



AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, October 18, 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. **Minutes of the September 20, 2022 Meeting** 4 - 6
[Housing & Community Development Committee - Sep 20 2022 - Minutes - Pdf](#)

4. PUBLIC COMMENT

5. NEW BUSINESS/OLD BUSINESS

- A. **One Stop Shop Retrofit Pilot Program Update** 7 - 9
For Discussion
[One Stop Shop Retrofit Pilot Program Update - Attachment - Pdf](#)
- B. **Committee Discussion on the Shift in Needs and Priorities for 2023**
For Discussion
- C. **Discussion and Vote to Recommend Approval Small/Medium Landlord Assistance Program** 10 - 15
For Action
[Discussion and Vote to Recommend Approval Small/Medium Landlord Assistance Program - Attachment - Pdf](#)
[ARPA Small Medium Landlord Assistance Evaluation](#)
- D. **Approval of the 5th ward Alley Paving Recommendation** 16 - 19
For Action
[Approval of the 5th ward Alley Paving Recommendation - Attachment - Pdf](#)
- E. **Vice-Chair Nomination and Election**
For Action
- F. **Vote on the December Meeting Rescheduling to 12/13/2022**
For Action

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 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

Draft



Housing & Community Development Committee

Tuesday, September 20, 2022 @ 7:00 PM

Virtual on Zoom

**COMMITTEE MEMBER
PRESENT:**

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

**COMMITTEE MEMBER
ABSENT:**

STAFF PRESENT:

Sarah Flax, Interim Community Development Director; Ana Elizarraga, Housing & Economic Development Analyst

1. CALL TO ORDER/DECLARATION OF A QUORUM
Chair Revelle called the meeting to order at 7:16 p.m.

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 Zolomij
Seconded by Rodriguez

Ayes: Bobo, Feingold, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Revelle, and Councilmember Geracaris

Approved 8-0 on a recorded vote

3. APPROVAL OF MEETING MINUTES

- A. Meeting minutes of the August 16, 2022 Housing & Community Development Committee.

Motion to approve the September 20, 2022 meeting minutes.

Moved by Feingold
Seconded by Zolomij

Ayes: Bobo, Feingold, Rodriguez, Berlin, Zolomij, Councilmember Burns, and Councilmember Revelle
Abstained: Councilmember Geracaris

Approved 7-0 on a recorded vote

4. HOME- ARP ALLOCATION PLAN PUBLIC COMMENT

Five (5) public comments were submitted; three (3) in writing and two (2) orally. The oral comment was in favor and came from the Alliance to End Homelessness in Suburban Cook County. This stakeholder strongly supported the HOME-ARP Allocation Plan as they recognized the efforts put forth in the creation of non-congregate housing as imperative to the City of Evanston, the Suburban Cook County region and the State of Illinois' plan to create more shelter beds. One email was received from Interfaith Action with a petition signed by more than 600 people in favor of funding a specific shelter in the City of Evanston. Staff reminded attendees that the item at hand was only concerned with the HOME-ARP Allocation Plan and not potential subrecipients. The second oral comment was provided by a resident who had questions about the allocation process. Questions were answered orally and via Zoom chat during the meeting.

5. NEW BUSINESS/OLD BUSINESS

- A.

Discussion and Vote to Recommend Approval of the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Allocation Plan

Staff presented the HOME-ARP Allocation Plan to utilize \$1,298,584 in HOME-ARP funds for non-congregate shelter and tenant-based rental assistance.

Motion to approve the HOME-ARP Allocation Plan in the amount of \$1,298,584 for non-congregate shelter and tenant-based rental assistance.

Moved by Feingold
Seconded by Councilmember Reid

Ayes: Bobo, Feingold, Rodriguez, Berlin, Zolomij, Councilmember Burns, Councilmember Reid, Councilmember Revelle, and Councilmember Geracaris

Approved 9-0 on a recorded vote

Draft

- B. Discussion to review forgiveness versus deferral of new Community Development Block Grant (CDBG) Housing Rehabilitation Loans

Staff discussed forgiveness versus deferral of new Community Development Block Grant (CDBG) Housing Rehabilitation Loans. Staff will bring back the topic for discussion in December of January.

