



AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, July 19, 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. **June 21, 2022 Meeting Minutes** 4 - 6
[Housing & Community Development Committee - Jun 21 2022 - Minutes - Pdf](#)

4. NEW BUSINESS/OLD BUSINESS

- A. **Amendment of the 2021 Action Plan to Reallocate Funds (CDBG Admin and NSP2)** 7 - 69
For Action
[DRAFT 2021 Action Plan Substantial Amendment](#)
- B. **Public Facilities/Infrastructure Projects: Selection Process**
For Discussion
- C. **2022 Public Facilities and Infrastructure Projects** 70
For Action
[Proposed Funding of 2022 Public Facilities and Infrastructure](#)
- D. **Discussion of the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)** 71 - 72
For Discussion
[Discussion of the HOME Investment Partnerships Program – American Rescue Plan \(HOME-ARP\) - Attachment - Pdf](#)
- E. **Staff Report:**
- **Small Landlord Taskforce Update**

5. PUBLIC COMMENT

6. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Sarah Flax, Housing & Grants Manager at 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 (TYY) 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 quienes 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).

Draft



Housing & Community Development Committee
Tuesday, June 21, 2022 @ 7:00 PM
Virtual on Zoom

COMMITTEE MEMBER PRESENT: Monika Bobo, Committee Member, Kathy Feingold, Committee Member, Hugo Rodriguez, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Jonathan Nieuwsma, Councilmember, and Eleanor Revelle, Councilmember

COMMITTEE MEMBER ABSENT: Loren Berlin, Committee Member

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

GUESTS PRESENT: Family Focus Staff: Dara Munson, Dottie Johnson, Mariana Osoria, Sherneron 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

A. Chair Revelle called the meeting to order at 7:06 pm with a quorum present.

2. SUSPENSION OF THE RULES

A. Suspension of The Rules

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

Moved by Councilmember Devon Reid

Seconded by Kathy Feingold

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

Carried 8-0 on a recorded vote

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3. APPROVAL OF MEETING MINUTES

A. Approval of Meeting Minutes

Meeting minutes of the May 17th Housing & Community Development Committee

Motion to approve the May 17, 2022 meeting minutes.

Moved by Councilmember Devon Reid
Seconded by Monika Bobo

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

Carried 8-0 on a recorded vote

4. PUBLIC COMMENT

Nancy Mendoza, Debbie Reynolds, Carol Singleton, Helen Hurry, Beth Jacobs, Tina Paden, Amelia Evans, Vivian Anderson, Robin Robinson, Whitney Norris, Arriel Balcom, Rose Johnson, JoAnn Avery, Carlis Sutton, LaNeca Ross, and Brenda G. provided public comment in regards to items 5-A and 5-B of New Business. Additional written public comments and letters of support were submitted electronically and made available to the Committee.

5. NEW BUSINESS/OLD BUSINESS

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

Motion to recommend consideration of City Council to approve \$1,000,000 in ARPA funds for the Evanston One-Stop Housing Retrofit Pilot Program.

Moved by Joanne Zolomij
Seconded by Councilmember Devon Reid

Ayes: Monika Bobo, Hugo Rodriguez, Joanne Zolomij, Councilmember Bobby Burns, and Councilmember Devon Reid

Carried 5-0 on a recorded vote

B. Discussion and Funding Recommendation for the Family Focus Evanston Center Revitalization - Supplemental Materials

Motion to recommend consideration of City Council to approve \$3,000,000 in ARPA funds for the Family Focus - Evanston Center Revitalization at 2010 Dewey Avenue.

Moved by Councilmember Devon Reid
Seconded by Councilmember Jonathan Nieuwsma

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

Carried 8-0 on a recorded vote

- C. Discussion and Vote to Recommend Approval of the Updated Draft 2022 Action Plan Incorporating 2022 Entitlement Grant Amounts to City Council

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.

Motion to approve the 2022 Action Plan and amended Citizen Participation Plan (CPP) to go to the City Council for approval on July 11, 2022

Moved by Kathy Feingold
Seconded by Councilmember Devon Reid

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

Carried 8-0 on a recorded vote

6. ADJOURNMENT

- A. Chair Revelle adjourned the meeting at 9:09 pm.

DRAFT Substantial Amendment To the FY2021 Action Plan

Posted for Public Comment
July 15, 2022

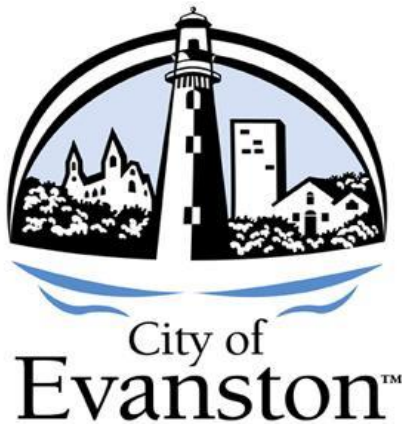


The FY2021 Action Plan is being amended to:

- Reallocate \$135,104.48 of unexpended CDBG Administration funding to the Livable Communities goal
- Transfer \$147,865.75 of un-obligated Neighborhood Stabilization Program 2 (NSP2) program income to CDBG to the Housing goal.

