned to enhance coordination between public and private housing and social service agencies**

The City is heavily invested in collaborations throughout the community, as evidenced by the multiple roundtable discussions held with City staff and service providers to assess community needs and recovery efforts to provide equitable support to vulnerable populations. The City has successfully paired with multiple health-service providers, such as Erie Family Health Center, which provides bi-lingual medical, dental and mental health services to the community, regardless of the person's ability to pay. This has been a critical partnership that has increased the community's access to quality, affordable healthcare. Family Focus, James B. Moran Center for Youth Advocacy and Youth & Opportunity United provide case management services to vulnerable populations including justice impacted and/or homeless youth, and DCFS involved families. The City also supports North Shore Senior Services providing case management and benefits enrollment services to seniors, and the Housing Authority of Cook County to expand needed case management and mental health services to low-income elderly and residents with disabilities.

**Discussion:**

The City's Community Development Department working in collaboration with the Economic Development Department is committed to making Evanston the most livable city in America, and has evidenced this commitment through community partnerships, investment in economic and neighborhood development. The actions identified above will further this initiative and will increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

**Program Specific Requirements**

**AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

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**Introduction:**

Housing and Grants staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that federal cross-cutting requirements, including the Omni Circular, Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%
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**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Additional forms of investment in the construction of new affordable rental housing includes Low Income Housing Tax Credits and City of Evanston Affordable Housing Funds that are being invested in the Evergreen 60-unit senior development project on Howard Street.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City does not plan to use HOME funds for homebuyer activities in 2022; HOME resources will be focused on rental housing needs, primarily of households whose incomes do not exceed 60% of the area median income.

If homebuyer activities were to be undertaken, the City would use recapture provisions to maintain long-term affordability for ownership projects with direct homebuyer subsidies in the form of down payment or closing cost assistance, or purchase price reductions (soft second mortgages) used to maintain compliance. The length of the affordability period would be based on the amount of HOME subsidy and forgiven on a pro-rata basis as long as the property remains the owner's primary residence. The balance is due only if the property is sold or ceases to be the buyer's primary residence before the end of the affordability period, subject to net proceeds.

The City's recapture terms are based on the minimum HOME requirements. Subsidies of \$14,999 per unit or less are subject to recapture for five years, subsidies between \$15,000 and \$39,999 are subject to recapture for ten years and subsidies over \$40,000 are subject to recapture for 15 years.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If homebuyer activities were undertaken, the City would record a Junior Mortgage and Land Use Regulatory Agreement (LURA) deed restriction that acts as the Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the unit does remain the principal residence of the purchaser for the length of the affordability period. Buyers would also sign an Agreement with the City describing the HOME subsidy. The City considers requests to subordinate its junior mortgage in a refinance of the first mortgage as long as the borrower does not receive any cash back as part of the refinancing and the new loan amount does not exceed the original first mortgage with

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allowances for generally accepted financing costs. The City will not subordinate to a negative amortization loan or any loan it deems to be predatory.

Loan principal would be forgiven:

- At the rate of 1/60th per month for a 5 year term
  - At the rate of 1/120th per month for a 10 year term
  - At the rate of 1/180th per month for a 15 year term
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds may be used to refinance existing debt secured on multi-family rehab projects, excluding projects whose debt is made or insured by any federal program. The City may consider using HOME funds to refinance existing debt in specific situations using the following guidelines:

- To ensure that rehabilitation is the primary eligible activity, HOME funds may be used only to refinance the rehabilitation portion of a loan and up to 40% of acquisition financing.
- The property must be inspected to ensure disinvestment has not occurred.
- The Project pro forma will be reviewed to ensure that the long-term needs of the project can be met and that serving the targeted population is feasible.
- It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- The project must be located in Evanston.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

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**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG Policies and Procedures are attached.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of Evanston is part of the Suburban Cook County Continuum of Care. The Alliance to End Homelessness in Suburban Cook County, lead agency for the Cook County CoC, has a common intake form and data entry standards for HMIS. The Alliance includes members of the Continuum of Care in a process to refine and improve its coordinated intake system. The process coordinates intake from multiple access points, including phone/internet, walk-ins at agencies, shelters and street outreach and uses a pre-screen to assign individual cases to:

- Diversion/Prevention with case management only
- Prevention funding and case management
- Referral to parallel systems such as Veterans and DV programs
- Progressive engagement strategies to ensure participants receive needed subsidies and services
- Short-term intervention combining case management and shelter for homeless
- Medium-term intervention combining case management with bridge housing (rapid re-housing), Safe Haven or transitional housing
- Long-term intervention combining case management with permanent supportive housing or rapid re-housing or transitional housing, as available.