- C. Inclusionary Housing Ordinance 2022 Review: Overview

Staff presented an overview of the goals for review of the Inclusionary Housing Ordinance (IHO).

- D. Staff Updates

Small Landlord Taskforce - Staff continues to work on data analysis of the Residential Landlord Evaluation Survey. More updates will come in future meetings.

Public Facilities - Applications for public facilities project applications will be brought to the Housing & Economic Development Committee in early 2023.

Social Services Committee - Case management and safety net programs will be using moneys not yet expended in 2022. This will appear in the 2023 Action Plan to go to the Social Services committee.

6. PUBLIC COMMENT

Tina Paden had questions about CDBG monies going to property standards and remarked on the need to readjust the Inclusionary Housing Ordinance.

7. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:18 p.m.



Memorandum

To: Members of Housing & Community Development Committee
From: Marion Johnson, Housing & Grants Supervisor
CC: Sarah Flax, Interim Community Development Director; Ana Elizarraga, Housing & Economic Development Analyst;
Subject: One Stop Shop Retrofit Pilot Program Update
Date: October 18, 2022

Recommended Action:

City Staff and the One Stop Shop Retrofit project team is seeking direction from the Housing and Community Development Committee (HCDC) on the formation of an Advisory Committee.

Funding Source:

\$1,000,000 of American Rescue Plan Act (ARPA) Fund has been approved for this pilot program by the City Council in July 2022.

Committee Action:

For Discussion

Summary:

Summary of Scope

The scope of the pilot One-Stop Shop program remains unchanged since its approval by the Housing and Community Development Committee (HCDC) in June 2022. It will initiate a pilot program funding home rehab projects that improve energy efficiency, water efficiency, climate resilience, and resident health. Improvements will be focused on existing homes, both single-family and multi-family, and target low-and-moderate income households.

The program is meant to comprehensively assess a variety of home types to determine what improvements are most valuable, and then fund these improvements directly as well as leverage other funding sources when possible. We expect approximately 50 housing units to be served, although that estimate may change based on the scale of rehab projects that are identified for the pilot. The pilot program also seeks to develop the capacity of contractors in Evanston, particularly small WBE/MBE contractors, to undertake this type of work.

It is important to emphasize that this **program is a pilot**, meant to test the effectiveness of this proposed approach, rather than to comprehensively solve Evanston's housing problems. The

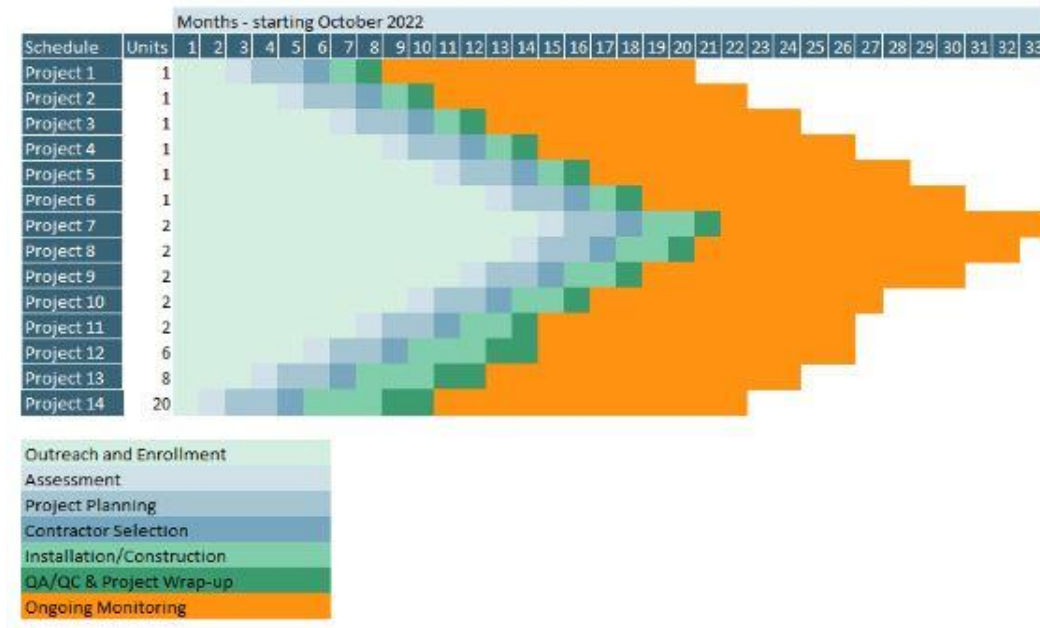
project team will be tracking its effectiveness in reducing energy use and utility costs for participants and its success in leveraging additional funding, and we also prioritize the satisfaction of participating residents and contractors. The goal of the pilot is to advance both climate resilience and equity.