Amended sections may be found on the following pages and are highlighted in blue:

- Page 3, Substantial Amendment to 2021 Action Plan
- Page 6, Summary of Citizen Participation Process
- Pages 32-34, AP-20 Annual Goals and Objectives
- Pages 39- 42, AP-38 Project Summary



Executive Summary

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

1. Introduction

Evanston's 2021 Action Plan implements the second 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 draft 2021 Action Plan was developed in 2020 using estimated 2021 grant amounts of \$1,650,000 for CDBG, \$310,000 for HOME, and \$150,000 for ESG, and including CDBG and HOME program income received to date of \$69,893 and \$39,102 respectively. The City followed its Citizen Participation Plan (CPP) by posting the draft Action Plan for a 30-day public comment period and holding a public meeting for input on that plan at the December 15, 2020 meeting of the Housing and Community Development Act Committee. This allows the City to charge pre-award costs to our 2021 federal grants.

The 2021 Action Plan was updated using actual grant amounts following their release by HUD on February 25, 2021: \$1,816,493 for CDBG, \$358,643 for HOME and \$156,606 for ESG. Program income 2020 year-end totals were also included; \$74,015 for CDBG and \$45,698 for HOME. ESG does not generate program income. In addition, \$75,000 of 2020 CDBG allocated for Economic Development is shown in Prior Year Funding.

Following receipt of the 2021 CDBG grant amounts, which were larger than estimated, staff updated the amounts of funding allocated to each goal in the Action Plan using the percentage of funding that was used to develop the draft Action Plan, following the process described in the draft 2021 Action Plan (included as additional text below). The CDBG, HOME and ESG funding increases did not constitute a substantial amendment because no goal was increased or decreased by more than 20%, so a second 30-day public comment period was not needed. The 2021 Action Plan and Amended Citizen Participation Plan will be submitted to the Evanston City Council for approval at its meeting on April 12, 2021.

Draft 2021 Action Plan Funding Allocation Process

The process and timing to develop the draft 2021 Action Plan has been affected by the coronavirus pandemic, which has disparate impact on our low/moderate income residents, particularly people of color. Evanston is experiencing substantial increases in homeless and unstably housed residents due to

income loss from the continued impact of the pandemic. In addition, there is increased food insecurity and inability of residents at high risk of infection to shop for groceries. Child care and programming for elementary through high school age students is greatly reduced, affecting families, particularly those without a parent or adult at home to supervise children's remote learning, resulting in more women dropping out of the workforce to care for children or older family members, and reducing income for necessities. There is also increased need for job counseling and training for workers who have been laid off and are unable to find living wage jobs.

Staff is working with community partners and the Mayor's COVID-19 Task Force to address these needs with CDBG-CV and ESG-CV funding, and to develop a plan that continues to support Evanston's recovery from COVID-19 using CDBG and local Mental Health Board funds and to address inequities in access to services for residents with greatest needs, particularly Blacks, Latinos and other people of color. This results in a change to the timing and application process for CDBG and Mental Health Board funds.

The allocation of CDBG funds to specific activities will be made later than in typical years. It is expected that some or all CDBG funds will be allocated to specific activities after receipt of the City's 2021 CDBG grant amount, following the current practice for HOME and ESG funding.

Additional information

All available CDBG, HOME and ESG funds will be allocated to Goals in the final 2021 Action Plan based on the percentage of funding for each goal in the draft Action Plan for submission to City Council for approval and then to HUD. If this process results in a substantial amendment to the draft 2021 Action Plan, a second 30-day comment period and public meeting for input on the amended plan will be held, following the process outlined in the CPP. 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 Act Committee, Planning & Development Committee or Human Services Committee, as appropriate, based on the program affected. These changes would not trigger a second public comment period. In addition, amendments to either the Consolidated Plan or Action Plan that are required when plans are based on estimated funding and are modified based on actual grant amounts are non-substantial.

CDBG allocations to individual activities may be made on a rolling basis to allow greater capacity to respond to changing needs during the COVID-19 recovery. Programs or projects proposed for CDBG funding will be reviewed and approved by the Housing and Community Development Act Committee

before submission to City Council for approval in most cases but could go directly to City Council, following the CARES Act activity approval process.