All cases qualified as needing short-, medium, or long-term interventions would use the VI-SPDAT and be ranked for housing based on vulnerability.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

City Staff develops recommendations for ESG allocations that are reviewed by the Social Services Committee (SSC). Staff then takes recommendations to the Human Services Committee or Planning and Development Committee of City Council. The recommendation of that committee is reviewed and approved by the Evanston City Council. All recommendations are discussed at public meetings, whose agendas are published in advance, as required by the Open Meetings Act.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with

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homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Evanston is part of the Alliance to End Homelessness in Suburban Cook County and the Suburban Cook County Continuum of Care. The Alliance has homeless or formerly homeless persons on its Board of Directors and in its working groups. Connections for the Homeless, an ESG subrecipient and member of the Alliance, also has people with lived experience on its board of directors and engaged in Joining Forces, its advocacy program.

5. Describe performance standards for evaluating ESG.

Performance standards are as follows:

- Engagement rate: the percent of persons exiting shelter where the destination is known
- Percent of persons exiting shelter who use 30 shelter-nights or fewer
- Percent of persons exited to permanent housing
- Follow up contact to determine housing status 6 months after termination of assistance

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**PUBLIC COMMENT**

Name	Agenda Item	Position	If you are providing a written comment, please leave here:
Nancy Mendoza	?	In favor	
Corrissa Roach	?	In favor	
Naquana Bishop	?	In favor	
Claudia Evans	?	In favor	
Debbie Reynolds	?	In favor	
Gwendolyn Braxton	?	In favor	
Carol singleton	?		
Carol singleton	I will be in the meeting	Opposed	Read my paper
Helen Hurry	ARPA funding	In favor	
Peter Laundry	One Stop Shop Retrofit Project	In favor	
Michelle Redfield	One Stop Shop Retrofit Project	In favor	I fully support moving forward with the pilot program as described
David Kornhauser	One Stop Shop Retrofit Project	In favor	To Whom It May Concern - I would like to express my strong support for the "One Stop Shop." It is imperative that the City of Evanston support energy-saving retrofits of affordable housing. In summary I strongly support the program and this use of ARPA funds.
3414 Morrison St. NW	One Stop Shop Retrofit Project	In favor	
Melanie West	One Stop Shop Retrofit Project	In favor	I strongly support the One Stop Shop, and strongly the use of ARPA fund to pay for it.
Tim Sonder	One Stop Shop Retrofit Project	In favor	The idea of facilitating this and making it very easy for owners of affordable housing properties to accomplish a long-term goal (for the building owner, for the residents, for the City, for the planet) would make a tremendous difference. So often, especially for those with tight budgets, only short-term, immediate need fixes are done. The creation of a pool of local contractors skilled and experienced at offering these services could spread and facilitate a wider, faster uptake of similar changes for other property owners in the rest of the community. While this would be hard to do without ARPA funds, access to these funds makes this an excellent solution for long-term resilience and addresses inequities and vulnerable populations while addressing other climate change issues. This aligns perfectly with CARP.
Karen Bireta	One Stop Shop Retrofit Project	In favor	Strongly supports the program and this use of ARPA funds, which will help advance our climate action goals.
League of Women Voters	One Stop Shop Retrofit Project	In favor	<p>The League of Women Voters of Evanston (LWVE) writes to support the One Stop Shop proposal before the Housing &amp; Community Development Committee.</p> <p>The League of Women Voters is a nonpartisan political organization that encourages informed and active participation in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy. League advocacy is based on member study and agreement on selected issues and involves concerted efforts to achieve public policies consistent with League positions.</p> <p>The One-Stop Housing Retrofit Pilot Program is consistent with the local League's positions on environmental quality, land use and housing. We have strongly supported Evanston's Climate Action and Resilience Plan and have been long-time supporters of affordable housing. Over the last year the League reviewed and updated our land use/ zoning and housing positions, specifically adding language supporting policies that "prioritize equity, lower housing costs, and the reduction of segregation, and that focus on resident wellbeing and housing stability". During our study we repeatedly heard from stakeholders that greater support is needed for small landlords. The One-Stop Shop Proposal addresses all of these issues and recognizes the intersection of priorities shared by the City and the League. Finally, the partners in this proposed pilot are strong, experienced organizations capable of developing and implementing a successful program.</p> <p>Please feel free to reach out to me at jenoneil2@gmail.com or 847-828-3671 with any questions about our position on this meaningful initiative.</p> <p>Sincerely,</p> <p>Jennifer Lee O'Neil Co-President</p>
Peter Gann	One Stop Shop Retrofit Project	In favor	The climate crisis is upon us and one of the most effective things we can do is to retrofit our homes to reduce reliance on fossil fuels. Using ARPA funds to help those who are less able to afford this represents a pure form of environmental justice, since these are also the Evanstonians who will suffer the most as the planet warms.
Nancy Mendoza	Family focus	In favor	
Amelia Evans	Family focus	In favor	
Yaritza Landin	Funding	In favor	In need of funding for building updates
Keesha Terrell	Family focus	In favor	My Name is Keesha and I have been working at Family Focus for almost 4 years as a Parent Educator. Family Focus has been an amazing resource for our participants. The programs and connections that are made at Family Focus are invaluable. Building and remodeling the space that is being use will only enhance the awesome work that is already being done.
Eddie Hatfield	Family focus	In favor	I would like to say that Family Focus Has Been there for all my children. The Kids need to have a updated building. This is a great community center that has helped a many families. Please consider family focus for the money to update the center. I went to foster school the building family focus is now in and it definitely needs renovation. Thank You Eddie Hatfield
Patty	Family focus	In favor	
Jennifer Womack	Family focus	In favor	Family focus has been nothing short of amazing for me as a teen parent and my grown child now. I would love for the building to be in good standing for my grandchildren.
Teresa Jackson	Family focus	In favor	Family focus has been with us for a long time It has been a blessing to my family my daughters family it has been three generation that my kids been going to family focus it is something that We truly really needs and I do believe that if family focus was not there my kids would not have any place to go and they would have turn to the streets to hang out so we Really do need family focus
Vivian anderson	Family focus	In favor	