Project Origin

The concept for the One-stop shop arose from a planning study co-led by the City and CNT, funded by a coalition of philanthropies both national and local. The study’s recommendations are available on [CNT's website](#). This study was conducted in 2020 and 2021 and involved social and climate vulnerability analysis, building assessments, and community engagement to guide its recommendations. The one-stop shop concept is also consistent with the City’s [Climate Action and Resilience Plan](#), which specifically identifies the need to prioritize vulnerable residents when taking action to address climate change.

Timeline

The proposed timeline for this program is shown below. The pilot's project team expects program design to be finalized this winter, with the first projects beginning in March 2023. Construction activities are planned to be completed in 2023 and 2024, followed by a monitoring period.



Project Roles

- The Center for Neighborhood Technology (CNT) is the lead subrecipient for this project, responsible for financial management and oversight, and serves as the main point of contact with the City and HCDC.
- Elevate brings extensive experience with similar programs elsewhere in the country and serves as a technical expert.

- Evanston Development Cooperative (EDC) has the most significant role and is the prime point of contact for participating residents and contractors.

The project team will be in regular contact with City staff. CNT, with participation by EDC, will report back to HCDC every six months on program progress.

Advisory Group

The project team recommends forming an advisory group to help achieve equitable program design and implementation. The project team sees value in a group of advisors that could provide input and represent the community, resident, landlord, and contractor perspectives. City staff and the project team is seeking direction on the advisory group concept as well as the composition, responsibilities, and frequency of meetings.



Memorandum

To: Members of Housing & Community Development Committee
From: Ana Elizarraga, Housing & Economic Development Analyst
CC: Sarah Flax, Interim Community Development Director; Marion Johnson, Housing & Grants Supervisor
Subject: Discussion and Vote to Recommend Approval Small/Medium Landlord Assistance Program
Date: October 18, 2022

Recommended Action:

Staff recommends approval of the Small/Medium Landlord Assistance Program in the amount of \$500,000 in American Rescue Plan Act (ARPA) funds by the Housing and Community Development Committee (HCDC). Staff also seeks guidance from the HCDC in determining the up-to dollar amount of aid per applicant. The Small/Medium Landlord Assistance Program will go to the City Council for approval on November 14, 2022, pending action by HCDC.

Funding Source:

American Rescue Plan Act, 170.99.1700.55251

Committee Action:

For Action

Summary:

In April 2022, the Housing and Economic Development Committee formed the Small Landlord Taskforce (SmLL Taskforce). This taskforce was formed to quantify the potential need and provide guidance on the delivery of financial assistance to Evanston's small and medium landlords financially affected by the COVID-19 pandemic, state of emergency, and the related economic downturn. During the month of August 2022 the SmLL Taskforce released the Residential Landlord Evaluation Survey online and by mail. The survey gathered data on the financial impact Evanston landlords experienced as a result of the COVID-19 pandemic and the subsequent economic downturn and gauged the need for a financial assistance program.