There is no change to the process of allocating HOME and ESG funding to specific activities. Changes to the amounts allocated to Goals in the final Action Plan based on actual grant amounts will not constitute a substantial amendment unless they result in a change to funding for any goal by more than 20%, or the addition or deletion of a Goal.

Substantial Amendment to 2021 Action Plan

The City is amending its 2021 Action Plan to:

- Reallocate \$135,401.48 of unexpended CDBG Administration funding from the Administration goal to the Livable Communities goal. Some or all of this funding will be used to expand the funding available to non-profits for Public Facilities improvement projects.
- Transfer \$147,865.75 of un-obligated Neighborhood Stabilization Program 2 (NSP2) program income to CDBG to the Housing goal. Funds will be used to expand resources for the CDBG Housing Rehab program.

These actions support the priorities in the 2020-2024 Consolidated Plan but trigger a substantial amendment to the 2021 Action Plan because the reallocation of CDBG Administration funds results in a change to the Administration goal of more than 20%, and the transfer of NSP2 program income to the CDBG program includes a new revenue source in the 2021 Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

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. Routine interior inspections were halted due to the pandemic but have resumed on a limited basis; inspections are conducted via Facetime or other electronic methods or in-person with COVID-19 safety precautions as allowable. Properties cited for violations are referred to the Housing Rehab program for assistance; the City continues to pursue demolition of vacant and blighted properties. Demolition is managed by the Housing Rehab staff with

demolition costs funded with Abandoned Property grant funds from IHDA when possible. Cook County Torrens Lead funding is layered with CDBG on eligible housing rehab projects as additional leverage.

Homelessness: The City will continue to use HOME funding for its Tenant-Based Rental Assistance (TBRA) program. In combination with education, job training and other supports, 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.

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 by the City's Economic Development Committee in order to maximize effectiveness of use of all resources to support economic development in the City; recommendations from the Economic Development Committee are then submitted to City Council for approval. CDBG-CV funded a LMI micro-enterprise grant program that provided grants of up to \$2,500 per business, with technical assistance provided via a series of webinars. Additional programs will be developed with CDBG-CV funds in 2021 to help businesses prevent, prepare for, and respond to coronavirus. 2021 CDBG entitlement has not been allocated for Economic Development activities at this time because 2020 funding remains available for these needs. If the 2021 CDBG grant exceeds estimate, funding for Economic Development may be considered based on needs at that time.

Public Services: Given the devastating effects of the pandemic, public services have become critical for Evanston's most at-risk population. The City is still reviewing the most effective supports and methods of allocating funds, but intends to focus on people experiencing homelessness or at-risk of homelessness, households experiencing food insecurity, and provision of support for low/moderate income households with children of parents who are essential workers or face significant shortages to accessing child care.

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, funding to provide non congregate shelter to residents experiencing homelessness and to rapidly re-house those households, and funding for rent and food assistance efforts.

Evanston uses funding to address needs and leverage outside resources to achieve goals. In 2020, a 60-unit affordable senior housing development by Evergreen Real Estate Group/Council for Jewish Elderly at 1015 Howard Street project was initiated using HOME and local Affordable Housing Funds. City funding comprised 8.5% of the total development budget of \$23,433,025 and will result in the largest number of new housing units for households \leq 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 does 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 for households \leq 30% AMI, 18 at 50% AMI and 30 at \leq 60% AMI; additionally 100% of units are adaptable in compliance with Fair Housing requirements.

The Housing Rehabilitation program was on hold from March - June due to the pandemic. Projects underway at that time are still being completed. The program continued 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 will manage construction in 2021.

Ongoing challenges include identifying projects that are clearly defined and shovel ready. Evanston continues to try to fund larger, more impactful projects, rather than deferred maintenance, by prioritizing projects for facilities that have not been funded in the last three years. Evanston agencies are challenged to meet the increasing demand for services and maintain organizational stability given cuts in State of Illinois funding and delayed payments on reduced State contracts. 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 shelter 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. Residents are able to participate in live public comments during virtual meetings and are able to sign up to provide comments 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 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 16, 2020 for the 30-day public comment period; the Housing & Community Development Act Committee sought input at a publicly accessible Zoom meeting on December 1, 2020 and in written form during the 30-day comment period. No comment was received. The committee voted to recommend approval of both plans to City Council at its December 15 meeting subject to updates needed following receipt of the City's 2021 CDBG, HOME and ESG entitlement grant amounts. City Council meetings, at which action to adopt or approve the plans is decided, also offer opportunity for public comment. When the Action Plan with updated grant amounts and the Amended Citizen Participation Plan were brought to City Council on April 12, 2021, one comment was received via email and is summarized below.

Substantial Amendment to 2021 Action Plan

The Draft Substantial Amendment to the FY2021 Action Plan will be posted on the City's website for the required 30-day Public Comment period from July 15 to August 16, 2022. Public Comment will be on the agenda at the Housing and Community Development Committee meeting on August 16 and will close following any comments from the public.