**PUBLIC COMMENT**

Name	Agenda Item	Position	If you are providing a written comment, please leave here:
Beverly Bonner	Family focus	In favor	I remember Foster. I have nothing but fond memories. My Kindergarten teacher Mrs. Russman. Mrs. Sutton was my speech teacher. Mr. PATTERSON Third Grade, Mrs. Scofferrel, and Mrs. Robinson. Must not forget Mr. Hill and Ms. Sally our teacher for gym. Mr. Hill who the Can remember when a full orchestra was there each year and we sat on the floor of the gym. My grandchildren attended Family Focus after school programs. They were taken on many field trips. They went to the Y. School work was done. There is so much they were taught. These are just some of the things that happened. Most importantly it was a safe place to go until parents were off from work able to pick them up.
Robin Robinson	Family focus	In favor	
Beth Jacobs	Family focus	In favor	
Tracy Burton-Connor	Family focus	In favor	Family Focus is a great resource for families in the community. Family Focus try their best to help anyone in need. It would be great to see Family Focus to get funds to rehab the building and having it looking as amazing as other centers in Evanston.
Ronak Chaudhari	Family focus	In favor	My name is Ronak Chaudhari and we have taken parenting class with MS. Helen Hurry we have learned a lot from it as parents we think we know a lot but once we take class with Helen we have seen good come from our self and I think this agency should run and it can help lots of parents and both parents and children can leave with each other with agencies help I'm requesting that this agency should be running and they should get funding and it will help lots of parents' lives and their children.
Rose Johnson	Family focus	In favor	I support city funding of \$3,000,000 for the initial repair and restoration of the Weissbourd Holmes Building at 2010 Dewey Avenue. The building has been and continues to be a center of social services accessible to residents of the Fifth Ward and beyond. The funds will provide much needed immediate repairs and set the stage for additional work in the future.
Whitney Norris	Family focus	In favor	
Aletha Hatfield	Family focus	In favor	I was a student at Foster School in the early 60's, and as a child I remember it being beautiful and fairly new. My children have gone through various programs throughout their school years and summer programs as well. Family Focus and their staff has been and has done so much for so many people throughout the years. They provide resources for babies, children, teens, parents and grandparents. The staff should be rewarded to have a fresh and remodeled center to continue helping and supporting the community. I can't think of a more deserving organization that needs it more than Family Focus does. The new school is being built and Fleetwood Jourdain Center right beside it, with Family Focus being just as important the renovation would be a great asset because of Family Focus ties to the community. Now that I am a grandmother they are still impacting my life in such a wonderful way. The grandparents group has written 2 books and 1 play. Help Family Focus continue to be the landmark that it is and give them the funds to renovate.
Barbara Wilson	Family focus	In favor	Greetings city of Evanston I find it very disappointing and depressing that there is even a question as to whether or not family focus deserves the money to renovate. Family focus or as it was known in the sixties Foster School, has always been a safe place in the community. I attended Foster school until busing was put into place. It was a beautiful place that represented love, safety, and it was our place! I am a product of family focus I credit a lot of my character to the support I got at family focus. Back in the days when parents were doing all they could to make ends meet and provide for their families family focus was there for us. Believe me it kept a many of kids off the corners and in places they should not have been. It was not just babysitting it was character development, arts and crafts, music appreciation, homework assistance, cultural development, meals when needed and so much more. Now as a 65 year old special education teacher, mother, grandmother and great grandmother I feel honored to be a part of family focus grandparents group. But not only way back then, even over the years family focus has been there for the community, my own daughter attended their pregnant girl school where she felt acceptance love and guidance, she learned to always be proud and to push forward with dignity and respect. She was honored to play the drums in the Bo Price drum and bugle core which she was very proud of. Now today with Fleetwood being newly remodeled and the new school soon to be built it is very important for family focus to be able to offer their participants the same modern technology, safe, beautiful environment. Their dignity and self respect mean so much to the community Family focus is so deserving they have and continue to be so important in the community. Family focus is and always will be a place full of love!
Khalilah Shakir Lyons	Family focus	In favor	Chair Eleanor Revelle and Housing & Community Development Committee:  I am writing this letter to support and uplift the request for funding for the Family Focus Center in Evanston. I recently moved to Wilmette, but was a resident of Evanston for five years. Family Focus was one of the first connections my family and I had to Evanston and continues to resonate as a place for connection, community, culture, and cultivation. As a founder of two businesses focused on diversity, equity and inclusion, a parent, and a community member, I am excited to see the continued evolution of Family Focus, a true pillar in our community and how Family Focus will continue to touch so many identities and needs of our community. My purpose centers me on conversations and connection for change in the areas of diversity, equity and inclusion and this is why Family Focus means so much to me. And as society, community and members of community evolves, so should Family Focus. I ask that you contribute to that evolution with the funding requested so that we together can continue to evolve Evanston in dynamic and essential ways.  Khalilah Lyons Mogul Top 100 DEI Leader CEO/Founder Answer the Moment, LLC CEO/Co-Founder, Candidly Connecting

**PUBLIC COMMENT**

Name	Agenda Item	Position	If you are providing a written comment, please leave here:
Beth Jacobs	Family focus	In favor	<p>You all are aware of Family Focus as a vital community center in Evanston, but I'd like to tell you about my experience there and just one aspect of the kinds of impact the programs there have on so many lives. I have been an expressive writing group facilitator for 16 years at Family Focus with the great fortune of working with Ms. JoAnn Avery and Ms. Debbie Reynolds. Our commitment in these programs has been to honor the individual and collective voices of the community and to make sure each member knows their unique contribution of felt expression is valued.</p> <p>The writing groups are just one kind of offering of Family Focus. There are also academic after school support groups, STEM learning, dancing and art programs, new mom and grandparent support groups, case management, and so much else, but this example shows the depth and success in just one of the center's activity realms.</p> <p>16 years ago, I started doing an expressive writing group with 3rd to 5th graders in the afterschool program and then ventured into the middle school aged room. Developing personal written expression at these ages is crucial emotionally as a constructive and creative outlet, and can help reduce psychological symptoms, confusion, and less constructive behaviors.</p> <p>But more, the children take pride in their writing. We also started a group called Strong Minds that memorizes poetry and all of these groups have performed spoken poetry for the families and friends of Family Focus and have participated in Poetry Slam competitions. Two girls also won first place prizes in a metro area competition sponsored by the Illinois Handgun Violence Prevention Agency with poems they wrote in these groups.</p> <p>About 12 years ago, Ms. Avery and I brought the writing group idea to her longstanding Grandparents support group, and they took off with written expression. They surprised themselves by being such fantastic writers and poets, filled with humor, wisdom, strength, and faith that reinforced each other as they shared their words. This activity led to the publication of the book Grandparents Rock in 2014, which is still on sale on Amazon and all proceeds from the book go to Family Focus.</p> <p>The book release party for Grandparents Rock was a joyous occasion for the community as these women became literal authors of their own experiences. Since then, the book has led to a reading at the downtown Evanston Public Library and a staged production in collaboration with Northlight Theatre. It also helped inspire the next huge writing project of Family Focus which was just released last year.</p> <p>During the pandemic and all of the hardships of 2020, Ms. Avery kept our writing and other programs going online and instead of the community's writing power fading under stress, it got stronger. The poems during that year really captured and shared the feelings, struggles and inspirations of hard times. This led to a community-wide book, sponsored by the City of Evanston's Arts Council, entitled Family Focus Faces 2020 With Poetry.</p> <p>This book, also on Amazon and also a fundraiser for Family Focus, is 320 pages in 14 topics filled with creativity and resilience through writing together. Poets from the ages of 3 to 71 let their voices be heard. Again with Northlight Theater's help, Kassim and Whitney Norris made a beautiful video trailer about the book and it was released at another triumphant book party on Zoom this year.</p> <p>These projects let you know what a creative center of written voice has developed at Family Focus. But every particular group has some moment of magic, some moment when someone sees their poem typed up or hears it in the room and can feel like Yes, this is my voice and I said something that is truly from me and truly matters.</p> <p>For me Family Focus has been a tremendous gift in my life because I get to participate in all of this and witness it. I am very grateful to have been at Family Focus for all these years. I may be a professional writer, but I really didn't know the meaning of the word Community until I spent time at Family Focus.</p>
Marsha Robinson	5th Ward School	In favor	