Survey Data Statistics:

1,825 registered Evanston landlords were sent email surveys (with an email open rate of 53%), and 1,445 were sent paper surveys by mail, for a total of 3,270 landlords that received the survey. Staff received 50 survey responses (1.6% of Total Registered Landlords) via

SurveyMonkey and U.S. Postal Service. This is just slightly lower than the average landlord survey response seen in our research. The majority of landlords who submitted a survey owned 1-3 units (67%), and 96% of respondents were small or medium landlords (≤35 units).

9 landlords (out of 50 responses) reported and showed an actual financial loss in net rental income between 2019 and 2021. The average loss per landlord was \$6,912. The maximum loss was \$22,000 and the minimum loss was \$300, one third had losses above \$10,000.

Residential Landlord Evaluation Survey: Open September 2, 2022 – October 2, 2022

Total Responses Received	50
Valid Responses (actual landlords)	48
Reported Impact (Gain or Loss)	22
Reported Loss	9
Average Loss in USD	\$6,912
Average Units Owned in Evanston	1-2
Average Delinquency	6-7 months
Reported impact	45.83% (22/48)
Reported impact and showed actual loss	40.90% (9/22)
Valid responses and showed actual loss	18.75% (9/48)

While the survey responses included a very small portion of Evanston’s landlords, the survey data showed a wide variety of financial impacts on the City’s landlords. Many landlords reported little to no impact while landlords who did show an extensive range of financial impact. The results revealed some need for financial assistance to Evanston’s small and medium landlords and were aligned with broader impact studies gathered for this project.

COVID-19 Impact on Small Residential Rentals

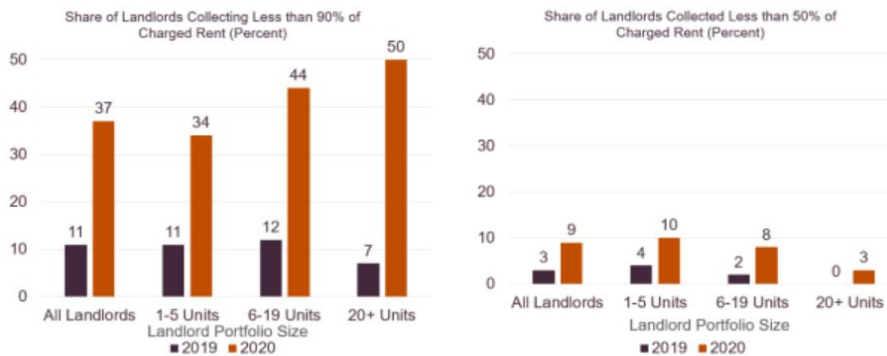
According to a study by the [Urban Institute](#), small landlords are more likely to have tenants who struggle to pay rent, have more tenants of color, and are less likely to evict tenants compared with their large landlords or institutional investor counterparts. [They provide a crucial source of affordable rental housing and operate on smaller margins than larger landlords](#), meaning unpaid rent can leave renters and small landlords vulnerable.

Additionally, housing scholars of the Housing Crisis Research Collaborative, the American Bar Foundation, and the University of Illinois at Chicago found that 'the COVID-19 pandemic poses multiple threats to the viability of the [small residential] rental market. In addition to potentially hastening the ongoing depletion of small-scale rental housing by triggering a wave of selloffs and foreclosures among financially distressed property owners, the pandemic may also drive shifts toward more rigid styles of property management among small-building landlords seeking to recoup COVID-related losses and insulate themselves from future financial risks.'

Data from the Joint Center for Housing Studies showed that the share of landlords who collected 90 percent or more of their potential rental revenue fell 27 percentage points from 2019 to 2020 (89 to 62 percent) in a survey of 3,000 landlords across five U.S. cities. The data

also showed small landlords experienced a deeper financial impact with a higher rate of small landlords collecting only 50%-90% of rents. See figure below.