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.

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

No public comment was received during the public comment period from November 16 - December 15, 2020. Following the City Council meeting on April 12, 2021, where the Action Plan with updated grant amounts was approved, one comment was received via email regarding the Amended Citizen Participation Plan, saying "This sounds like an Excellent Plan. I read thru the 8 pages including changes." and asking about any comments received between November 16 and December 15, 2020.

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

N/A

7. Summary

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

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

All goal objectives are derived from the City's 2020-2024 Consolidated Plan which was informed by a Community Needs Assessment survey conducted from July 15, 2019 to August 30, 2019. People, businesses and nonprofit agencies provided direct public input through the survey which was available in paper form, online and via 311; the survey provided a forum for any comments regarding community priority needs for 2020-2024. Community Development staff enlisted the assistance of Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community. This group collected over 200 paper and electronic surveys at community events and informal social gatherings held throughout the community, but concentrated outreach efforts in the fifth and second wards. Additionally, City staff attended workshops at the four low income senior housing complexes to distribute paper copies and assist people in accessing the electronic version of the survey. Outreach to the Latinx community included forming unique partnerships with Evanston Township High School, St. Nicholas Church in Evanston and working with Latino Resources, a non-profit organization dedicated to increasing active civic engagement in the Latinx community; these community stakeholders were instrumental in reaching Evanston's Latinx community. The survey was also sent to all non-profit organizations that received federal and/or local funding in the past five years. Finally, staff consulted with Downtown Evanston and the City's Economic Development Department to reach small business owners in Evanston.

The City of Evanston's Community Development Department consulted with numerous City departments (Public Works, Health, Parks and Recreation, Utilities, Economic Development), as well as the Housing Authority of Cook County, Alliance to End Homelessness in Suburban Cook County Continuum of Care, local and regional nonprofit service providers, housing providers, and community residents to develop the 2021 Action Plan. Data are from consulted organizations, the United States Census Bureau and HUD.

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(l))

The City of Evanston's Community Development Department regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and service agencies. Notifications of recent updates and developments are sent to an interested parties email list, including nonprofit service providers, governmental agencies, community residents, and representatives from various City departments.

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 local and State of

Illinois funding reductions, which 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.

The City of Evanston's Health and Human Services Department is in the process of developing a 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 2021 and will help define the City's health priorities for the next five years.

The City's application process for 2021 CDBG Public Services and City Mental Health Board 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 Administrator serves on the Finance and Governance Committees of the Alliance. Evanston agencies have staff who are Alliance members including Connections for the Homeless and Impact Behavioral Health Partners (formerly Housing Options for the Mentally Ill); 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.

Connections for the Homeless and City of Evanston staff participated in the 2020 Point in Time count which took place on January 29, 2020; Connections and other agencies serving the homeless will 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 2021 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 evaluates the collective impact approach to assisting those in most need.

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. It is unclear whether InfoNet, the system used by organizations supporting households affected by domestic violence, will be able to integrate with IDIS to report 2020 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. 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.

The City of Evanston will continue to prioritize households that demonstrate the potential to become self-sufficient in a 3 to 6 month time frame. Due to the nature and amount of ESG funds, this population is best served by this type of funding. Access to HMIS for City staff that administer the General Assistance program is being arranged to better identify people receiving services through the Continuum and eliminate duplication of services. 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.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF COOK COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and provided data for relevant sections of the 2021 Action Plan.
2	Agency/Group/Organization	MCGAW YMCA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.
3	Agency/Group/Organization	YWCA EVANSTON/NORTH SHORE
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy

Annual Action Plan
2021

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.
4	Agency/Group/Organization	MEALS AT HOME
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.
5	Agency/Group/Organization	James B. Moran Center for Youth Advocacy
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.
6	Agency/Group/Organization	FAMILY FOCUS
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.

7	Agency/Group/Organization	CONNECTIONS FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2021 Action Plan sections.
8	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant 2021 Action Plan sections.
9	Agency/Group/Organization	EVANSTON
	Agency/Group/Organization Type	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
	What section of the Plan was addressed by Consultation?	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 Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments attended planning meetings to develop needs assessment and provided data for relevant 2021 Action Plan sections. Departments included Community Development, Public Works, Parks, Health, and Economic Development.
10	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant 2021 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.

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.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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.
EPLAN 2016-2021 Community Health Assessment	City of Evanston	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.
Evanston Climate Action Plan	City of Evanston	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 & Land Use, Energy Efficiency & Buildings, Renewable Energy Resources, Waste Reduction & Recycling, Forestry, Prairie & Carbon Offsets, Food Production & Distribution, Policy & Research, Education & Engagement and Communications & Public Relations.
Plan for Affordable Housing	City of Evanston	Evanston's Plan for Affordable Housing looks at how to effectively and efficiently meet Evanston residents/ need for housing that is 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)

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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.

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 2021 Action Plan.

The City of Evanston invited public comment on the draft 2021 Action Plan in a 30-day period from November 16 - December 15, 2020, 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 Act Committee Meeting on December 15, 2020.

See items 7 and 8 for information on the citizen participation process and input relating to the CARES Act Substantial Amendments.

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. 17 2020 and Dec. 15 2020 Housing & Community Development Act Committee meetings.	No comments received.		https://www.cityofevanston.org/government/agendas-minutes/special-council-committees/housing-community-development-act-committee

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)
2	Newspaper Ad	Minorities Non-targeted/broad community	Display ad in the November 12, 2020 issue of the Evanston Review, a newspaper of general circulation, that the draft 2021 Action Plan is available on the City's website beginning November 16, 2020 for the 30-day public comment period. The ad also highlights the meeting of the Housing and Community Development Act Committee on December 15, 2020, at which input from the	Annual Action Plan 2021		http://www.cityofevanston.org/2021actionplan 22

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

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)
3	Internet Outreach	Non-targeted/broad community	News item on the City's homepage and in an e-newsletter story that the 2021 Action Plan draft was available on the City website beginning November 16, 2020.			http://www.cityofevanston.org/2021actionplan

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)
4	Internet Outreach	Non-targeted/broad community people who are active on social media	Draft 2021 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 16, 2020.			

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)
5	Bulletin board postings at community centers and the Public Library	Minorities Senior citizens				http://www.cityofevanston.org/2021actionplan
6	Outreach through ward alderman at ward meetings and via email	Minorities Ward has significant Black/African-American and Hispanic population				http://www.cityofevanston.org/2021actionplan
7	Public Meeting	Non-targeted/broad community	April 12, 2021 City Council meeting.			https://www.cityofevanston.org/home/showpublisheddocument/63125/637534894181100000
8	Public Meeting	Non-targeted/broad community				https://www.cityofevanston.org/government/departments/community-development/hud-consolidated-plan

Table 4 – Citizen Participation Outreach

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.

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 Improvements Public Services	1,843,261	74,015	75,000	1,992,276	5,400,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,650,000 with \$150,000 in program income annually

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: \$		
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	358,643	45,698	0	404,341	1,008,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$310,000 with \$26,000 in program income annually.

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: \$		
ESG	public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	156,606	0	0	156,606	450,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$150,000
Continuum of Care	public-federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,900,000	0	0	1,900,000	5,700,000	Expected Amount Available for Remainder of ConPlan estimated at \$1,900,000 annually in CoC funding for Evanston projects
LIHTC	public-federal	Multifamily rental new construction	15,000,000	0	0	15,000,000	0	LIHTC, HTF and other sources for Evergreen 60-unit project

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: \$		
Other	public-federal	Homeowner rehab Multifamily rental rehab	147,866	0	0	147,866	0	Neighborhood Stabilization Program 2 program income is being transferred to CDBG at grant closeout. Funds will be added to the Housing goal and may be used for rental rehab.
Other	public-local	Acquisition Multifamily rental new construction	1,000,000	0	0	1,000,000	0	Evanston Affordable Housing Fund resources for Evergreen project
Other	public-local	Public Services	863,373	0	0	863,373	2,590,000	Mental Health Board and Affordable Housing Funds to be spent on Public Services programs

Table 5 - 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 Mental Health Board 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.

If appropriate, describe publically 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.

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: \$533,767 HOME: \$235,000 Neighborhood Stabilization Program 2 PI: \$147,866	Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 1 Buildings Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2020	2024	Homeless	Entire Jurisdiction	Access to Rental Housing Public Facilities Public Services	HOME: \$133,477 ESG: \$144,861	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 5 Persons Assisted Other: 200 Other
3	Creating Livable Communities	2020	2024	Non-Housing Community Development	Entire Jurisdiction	Public Infrastructure Public Facilities	CDBG: \$862,370	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
4	Economic Development	2020	2024	Non-Housing Community Development	Entire Jurisdiction	Economic Development	CDBG: \$75,000	Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs	Entire Jurisdiction	Public Services	CDBG: \$287,591	Public service activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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 Homeownership	CDBG: \$233,548 HOME: \$35,864 ESG: \$11,745	Other: 3 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	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. Neighborhood Stabilization Program 2 program income was transferred to CDBG and is included in this goal to expand resources for housing rehabilitation as part of a substantial amendment to the approved 2021 Action Plan.