Figure 1b. Landlord Rent Shortfalls by Size of Landlord Portfolio, Reported by de la Campa, Reina, and Herbert



Source: Elijah de la Campa, Vincent J. Reina, Chris Herbert, Joint Center for Housing Studies

Two national surveys by the Joint Center for Housing Studies conducted in 2021 concluded that the pandemic’s financial consequences have disproportionately impacted tenants - and as an extension, landlords - as opposed to homeowners. Such was the impact that the pandemic has increased landlords’ interest in selling their properties, indicating that there may be an increased turnover of property ownership as a result of the pandemic’s economic impacts. In their study, de la Campa, Reina, and Herbert found that the share of landlords that reported listing their properties for sale rose from 3 percent in 2019 to 13 percent in 2020. This is likely to constitute a loss of naturally affordable housing.

ARPA Regulations and Small Business Economic Impact

One factor that played a critical role in the design of this program is the requirement for the City of Evanston to follow ARPA guidelines as provided by the U.S. Department of the Treasury’s Final Rule. ARPA funding can be used to aid impacted industries that experienced comparable or worse economic impacts to the national tourism, travel, and hospitality industries as of the date of the final rule. The national tourism, travel, and hospitality industries have seen a major economic impact during the pandemic, and their recovery is far from over. The U.S. Travel Association’s Travel Answer Sheet shows direct domestic and international traveler spending generated \$1.1 trillion in 2019. By the end of 2021, U.S. travel spending was showing a loss of \$755 Billion, a 69% decrease in revenues. As shown in Figure 1b above, the Small Residential Landlords are showing similar economic impacts.

While various assistance programs and eviction moratoriums were put in place to address the challenges of the COVID-19 crisis, the data gathered has shown that many landlords still experienced financial loss. The requirements associated with the rent assistance program meant that not all applicants/landlords could be eligible and funding was not always available throughout the crisis. Additionally, increased expenses and lasting vacancies also had an impact on small residential landlords.

Program Design and Methodology

Once data were analyzed, the Small Landlord Taskforce explored options to design a program that would address the needs identified with an effective, equitable lens while maximizing the amount of aid that could be given to each applicant. Several options were considered for the program design but few met the Taskforce's goals, the requirements of the funding source, as well as minimized the administrative burden for applicants. A complex program design with significant application requirements is often associated with lower participation rates and much higher administrative costs.

The proposed program recommended by the Small Landlord taskforce comes with two options, to be discussed by the Committee, and is based on the actual financial loss experienced by the landlords.

Option 1: Small and medium Evanston landlords (0-35 units) can apply for financial assistance for up to 75% of the financial loss reported on their 2021 business tax return for their rental properties, not to exceed **\$15,000 per applicant**.

Option 2: Small and medium Evanston landlords (0-35 units) can apply for financial assistance for up to 75% of the financial loss reported on their 2021 business tax return for their rental properties, not to exceed **\$12,000 per applicant**.

Applicants owning multiple rental properties would only be able to apply once but could include multiple properties to meet the maximum threshold of assistance. Details on the guidelines for the applicants with more complex legal structures, including corporations/holdings, multiple owners, and shared ownerships, are being reviewed with legal and tax experts to ensure that the spirit of the program is followed and to minimize any potential for multiple applications and "double dipping".

Additionally, all rental units would need to be registered as rental properties with the City of Evanston, legally rented, and declared as income with the Internal Revenue Service (IRS). Applicants would not be able to claim a financial loss for the properties which already received rental assistance through federal/state/local programs, however, a financial loss beyond the rental assistance received could potentially be eligible.

Both the \$12,000 or \$15,000 up-to amounts are in line with the 33% of landlords reporting losses above \$10,000. The \$12,000 maximum assistance (for a reported loss of \$16,000) would provide an opportunity to assist more applicants, while the \$15,000 maximum (for a reported loss of \$20,000) would provide an opportunity to ensure that landlords who experienced deeper financial losses are provided more financially meaningful assistance. In the survey data, while the range of financial losses reported was broad and showed little relation to the number of units owned, some of the deeper financial losses were reported by the landlords owning few units. A higher threshold amount would better address the needs of the landlords who reported deeper losses.

Both Small Landlord Taskforce options take into account the April 1, 2021 ARPA provision start date, by alleviating only 75% of the loss. The April 1, 2021 - December 31, 2021, represents 3

quarters or 75% of the year, and would not cover the January 1, 2021, to March 31, 2021 timeframe, which is prior to the ARPA period of performance.

Funding Request

While definitive data on the number of landlords in Evanston is not easily and readily available, it is estimated that this funding could cover about 70-90 applications using a projected average assistance amount of \$6,800. Projections are difficult due to the low amount of actual localized data available. This projection is based on the expectation that approximately 10% of applicants would reach the maximum threshold, another 20% could have losses over \$10,000 and the remaining 70% would have average losses of around \$7,000. It should be noted that the program is expected to receive a very wide range of assistance amount requests, as seen in the survey responses, but the administrative burden associated with any grant program application is likely to skew toward applications with higher reported losses.

The program would be restricted to landlords of 1-35 units and therefore will be limited to a smaller pool of total landlords. A reliable estimate of the share of small to medium landlords is not currently available for Evanston. Nationwide, data gathered from the [Rental Housing Finance Survey](#) revealed individuals are the main types of owners of rental housing, accounting for 41% of the owners of all rental units. In properties with 1-unit and 2-to-4- units, individual owners accounted for 72.5% of all owners.

Timeline

If approved by the HCDC, and by City Council at the November 14, 2022 meeting, outreach could start mid-November and applications could open mid-December on a first-come, first-served basis. Funds could be released to approved applicants around January-February 2023.

ARPA Housing Evaluation - Small/Medium Landlord Assistance Program

CRITERIA	DESCRIPTION	GENERAL EXAMPLE GUIDELINES	PROJECT SPECIFIC EXAMPLES	SCORE
Project Feasibility	Proposal is detailed and clear; implementation plan includes a realistic timeline to complete project before 12/31/2026.	Project plan has realistic funding sources, timeline to complete project within ARPA timeframe, and feasible operating plans.	Depending on the timing of approval by HCDC and City Council, the project would release funds and complete the assistance program by Spring 2023 at the latest.	
Team/Organization Capacity	Development team demonstrates the capacity to handle applications and disburse funds according to regulations.	Past performance on similar projects. Organization is stable with experienced and capable senior staff.	Housing & Grants staff would manage this program internally. While the workload on the team is currently at/beyond capacity, the team would be able to take on applications in the December-February timeframe. The Housing & Grants team has managed various grant programs in the past and is experienced with managing grants with federal requirements.	
Budget	Budget estimate is realistic based on the anticipated number of eligible businesses; amount of assistance is proportional to the harms experienced from COVID-19.	Levels of assistance are proportional to the health risks and/or financial harms from COVID-19. Cost estimates are realistic based on current market conditions/best practices.	\$500,000 budget is projected to assist 70-90 landlords depending on average amount requested and maximum assistance approved by HCDC. No other funding is available for this type of program which is what prompted the City of Evanston to consider the project.	
Return on Investment	Provides housing for disparately impacted residents; prevent the loss of affordable housing	Helps sustain smaller, local landlords who provide much of Evanston's naturally occurring affordable housing, including housing for disparately impacted residents; prevents the loss of affordable housing	The program would address some of the challenges that have been deeply exacerbated by the COVID-19 crisis. Assisting small and medium landlords who experienced a major financial loss could prevent the loss of rental housing stock, most likely naturally affordable housing by avoiding small landlords selling off properties to cover the losses. It may also slow down potential conversions of 2-flats to single family, or the concentration of Evanston rental housing under absentee landlord ownership.	
Addresses Inequities and Inequality	Project design takes diverse perspectives and needs into account. Considerate of impacted communities including BIPOC.	Project helps achieve goals of integrating affordable housing throughout Evanston, contributes to goal of providing a broad range of housing types and tenures, unit sizes, and affordability levels by creating new or preserving existing affordable units.	The goal of the assistance program is to preserve existing rental units, particularly for small and medium landlords who have been shown to provide a majority of the naturally occurring affordable units to a larger percentage of lower income tenants, and tenants of color. The threshold provided both at the unit count and maximum assistance is designed to address the needs of our small/medium landlord aligned with the actual financial loss experienced. The simplicity of the application aims to ensure that smaller landlords are inclined to apply and are not pushed away by the administrative burden.	
Community Support	Demonstrated support from community members.	Emails and letters of support from residents or stakeholders. Need and/or project/program has been identified through community input for ARPA, in a neighborhood/community plan, etc. Acknowledgement of community concerns.	Support for the program has been shared multiple times by landlords at previous public comment at HCDC and City Council meetings, and directly to City staff.	
Average				
Total				0.00
Percentage				0.00%