2	Goal Name	Homelessness
	Goal Description	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).
3	Goal Name	Creating Livable Communities
	Goal Description	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	Goal Name	Economic Development
	Goal Description	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	Goal Name	Public Services
	Goal Description	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	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2021 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	ESG21-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 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	ESG21-Evanston
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing Public Facilities Public Services
	Funding	ESG: \$156,606
	Description	Homeless prevention, rapid re-housing, street outreach, overnight shelters, and administration of program.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	There will be 395 beneficiaries of ESG-funded activities, a combination of single persons, couples, households with children and households fleeing from domestic violence.
	Location Description	The activities will take place throughout the City of Evanston.
	Planned Activities	Direct rental assistance, supportive services, shelter operations, and street outreach. Administration of ESG program.
2	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	HOME: \$133,477
	Description	Direct rent and utilities assistance.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 19 households will be assisted through TBRA.
	Location Description	Entire jurisdiction.
Planned Activities	Rent and utilities assistance for McKinney-Vento families with children under 18 to achieve housing stability and economic independence.	
3	Project Name	Rental Housing
	Target Area	CDBG TARGET AREA

	Goals Supported	Affordable Housing
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing
	Funding	CDBG: \$30,000 HOME: \$235,000 Neighborhood Stabilization Program 2 PI: \$147,866
	Description	Rental housing development or rehabilitation.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	61 HHs with incomes ≤ 80% AMI
	Location Description	1011 Howard Street and 1930 Jackson Avenue.
	Planned Activities	CDBG will be used for rehab of rental units for households with incomes at 80% AMI. HOME funding will be used for new rental housing construction, the 60-unit CJE/Evergreen Senior Housing and a CHDO project.
4	Project Name	Homeowner Rehabilitation
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$168,767
	Description	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate- income populations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	5 owner-occupied HHs with incomes ≤ 80% AMI
	Location Description	To be determined based on applications received.
	Planned Activities	Substantial rehab. and emergency rehab. of income eligible, owner-occupied housing.
5	Project Name	Code Enforcement
	Target Area	CDBG TARGET AREA

	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$335,000
	Description	Code enforcement and demolition.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Project benefits over 20,000 households living in the CDBG target area.
	Location Description	
	Planned Activities	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance as identified by code enforcement inspectors.
6	Project Name	Public Services
	Target Area	Entire Jurisdiction
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$287,591
	Description	All CDBG public service activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	12,000 individuals and families, primarily low/moderate income, will benefit from public services activities.
	Location Description	
	Planned Activities	Public (social) services to low- and moderate-income residents throughout the City of Evanston, particularly for youth programs, senior services, graffiti removal, housing services and domestic violence services.
7	Project Name	Economic Development
	Target Area	CDBG TARGET AREA
	Goals Supported	Economic Development
	Needs Addressed	Economic Development

	Funding	CDBG: \$75,000
	Description	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.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Loans or grants to businesses for job creation or retention, and technical assistance to micro-enterprises.
8	Project Name	Public Facilities & Infrastructure
	Target Area	Entire Jurisdiction
	Goals Supported	Creating Livable Communities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$862,370
	Description	Improvements made to public facilities and infrastructure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	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.
	Planned Activities	
9	Project Name	Administration
	Target Area	
	Goals Supported	Planning and Administration

Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership
Funding	CDBG: \$233,548 HOME: \$35,864
Description	Administration of CDBG and HOME.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	The planned activities in this project are HOME, ESG and CDBG administration which involve planning and management of grant funded activities and compliance.

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 8 - 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 impact on Evanston businesses. The federal, state and local emergency financial assistance may provide stability, however, the unemployment rate in Evanston has essentially quadrupled from 3% to over 12%, vacancy rates have increased, restaurants have reported revenue of 10% to 20% of FY2019 sales and

sales tax is down 4% over the same period as FY2019. In addition to using CDBG-CV funding to support a micro-enterprise assistance program, Economic Development staff are working to strengthen design/appearance codes to address storefront vacancies, consider implementation of a new TIF district to encourage redevelopment of commercial centers, and invest in support systems to develop local e-commerce.

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

There are a number of housing initiatives that will be implemented in 2021 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 2021. The programs that impact the most persons or households in 2021 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	20
Non-Homeless	15
Special-Needs	0
Total	35

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	1
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	35

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

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 addition, HACC's proposed second housing development with 168 units on the parking lot of the Jane R Perlman Senior Apartments is expected to be approved by year end 2020. This development will be mixed income, with 34 units at 50% AMI with PBV support, 11 units between 80% and 120% AMI for middle-income residents, and 123 at market rate. In addition, a joint project on South Boulevard just east of Chicago Avenue is being discussed on a City-owned parking lot that is adjacent to a four unit HACC building that has family units (2- and 3-bedrooms). 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.

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, 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 designated as troubled.

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.

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.