Memorandum

To: Members of Housing & Community Development Committee
From: Marion Johnson, Housing & Grants Supervisor
CC: Sarah Flax, Interim Community Development Director; Ana Elizarraga, Housing & Economic Development Analyst;
Subject: Approval of the 5th ward Alley Paving Recommendation
Date: October 18, 2022

Recommended Action:

Staff recommends that the Housing and Community Development Committee (HCDC) approves the recommendation to prioritize the alley North of Simpson and East of Ashland Avenue for CDBG-funded alley paving.

Funding Source:

Community Development Block Grant (CDBG), G/L: 215.21.5170.62840

CARP:

Green Infrastructure, Emergency Preparedness & Management, Vulnerable Populations

Committee Action:

For Action

Summary:

Each year City engineering staff submits an application for CDBG funds to pave alleys within CDBG eligible areas. Historically, the wards have been cycled through in a regular rotation.

Recent years included the following alleys:

2017: 8th Ward

2018: 5th Ward

2019: 9th Ward

2020: 2nd Ward

2021: 8th Ward

2022: 5th Ward

At its August meeting, the HCDC approved the selection of two alleys (one in the 9th ward and one in the 8th ward) for 2023, as well as one 2nd ward alley for 2024. City staff plans to present applications to the HCDC Committee for CDBG funding for the 2023 alley paving projects in December 2022.

As agreed with the Committee, City Staff is requesting feedback on the prioritization of the next CDBG-funded alley in order to have a priority list through the end of the 2020-2024 Consolidated Plan. This process is for the prioritization of the alleys to be considered for paving with CDBG funding. Each alley paving project will still go through the Committee's usual funding process. In the event of a new situation or need arising, the selection of a different CDBG-eligible alley to be paved will still be possible at the time of the applications for funding.

Based on feedback from the 5th Ward Councilmember Burns, as well as Public Works Agency's operations and engineering staff's review of the CDBG-eligible alleys within the 5th Ward, staff recommends the alley North of Simpson and East of Ashland Avenue for improvement due to its condition and constructability. This alley gets a lot of truck traffic due to the commercial businesses that are on this block which contributes to the maintenance problems.

Alternatives:

The chart below shows alternative alleys that could be considered in place of the recommended alley. Based on feedback from City engineers, the remaining alleys located west of Green Bay Road, are all fairly similar alleys with a smaller scope and lower cost. All alternative alleys were given a similar priority level.

CDBG Eligible Alleys

Block Group #	North of	East of	Ward	Low/Mod%	Cost Estimate
8092002	Simpson	Ashland	5	51.98	\$210,000
8092001	Simpson	Bridge	5	56.4	\$130,000
8092001	Payne	Darrow	5	56.4	\$60,000
8092002	Payne	Ashland	5	51.98	\$90,000
8092002	Foster	Wesley	5	51.98	\$90,000
8092004	Foster	Hartrey	5	61.49	\$80,000

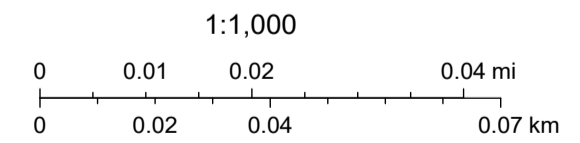
Attachments:

- [Alley N. Simpson, E. Ashland](#)
- [AlleysLowModIncomeMap_clipped](#)

Alley N. of Simpson St., E. of Ashland Ave.