In FY 2020, due to COVID-19, Connections and the City secured non-congregate shelter in the Margarita Inn, Hilton Garden Inn and Orrington Hotel for 245 people experiencing homelessness, including 67 children. Food pantry and drop-in services were expanded to serve an average of 232 individuals per month with an average of 20-50 visits per day; total shelter operation expenses averaged \$86,750 per month. Providing non-congregate shelter enabled us to identify and engage people experiencing homelessness and to rehouse these vulnerable households using ESG-CV funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

Connections for the Homeless contracted with the Margarita Inn for 42 rooms 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. Participants were also housed at local hotels; participants receive ongoing support and assistance moving into independent living arrangements including traditional housing, transitional housing and permanent supportive housing. Both agencies are supported by the City with ESG, CDBG and Mental Health Board funds. The YWCA re-opened in July 2020 and anticipates housing 250 women and children in FY2021.

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 FY2021 funding. The City expects to serve 40 households using ESG and ESG-CV rapid re-housing funds in 2021.

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 will be used to support the Evergreen project, a 60-unit senior living facility that will provide affordable units to income eligible seniors. As a result, funding for TBRA will be reduced from prior years and combined with the anticipated ongoing needs of families previously enrolled, but negatively impacted by COVID-19, the City anticipates a reduction in total households served by this program in 2021.

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. 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 funds which will be used to provide extensions of up to 6 months of support to further assist households recover from the financial hardship due to COVID-19 related income loss. The City will work with Connections for the Homeless to enroll 5 new households in 2021 and provide ongoing, needed support for vulnerable families enrolled in the prior year.

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. The City is still working with community stakeholders like Connections for the Homeless to anticipate the need for prevention funds once the moratorium on evictions has been lifted.

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.

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

Introduction:

The City is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise provides staffing and technical assistance. The City expects to have data and most of the conclusions of this AFH by mid-2021 and will review the goals and strategies in the AFH when completed and amend our 2020-2024 ConPlan as needed.

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 late 2015 with an effective date of January 1, 2016. To date, several rental projects have been approved that are subject to the IHO, resulting in the creation of 41 new rental units and a \$2.4 million fee-in-lieu payment in 2019. Due to rising land and construction costs that have pushed the per unit cost of new development over \$300,000 in transit oriented areas, it is much more cost effective for developers to pay the fee-in-lieu of on-site units. As a result, the City put together a Subcommittee in 2018 to evaluate revisions to the IHO in order to better incentivize on-site affordable units, including raising the fee-in-lieu, because the current \$75,000 - \$100,000 per unit will not fund construction of a comparable number of affordable units, particularly in the City's transit-oriented areas. Revisions to the IHO were approved in 2018, with an effective date of January 1, 2019. In addition, the mayor appointed a steering committee in 2018 to oversee the development of an affordable housing plan. That planning process has been put on hold due to the coronavirus and the need to better understand its long term impact on the housing market.

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.

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.

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

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 shelter to protect from coronavirus. CDBG-CV is being used for homeless shelter operations, for food assistance, rent assistance, and to support micro-enterprises that have lost income due to COVID-19. The City expects to have all funds allocated to activities by June 30, 2021 to provide relief for emergent needs as the recovery efforts continue.

In 2019 the City performed a comprehensive review of all social services offered by City departments and funded with local or federal funds to measure the potential equity impacts of program service delivery to ensure that funded services most directly align with the needs of our underserved populations and have measurable outcomes leading to improved quality of life. To achieve this, staff formed the Social Services Core Committee (SSCC), a multi-department internal committee that used a Racial Equity Impact Assessment (REIA) tool to evaluate potential policies benefits and burdens with the goal of advancing racial equity. As a result, the City incorporates a resident-focused intake process for all services, has increased community engagement, and prioritizes local and federal funds to support services that best match the needs of our at-risk populations.

The City continues to assess the impacts of the pandemic. The Mayor's COVID-19 Task Force includes key members of the education, government, business, faith, nonprofit, health, and senior communities and meets weekly to assess community needs and ongoing impact. City staff also work closely with service providers to assess the needs of the populations they serve. Evanston's goal is to provide

support for the most at-risk populations as outlined above and restructure the allocation process 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 2019. Additionally, the partnership with LCBH will provide low-income residents with legal assistance and representation in cases of evictions, retaliation, illegal lockouts, etc.

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. In addition, City Council approved the creation of a Landlord Rehabilitation Assistance Program, rental of existing coach houses to non-family members, and amendments to the City's Inclusionary Housing Ordinance. Furthermore, the mayor appointed a steering committee in 2018 to oversee the development of an affordable housing plan. The steering committee will work with the City's Housing and Homelessness Commission to conduct outreach and solicit feedback on the plan from Evanston residents and stakeholders. It was anticipated that the process would take 15 months, however, this was put on hold as noted above.