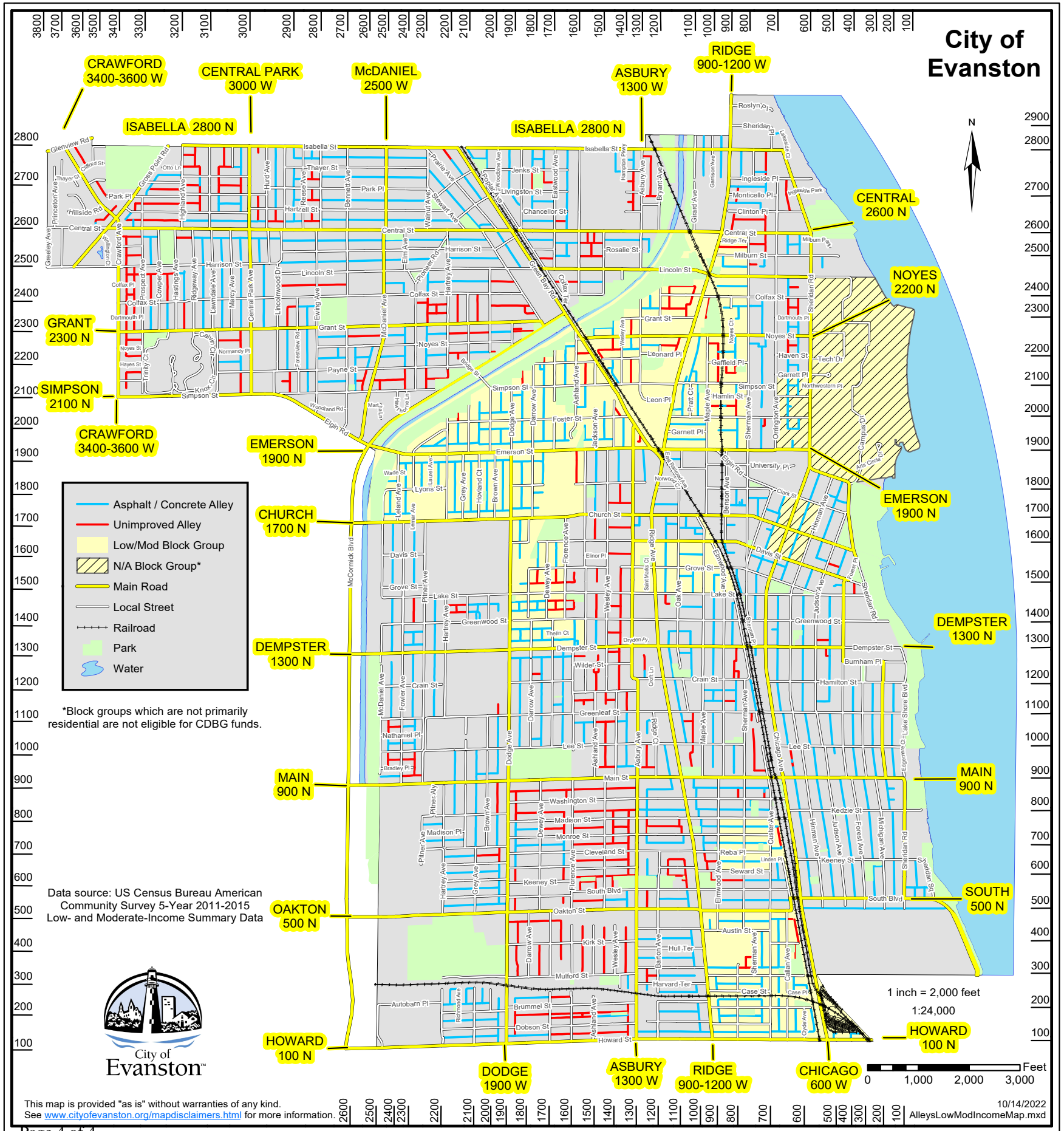


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City of Evanston, City of Evanston IL, Imagery courtesy Cook County GIS

Alley Materials & Low/Moderate Income Census Block Groups



This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

10/14/2022