Actions planned to reduce lead-based paint hazards

As mentioned above, the Evanston HHS 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.

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 to ensuring that Evanston residents are prepared for the workforce.

Additionally, the City's Economic Development Department works diligently to grow the City's economy, specifically by working to redevelop vacant or underperforming commercial corridors. Developing a variety of businesses in Evanston is critical to providing living-wage jobs for a diverse population with multiple jobs skills and experiences. Economic Development is accomplished by utilizing many different funding sources including, but not limited to, the CDBG Economic Development Fund, tax-increment financing (TIF) and local funds.

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 growing their knowledge of 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.

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 Cradle to Career, the Human Services Task Force on At-risk populations and other initiatives. 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.

Additionally, the City's General Assistance program is currently being evaluated to see where opportunities exist to coordinate better between the City and public agencies and service providers to better serve our underserved residents. There are other community collaborations in Evanston, such as the United Way "Community Schools" program, which works to provide services to the schools with the most at-risk students. Collaborations such as these are critical to furthering the goals of our Consolidated Plan and that of the City Council, which both aim to make Evanston one of the most livable cities in America.

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)

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(I)(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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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.	0.70%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is	
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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 2021; 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 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.

**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 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 available to private nonprofit organizations (including community and faith-based organizations).

City Staff develops recommendations for ESG allocations that are reviewed by the Housing and Homelessness Commission (HHC). 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

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

Proposed Funding of 2022 Public Facilities and Infrastructure Projects

	2022 Allocations on Actual	2021 Rollover/Reallocated	Total
CDBG	\$ 651,481	\$ 498,519	\$ 1,150,000
Alley Paving	\$ 311,856	\$ 78,144	\$ 390,000
Sidewalk Gap Infill	\$ 150,000	\$ 30,000	\$ 180,000
Sidewalk Improvement	\$ 129,625	\$ 40,375	\$ 170,000
Parks, Picnic Shelter Electric Improvement	\$ 60,000	\$ 100,000	\$ 160,000
Non-Profit Facilities	\$ -	\$ 250,000	\$ 250,000
HOME	N.A.	N.A.	N.A.
ESG	N.A.	N.A.	N.A.
Project Totals	\$ 651,481	\$ 498,519	\$ 1,150,000



Memorandum

To: Members of Housing & Community Development Committee
From: Ana Elizarraga, Housing & Economic Development Analyst
CC: Sarah Flax, Housing and Grants Manager
Subject: Discussion of the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)
Date: July 19, 2022

Recommended Action:

This memorandum provides information on the Fiscal Year (FY) 2021 HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) and the HOME-ARP Allocation Plan Process, including funding received by the City of Evanston, expenditure deadline, qualifying populations, and Allocation Plan requirements as directed by the Department of Housing and Urban Development (HUD).

CARP:

Vulnerable Populations

Committee Action:

For Discussion

Summary:

In April of 2021, the City of Evanston received \$1,298,584 in FY 2021 allocation for HUD's HOME-ARP funding. The HOME-ARP is designed to help communities provide housing, shelter, and services for qualifying populations. This one-time allotment is in addition to the FY 2021 HOME Investment Partnerships Program allocation. The HOME-ARP funds are available for expenditure until September, 2030.

Qualifying Populations:

HOME-ARP funding allows grantees to address homeless assistance needs by creating affordable housing or non-congregate shelter units and providing tenant-based rental assistance or supportive services. HOME-ARP funds must be used for individuals or families from the following qualifying populations:

1. Homeless, at-risk of homelessness

2. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
3. Other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
4. Veterans and families that include a veteran family member that meet one of the preceding criteria

Jurisdictions and subrecipients administering all or a portion of the HOME-ARP grant can provide up to 15% of the allocation for administrative and planning costs; additionally, program administrators can provide up to 5 percent of the grant for operating costs of Community Housing Development Organizations (CHDOs) and other nonprofit organizations - including homeless providers - to increase capacity of service for the qualifying populations.

Allocation Plan Requirements:

Consultation

Federal requirements for the HOME-ARP allocation plan mandate that prior to the development of the HOME-ARP Allocation Plan, the administering jurisdiction must consult with homeless service providers, domestic violence service organizations, public housing agencies, and other organizations and agencies that assist qualifying populations. This is to gauge unmet needs among these populations, which will guide the decision-making process of potential uses of HOME-ARP funds. Staff will consult with the Coalition to End Homelessness in Evanston during their July 27, 2022 meeting as an efficient way to reach homeless service providers.

Fifteen-Day Public Notice and Public Hearing

In addition to consultation, grantees must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, the City of Evanston must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission. The public must have access to the amount of HOME-ARP the City of Evanston received, and the range of potential activities to be performed with the funds. Furthermore, the City must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan.