

3-R-09

A RESOLUTION

**Approving the City's FY 2009/2010 One Year Action Plan, and
Adopting the FY 2009/2010 Community Development Block
Grant, HOME Investment Partnerships, and
Emergency Shelter Grants Program Budgets**

WHEREAS, the Congress of the United States did pass *Public Law 93-383, Title I of the Housing and Community Development Act of 1974* (which established the Community Development Block Grant (CDBG) Program); *Public Law 101-625, the Cranston-Gonzales National Affordable Housing Act* (which established the HOME Investment Partnerships Program); and *Public Law 100-77, the Stewart B. McKinney Homeless Assistance Act* (which established the Emergency Shelter Grants (ESG) Program); and

WHEREAS, the City of Evanston is an "Entitlement City" by definition in said Acts and, as such, is eligible to make application to the United States Department of Housing and Urban Development (HUD) for said grant programs; and

WHEREAS, the City of Evanston estimates that FY 2009/2010 HUD entitlement allocations will be:

Community Development Block Grant	\$ 1,872,000
HOME Investment Partnerships	\$ 510,000
Emergency Shelter Grants	\$ 86,000
<hr/> Total FY 2009/2010 funding:	<hr/> \$ 2,468,000

And

WHEREAS, the City Council's Housing and Community Development Act Committee is charged with oversight of the City's CDBG program; the Evanston Housing Commission is charged with oversight of the City's HOME program; and the City Council's Human Services Committee is charged with oversight of the City's ESG program; and

WHEREAS, the Housing & Community Development Act Committee met on several occasions in the fall of 2008 and developed recommendations for use of FY 2009/2010 CDBG funds; and

WHEREAS, recommendations for the use of FY 2009/2010 ESG funds have not yet been determined. However, recommendations to the City Council for the use of FY 2009/2010 ESG funds will be made by the Human Services Committee prior to the March 1, 2009, program year start date; and

WHEREAS, recommendations for the use of HOME funds are made by the Evanston Housing Commission to the Planning & Development Committee and City Council, and the use of said funds is determined by the City Council; and

WHEREAS, HUD requires that the City submit a One Year Action Plan that details the activities the City proposes to undertake using the sum of the estimated FY 2009/2010 CDBG, HOME and ESG funds, including entitlement allocations, reallocations of funds from completed prior years' CDBG projects, estimated CDBG and HOME program income, and required matches for HOME and ESG funding, totaling two million, eight hundred ninety-seven thousand, five hundred forty-six dollars (\$2,897,546), are described; and

WHEREAS, the proposed activities in the One Year Action Plan address the City's housing and homeless needs and economic development initiatives. Specific projects which are proposed to be funded with HUD's FY 2009/2010 funding were derived from the City's priority needs, as identified in the City's 2005-2009 HUD Consolidated Plan. Specific CDBG activities and recommended funding levels were approved by the Housing and Community Development Act Committee on November 11, 2008; and

WHEREAS, the proposed One Year Action Plan for FY 2009/2010, which includes proposed FY 2009/2010 CDBG funding recommendations, was the subject of a Public Hearing as conducted by the Housing and Community Development Act Committee on December 16, 2008; and

WHEREAS, said Committee conducted said public hearing, received citizen input on the proposed FY 2009/2010 One Year Action Plan, and recommends approval by the Evanston City Council of the proposed One Year Action Plan for FY 2009/2010; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the foregoing recitals are hereby found as fact and made a part hereof.

SECTION 2: That the City's One Year Action Plan for FY 2009/2010, attached hereto as Exhibit A and made a part hereof, is approved.

SECTION 3: That the City of Evanston's FY 2009/2010 Community Development Block Grant Program totaling two million, fifty-three

thousand, forty-six dollars (\$2,053,046), itemized as follows,

Estimated entitlement funds in FY 2009/2010	\$ 1,872,000
Estimated program income	\$ 124,998
Reallocated funds from completed prior years' CDBG projects	\$ 56,048
Total	\$ 2,053,046

is hereby approved.

SECTION 3: That HOME Investment Partnerships (HOME) funding totaling six hundred seventy-two thousand, five hundred dollars (\$672,500), itemized as follows,

Estimated entitlement funds in FY 2009/2010	\$ 510,000
Estimated program income	\$ 35,000
Required City match	\$ 127,500
Total	\$ 672,500

is hereby approved.

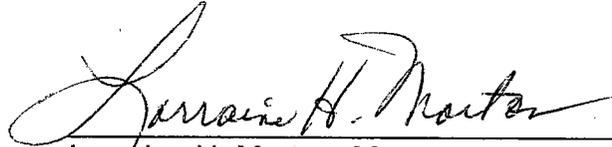
SECTION 3: That Emergency Shelter Grants (ESG) funding totaling one hundred seventy-two thousand dollars (\$172,000), itemized as follows,

Estimated entitlement funds in FY 2009/2010	\$ 86,000
Required City match	\$ 86,000
Total	\$ 172,000

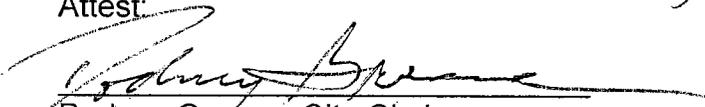
is hereby approved.

SECTION 4: That the City Manager of the City of Evanston is hereby authorized to transmit said One Year Action Plan for FY 2009/2010 for the proposed CDBG, HOME and ESG program budgets to the U.S. Department of Housing and Urban Development, and to provide any additional information as may be required by HUD.

SECTION 5: That this Resolution 3-R-09 shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.


Lorraine H. Morton, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: January 12, 2009

EXHIBIT A

City of Evanston's One Year Action Plan for FY 2009/2010



City of
Evanston[™]
Illinois

**One Year Action Plan
for FY 2009/10**

(Use of Federal CDBG, HOME and ESG Funds)

January 12, 2009



Fifth Program Year Action Plan – CDBG Y35 Narrative Responses

GENERAL

Executive Summary

Resources

The City of Evanston expects to receive approximately \$2.5 million in new Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) formula grant funding from the Department of Housing and Urban Development (HUD) for its 2009/10 program year. The 2009/10 One Year Action Plan, which covers the period from March 1, 2009 through February 28, 2010, outlines how those funds, along with program income and unspent CDBG funds from prior years shown in the chart below, will be used to improve the quality of life for low and moderate income Evanston residents. ESG funds will be matched with \$86,000 in local government and private funds. HOME funds will be matched with \$127,500 from the Affordable Housing Fund, the Federal Home Loan Bank and developers' contributions. These funds, added to the Federal funds, total \$2,897,546.

	2009/10 Grant (est.) ¹	Program Income (est.)	Prior Year Funds (est.)	HUD Funds Subtotal ²	Matching Funds	Total Funds Committed
CDBG	\$ 1,872,000	\$124,998	\$ 56,048	\$ 2,053,046	\$ -	\$ 2,053,046
HOME	\$ 510,000	\$ 35,000	\$ -	\$ 545,000	\$ 127,500	\$ 672,500
ESG	\$ 86,000	\$ -	\$ -	\$ 86,000	\$ 86,000	\$ 172,000
Total	\$ 2,468,000	\$159,998	\$ 56,048	\$ 2,684,046	\$ 213,500	\$ 2,897,546

The above-noted funding, combined with an estimated \$844,000 in City of Evanston funds allocated by the Mental Health Board, will be used to carry out activities that address priority needs in Evanston. In addition, these funds will leverage other federal, state and local government funds, as well as private funds, to support the wide range of housing, public facilities and improvements, public services and economic development activities outlined in this plan.

Plans and Initiatives

Evanston has been significantly impacted by mortgage foreclosures. Census tracts 8092, 8096 and 8102, all within our CDBG Target Area, are most heavily affected. A number of initiatives have been undertaken in response to these needs:

- The City of Evanston is in the process of applying for funding through the Neighborhood Stabilization Program (NSP), part of the Housing and Economic Recovery Act of 2008. Evanston is not a direct recipient of NSP funds, but has the highest need among North Shore suburbs based on the number and percent of foreclosures, pre-foreclosures and high-cost/subprime loans. Applications for funding are being made through both the State of Illinois and Cook County to acquire foreclosed or abandoned properties in order to develop more units of affordable rental and owner-occupied housing.
- The City's Property Standards division has expanded its work to monitor and maintain vacant

¹ CDBG entitlement estimate is 3% less than the 2008/09 grant; HOME and ESG are also estimated at slightly under their 2008/09 grant levels.

² Total Entitlement and Program Income reflected in Project Tables.

properties to reduce the negative impact on neighborhoods. The City has a vacant building registry to identify owners and places liens on properties to recover the costs of boarding and maintaining the exteriors of those buildings.

The City continues its work to revitalize west Evanston neighborhoods that comprise over half of the CDBG Target Area:

- The City amended the West Evanston TIF District #6 to extend its boundaries to meet the expectations of the approved West Evanston Master Plan. This TIF is an important tool in the revitalization of the west portion of the CDBG Target Area.
- Zoning to implement the West Evanston Master Plan is underway
- Streetlights will be upgraded in two of the three neighborhoods targeted by the Safer Neighborhood Area Project (SNAP) using City funds based on analyses completed by City staff trained in Crime Prevention Through Environmental Design (CPTED) in 2008.

Summary of Specific Annual Objectives

The City of Evanston’s 2009/10 One Year Action Plan is the implementation plan for the fifth year of the City’s 2005-2009 Consolidated Plan using CDBG, HOME and ESG funds. The activities carried out with these federal funds also contribute to the implementation of the City of Evanston’s Strategic Plan, whose vision is to create the most livable city in America for its diverse population. The goals and strategies of that plan, developed in a collaborative process involving City Council, staff and citizens, are consistent with, and complementary to, the Consolidated Plan.

Evanston’s 2009/10 One Year Action Plan addresses three federal statutory goals:

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

For the 2009/10 program year, CDBG, HOME and ESG funds will be allocated among the objectives and outcome categories established by HUD as shown in the table below. Additional detail may be found in Table 3A and the project tables that follow the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$ 575,698	26%	\$ 482,500	22%	\$ 414,229	19%	\$1,472,427	55%
Suitable Living Environment	\$ 319,250	14%	\$ 49,000	2%	\$ 277,569	12%	\$ 645,819	24%
Economic Opportunity	\$ 90,000	4%	\$ 25,000	1%	\$ -	0%	\$ 115,000	4%
Activity Totals:	\$ 984,948	44%	\$ 556,500	25%	\$ 691,798	31%	\$2,233,246	-
Admin & Planning	NA	NA	NA	NA	NA	NA	\$ 450,800	17%
Total CDBG, HOME & ESG							\$2,684,046	100%

Because CDBG allocations have been made based on an estimated entitlement grant, the Housing & Community Development Act Committee will make any adjustments required to allocations for specific programs and projects upon receipt of the City’s CDBG entitlement grant amount. If the grant is smaller than estimated, reductions will be made on a case-by-case basis rather than reducing all allocations on a percentage basis in order to minimize impact of reductions, especially on small grants. If the grant is larger than estimated, programs and projects that address highest priorities will be considered for additional funding or funds may be reserved to address needs that arise throughout the year based on the economic climate and housing market.

Evaluation of Past Performance

The City’s 2005-2009 Consolidated Plan set ambitious goals to address community needs and improve the quality of life in Evanston, especially for low and moderate income residents. The City has used HUD funding effectively to address a broad range of community development objectives. It plans to continue support for a wide range of programs and activities that address housing needs,

provide services and economic development opportunities for low and moderate income persons.

Evanston is on target to meet or exceed most of the specific measures of the 2005-2009 Consolidated Plan. However, the City is working to address new and expanding needs resulting from the deteriorating economic environment.

General Questions

Geographic Targeting

The CDBG Target Area and, in particular, the west side and the neighborhoods along Howard Street on the City's southern border, are areas of high priority for public and private investment and for use of CDBG and HOME funds. Some of the greatest needs in these areas are affordable housing, infrastructure improvements, economic development opportunities and human services.

A substantial portion of Evanston's African American population lives in the CDBG Target Area. This includes west Evanston between Green Bay Road and the Metropolitan Sanitary District Canal and Church Street, as well as south of Church Street to Main Street. The southeast section of Evanston, bordered on the north and south by Oakton and Howard Street respectively and Ridge and Chicago Avenues on the west and east, also has a significant African American population, as well as the highest concentration of low and moderate income residents in the City. The City's Hispanic population also lives predominantly in west and southeast Evanston, areas in which housing is more affordable. See demographic tables following the CDBG map for population distribution by census tract of racial/ethnic groups and income. The majority of Housing Choice voucher holders live in these neighborhoods.

The City of Evanston supports the needs of its low and moderate income residents throughout our community and on a targeted geographic basis, depending on the program. Programs for which all participants are income-qualified that are operated on a citywide basis include the Single- and Multi-Family Home Rehabilitation program, Alley Special Assessment Assistance and HOME programs.

Projects that serve low and moderate income residents on an area basis are restricted to the CDBG Target Area (see map that follows the narrative section). The CDBG Target Area was developed based on 2000 census data and comprises an area of the city in which at least 50.3% of the residents are low/moderate income based on Evanston's status as an exception community. The City uses the CDBG Target Area map to determine eligibility for its block curb/sidewalk, alley paving and neighborhood park renovation projects. Projects that improve accessibility, such as installing ADA compliant curb ramps, are prioritized for CDBG funding when within the CDBG Target Area. Most CDBG-funded Public Facilities Improvement projects are located in the CDBG Target Area. Exceptions include child care centers that serve a high percentage of children from low and moderate income families and whose beneficiaries are qualified based on income and the McGaw YMCA Residence facility, Evanston's only SRO for low-income men.

Actions to Address Underserved Needs

The mortgage foreclosure crisis has greatly impacted certain areas of Evanston. While HUD's predicted foreclosure rate for Evanston overall is 3 percent, it is 8.2 percent in census tract 8092 on the City's west side. Other impacted areas are tracts 8096, 8097, 8103 and 8102. These areas include long-time homeowners who refinanced and obtained predatory loans or loans they cannot afford, as well as recent first-time homebuyers who have been affected by interest rate adjustments or income shifts.

The City will continue to work with agencies that provide foreclosure prevention counseling or legal assistance with foreclosure issues, and reach out to homeowners in affected areas. Education and intervention with mortgage lenders are top priorities in the City's strategy to stem foreclosures and abandonment.

In addition, the City plans to apply to both the State of Illinois and Cook County for Neighborhood Stabilization Program funds for acquisition, demolition or rehabilitation of foreclosed properties in order to turn around the number of vacant buildings in high impact areas and stem disinvestment in neighborhoods.

The establishment of the Affordable Housing Fund and creation of programs including the Downpayment Assistance Program bring more resources to bear on the challenge of providing affordable housing. The fund can be used to supplement HOME funding and also fund services that are not eligible for HOME funds.

Several neighborhoods have been identified by Evanston Police as having chronic crime problems. Characteristics of these areas include a high percentage of rental properties and absentee landlords, predominantly low income households, poor infrastructure and frequent fly dumping. In 2008/09, CDBG funds were used for cross-departmental training in Crime Prevention Through Environmental Design (CPTED). Members of the Police, Community Development, Public Works, Streets & Sanitation departments learned to analyze problems and develop community-based solutions to create sustainable change using CPTED principles.

The Safer Neighborhood Area Project (SNAP) is an initiative to implement CPTED principles on a neighborhood level in concert with the stakeholders and residents. SNAP will help engage both residents and stakeholders in the planning and implementation of strategies to address persistent and seemingly intransigent problems and be one of the tools used to develop Neighborhood Revitalization Areas in the City's 2010-2014 Consolidated Plan.

The City is working to leverage CDBG funds for neighborhood initiatives and has applied to the Woman's Club of Evanston for funding for a multi-session Block Club University to engage and support resident involvement and provide additional funding for the Neighborhood Initiatives Fund.

A study of youth needs completed in November 2006 among Evanston youth and young adults and with input from over 20 youth-serving organizations identified the need for positive activities for middle and high schoolers who have aged out of most programs or find existing offerings too expensive. A key finding was that youth often are not aware of existing programs and services or lack transportation to get to them. Working with a neighborhood group in the Second Ward, the City began offering new programs for middle school youth at Mason Park. In addition, the Evanston Public Library developed the Loft, a teen-only space and offers after-school, evening and weekend programs on a variety of topics. A bus is provided for transportation home from Friday evening special activities. The City's Summer Youth Employment Program continues to expand the number of local businesses participating in its April job fair in order to employ more youth ages 14-17 during the summer months. Job opportunities for youth with disabilities are being developed in partnership with the Special Education department at Evanston Township High School and the Center for Independent Futures. This program expansion was funded by the Evanston Community Foundation.

Other Federal, State and Local Resources

McKinney-Vento Homeless Assistance Programs: The Evanston Alliance on Homelessness prepares Evanston's Continuum of Care plan and oversees its implementation. The Continuum's application submitted in October of 2008 requested \$1,063,031 for eleven projects. Ten of those projects are renewals and the eleventh is a new project request of \$99,856 to expand Permanent Supportive Housing. The projects are detailed below in Specific Homeless Prevention Elements section.

Housing Choice (Section 8 Rental Housing) Vouchers: Evanston does not administer the Housing Choice Voucher program in Evanston; it is managed by the Housing Authority of Cook County (HACC).

Lead Hazard Control Programs: Evanston received a renewal grant in the amount of \$400,000 for two years from Cook County's Lead Poisoning Prevention Program in 2008. The grant has already funded lead abatement in nine units occupied by households with children under the age of six. Lead

grant funds are used in conjunction with CDBG funds on housing rehab projects where the occupants meet the criteria of both funding sources, enabling more substantial rehab projects to be undertaken.

Local Resources: The Affordable Housing Fund described above currently has a fund balance of approximately \$600,000 of which about \$480,000 is uncommitted, and is another potential source to help turn around vacant buildings. It is also an excellent source of funds for crucial housing related services such as foreclosure prevention or home purchase counseling, and supporting a coordinated data base among homeless assistance providers. An estimated \$844,000 in City of Evanston funds allocated by the Mental Health Board will support needed services. In addition, the City of Evanston plans to spend approximately \$23 million in 2009/10 capital improvement funds for infrastructure and capital needs that will directly benefit Evanston residents and businesses.

Tax Increment Financing from the recently expanded West Evanston TIF offers a source of financial assistance to private developments that contribute economic activity and jobs in part of the CDBG Target Area. The TIF has generated attention and several developments have been proposed within its boundaries. Much of the area consists of underutilized or vacant industrial properties and the former Mayfair railroad right-of-way, now an abandoned embankment. TIF monies are also earmarked for local public improvements – including streetscapes and neighborhood beautification projects.

Evanston Township manages Evanston's General Assistance funds, which provide an important source of funding to help low-income Evanston residents. General Assistance funds support a broad range of needs of approximately 80 low income residents each year.

The City anticipates using \$550,000 in funds from the City's hotel tax and other sources to stimulate economic development and investment in target areas. Though the pace of development has slowed tremendously, Evanston continues to attract interest and investment from commercial and housing developers.

Managing the Process

Lead Agency and Program Administration

The City's Planning Division is responsible for the preparation of the City's Consolidated Plan, One Year Action Plan and Consolidated Action Plan Annual Performance Report. It also coordinates interdepartmental discussion about priorities and programs which arise from or affect the City's consolidated planning process, and ensures that federally funded programs are addressing the City's priority needs as set out in its Consolidated Plan. Any significant amendments to the Consolidated Plan would be presented to the Housing & Community Development Act Committee for review. If approved by the Committee, the amendment would be submitted to the City Council for approval before submission to the HUD Chicago office.

The Planning Division has primary responsibility for administering all CDBG and HOME funded projects and programs. In addition, Planning Division staff members carry out a number of program activities including the Neighborhood Façade Program, Adopt A Fancy Can, Alley Special Assessment Assistance Program and the Neighborhood Security Program. A number of other City departments and divisions deliver programs funded by CDBG. The Community Development Department administers the Housing Rehabilitation Program and manages the Revolving Loans that fund the rehab projects. Community Development also carries out the City's CDBG Target Area Code Compliance, Graffiti Removal and Demolition Programs.

The Health and Human Services Department administers ESG-funded programs and services. It also delivers the CDBG-funded Adaptive Equipment program. The Public Works Department carries out the Alley Paving, Block Curb and Sidewalk and ADA Curb Ramp Programs. The Parks, Forestry and Recreation Department carries out the Fleetwood Jourdain rehab and improvement projects. The

Police Department carries out the Senior Crime Prevention Program and is the lead department for the Safer Neighborhood Area Project initiative. The M/W/EBE Program is carried out by the City's Budget Office. The Human Relations Division carries out the Housing Advocacy and Summer Youth Employment Program.

The City of Evanston will have 20 CDBG subrecipients in 2009/10. Fifteen of those subrecipients will provide a wide range of public services; thirteen have received CDBG funding in prior years and two are receiving funding for the first time. In addition, one subrecipient will receive 2009/10 CDBG funds for Housing Rehab projects, two for Public Improvements and two for Economic Development activities.

ESG activities are carried out by subrecipients; proposals for 2009/10 will be solicited and subrecipients will be determined by March 1, 2009.

The City works with five Community Housing Development Organizations (CHDOs); the majority of HOME funds have been used for projects developed by them. The City has also worked with a for-profit developer to develop affordable housing and a nonprofit that serves individuals with disabilities to provide down payment assistance to disabled adults purchasing a home.

Development of the Action Plan

The City's Planning Division is responsible for developing the One Year Action Plan. The Housing & Community Development Act (CD) Committee conducted a needs hearing in May to receive input about community development needs as a prelude to the application and funding process. The RFP for the 2009/10 CDBG program year was released in July; applications were due on September 12, 2008. The Committee held three public meetings in October at which all applications for CDBG funds were reviewed and a fourth on November 11 to determine the funding recommendations for 2009/10. All meetings were publicized on the City website, by email or US mail to current and former applicants, as well as to a list of interested parties. The application review meetings and the funding decision meeting were televised and rebroadcast on the Evanston public access cable channel to provide Evanston residents additional opportunities to observe and provide input to the CDBG funding process.

Evanston residents and other interested persons have numerous opportunities to comment and offer suggestions on the City's CDBG program throughout the year. A public hearing was held in May to solicit citizen comment on the City's annual Consolidated Plan Performance and Evaluation Report (CAPER) prior to its submission to HUD. In addition, all regular meetings of the CD Committee offer opportunity for input during the Citizen Comment section of the agenda. All citizen comments submitted in writing were distributed to members of the CD Committee, as well. Copies of sign-in sheets from public meetings are retained and citizen input is documented in meeting minutes, which are posted on the City website following approval.

Coordination Between Public and Private Housing and Other Service Providers

The interrelationship of federal CDBG, HOME and ESG funding and the City's General Fund is coordinated by several City committees, commissions and City departments. The City Council, the governing body for the City of Evanston and the ultimate coordinating entity, makes all policy decisions and approves all uses of City-controlled funds. The Planning and Development Committee oversees housing policy for the City and makes funding recommendations for specific housing programs and projects, including use of Evanston's HOME funds, to the City Council. The Human Services Committee coordinates planning and makes funding recommendations to the City Council for programs addressing human services needs in Evanston, including ESG and Mental Health Board funds.

The CD Committee makes recommendations to the City Council on all activities funded through the CDBG program. The CD Committee also oversees the administration of the City's CDBG program and reviews the progress and accomplishments of CDBG-funded programs and projects provided by subrecipients and the City.

City staff members from Planning and Health and Human Services are also active members of the Evanston Alliance on Homelessness, which manages the City's Continuum of Care.

Citizen Participation

Summary of Citizen Participation Process

Opportunities for citizen input on housing, economic development and public services needs and policy are provided through several City organizations, commissions and committees. Regular monthly meetings of the CD Committee, Evanston Housing Commission, Commission on Aging, Mental Health Board, Human Services Committee and the Evanston Alliance on Homelessness are open to the public and provide opportunities for citizens to comment on the use of public dollars in housing and public services activities. Meetings of the Economic Development Committee, which works to stimulate development and redevelopment opportunities in Evanston to improve the living environment and economic opportunities for Evanston residents, are also open to the public.

Citizen input on the One Year Action Plan and CDBG Budget for 2009/10 is sought in the public comment period from December 8, 2008 through January 6, 2009. Notice of the 30-day public comment period and the public hearing on December 16, 2008 was published in the *Evanston Review* on December 4 and 11, 2008. Notices were sent by email or US mail to the lists described above. Notice of the meeting and its purpose was also posted on the City's website and on the agenda for the November 16, 2008 meeting of the Housing & Community Development Act Committee.

All major HOME funded projects are reviewed by a HOME Loan Committee composed of professionals in the lending or community development field. The Evanston Housing Commission then reviews the proposals and submits their recommendations to the City Council's Planning and Development Committee for review prior to recommending approval by the City Council. All meetings are open to the public. Likewise, the City Council's Human Services Committee makes recommendations for the use of Evanston's ESG funds at public meetings.

Summary of Citizen Comments

At the public meeting to review applications for 2009/10 CDBG funding on October 14, 2008, Mary Friedl raised concerns about accessibility for persons with mobility impairments to three programs, Girl Scouts Fit To Be Me, Connections for the Homeless' Entry Point and the YWCA's Transitional Housing program (comments submitted in written form are appended). The City continues to evaluate ADA compliance and review the accommodation plans for addressing the needs of persons with disabilities for all organizations receiving CDBG, ESG and Mental Health Board funding. Site visits are being scheduled as part of the evaluation process. City staff has met with both Connections for the Homeless and YWCA staff to discuss Ms. Friedl's concerns and has requested additional detail about their accommodation and/or transition plans. The information will be reviewed for appropriateness and completeness prior to the release of 2009/10 CDBG funds. The City's Disabled Services Specialist and CDBG Administrator will continue to communicate with Ms. Friedl regarding both organizations.

The Girl Scouts' Fit To Be Me program is accessible to persons with mobility impairments. In addition to having multiple program sites that can accommodate a girl in a wheelchair, the Girl Scouts program is included in Family Focus' agreement with the Fleetwood Jourdain Community Center, an ADA compliant City facility located next door, to use program space at Fleetwood Jourdain if needed to accommodate participants with mobility impairments. Documentation is in the CDBG program files and also maintained by the City's Disabled Services Specialist/ADA Coordinator.

Two people provided input on the One Year Action Plan at the public hearing on December 16, 2008:

Paul Selden, Executive Director, Connections for the Homeless, raised concern that the focus for affordable housing in the Action Plan is on households with incomes near 80% of area median and that lower income households were not receiving enough attention or help. He noted that Families In Transition is the only program that addresses needs of households at or below 40% AMI and that programs focused on home ownership do not address the needs of very low income households. Mr. Selden also referenced the Chicago 2020 housing study that identified issues that impact the availability of affordable housing, including housing density, and noted that Evanston's policies should be considered.

Mr. Selden noted that rent subsidy programs can be one of the most effective ways of addressing housing needs of very low income HHs. He would like to see Connections get other sources of funding for homeless services so that more HUD funds could be used for rent subsidies. He also noted that the number of Housing Choice vouchers used in Evanston has declined steadily in recent years due to conversions of rental properties to condos, HUD not offering vouchers to new HHs to replace those lost through attrition and the perception that housing is more affordable in other communities, including Skokie. Mr. Selden also talked about the importance of Connections' Prevention Program that provides funds to families at risk of losing their housing because of inability to pay mortgage/rent or utilities.

Ald. Hansen and Ald Jean-Baptiste both noted that the City Council and staff are concerned that affordable units the City has helped fund are not selling and acknowledged that additional strategies need to be developed. Affordable housing is one of the topics on the Council agenda at its January 2009 meeting and they invited Mr. Selden to address the City Council. The recently formed Affordable Housing Task Force, created to address housing issues, resulted from the need to develop additional strategies to address market and economic changes.

Elizabeth Gordon, Director of Evanston Skokie Valley Senior Services, part of the North Shore Senior Center, voiced agreement with Mr. Selden's comments. She noted that many Evanston seniors that they serve are very low income and live on fixed incomes. ESVSS works to keep seniors age in place and also with transition planning, such as getting on wait lists for facilities with supportive services, as their needs change. Rising rents and utilities are becoming a bigger challenge for them and their program can offer financial help for those items on a one-time basis only. She noted that some clients may be eligible for help through Connections Prevention Program and would work with that agency.

The Citizen's Lighthouse Community Land Trust (CLCLT) provided comments on the Action Plan as summarized below (letter dated 1/6/09 appended):

1. CLCLT Requested clarification of availability of HOME funds from prior years because the chart of resources in Executive Summary does not show unspent HOME funds from prior years that are referenced later in the narrative. The chart shows only estimated 2009/10 entitlement, estimated program income from 2008/09 and unspent CDBG entitlement funds from prior years that are being reallocated in 2009/10 as required by the Consolidated Plan Final Rule. Addressing unspent HOME funds is not required. Audits are available for review upon request.
2. CLCLT questioned why HOME funds were being used only for rehab of foreclosed properties and suggested alternative housing sites might offer superior opportunity. HOME funds may not be used to refinance unless in conjunction with rehabilitation; Neighborhood Stabilization Program funds may be used only for foreclosed or abandoned properties. The Action Plan does not preclude use of prior year funds for properties not in foreclosure.
3. CLCLT suggested more efforts to prevent foreclosure by purchasing homes in danger of foreclosure and putting them in the land trust so that the owner has a smaller mortgage and can remain in the home. However, HOME funds can only be used for refinancing with rehab, as already noted. If CLCT were to propose such a project, it could be considered.
4. CLCLT disagreed with the proposal in the draft Action Plan dated 12/8/08 not to reserve 15% of the 2009/10 HOME allocation for CHDOs and said it is required. Required CHDO reserve funding levels are being met; see page 15, HOME/American Dream Downpayment Initiative, for details.

Betty Ester provided comments on the Action Plan (letter dated 1/7/09 appended) summarized and address below:

- Ms. Ester notes that there is an increase in funds allocated for housing and suitable living environment objectives but the narrative does not identify partners. CDBG subrecipients are identified in the Housing section, p. 14 and the Community Development section, pp. 22-26. HOME funds are allocated throughout the year as projects are approved, so partners cannot be identified at this time. ESG subrecipients will be determined through an RFP process, see p. 22.
- Ms. Ester states little economic development has resulted from CDBG funds granted. Outcomes are detailed in the City's Consolidated Annual Performance Reports that are available on the website and in the Planning Division office, 2100 Ridge Ave. Specific questions may be directed to the CDBG Administrator.
- Ms. Ester notes that deed restrictions only preserve affordable homeownership for a short time. All affordability periods for HOME funded projects meet statutory requirements based on the amount of subsidy.
- Ms. Ester discusses a range of challenges to developing and maintaining affordable housing, including diminishing funds, and questions the plan for accomplishing goals. The Affordable Housing Task Force was recently formed to assess changing needs and develop strategies in addition to those discussed in this Action Plan.
- Ms. Ester states that property inspections have caused property to move out of the rental market, especially in west Evanston. Property inspections are conducted to enforce City housing code standards and are essential to maintaining decent housing. Inspectors are accompanied by police only in very rare instances when a threat to safety exists.
- Ms. Ester references market conditions, marketing conditions and City policies and procedures as barriers to affordable housing and states that the City does not work closely with community housing development organizations. The City maintains that market conditions, i.e. high property costs, have been the biggest challenge to affordable housing in the past. Currently the high foreclosure rate and declining property values, combined with the extremely tight credit market, are major factors. The City recently approved funds to help CHDOs market existing affordable units, see p.15.
- Ms. Ester notes the Action Plan needs to include its plans for creating home ownership for families at 50% of AMI. There is no requirement by tenure type. Plans to address affordable housing for this target may be found in the HOME section beginning on p. 16.
- Ms. Ester references west Evanston as the focus of Neighborhood Stabilization Program funding and states that the City's plans do not include partnerships with CHDOs. Any NSP funds secured by the City will be used for eligible projects per the requirements of the program. The City specifically listed all five CHDOs as potential partners in NSP-funded projects on its input to Cook County; the City's partnership with CHDOs was provided on the State of Illinois' input form, as well. The City is awaiting the RFPs from the State of Illinois and Cook County and will consider partnerships with both non-profit and for-profit development organizations to best accomplish projects that may be funded through NSP.
- Ms. Ester notes that the West Evanston Tax Increment Financing (TIF) District and zoning for the West Evanston Master Plan do not include plans for the creation of affordable housing and economic development for the community. The West Evanston Master Plan was developed over two years with significant input from residents of that area; affordable housing was a major consideration. One of the goals of the TIF is to encourage residential development that includes affordable housing on vacant commercial properties. Documentation of both the West Evanston Master Plan and West Evanston TIF planning processes are available on the City's website and in the Planning Division office at the Civic Center, 2100 Ridge Ave.
- Ms. Ester notes the City will need to partner with the Citizens' Lighthouse Community Land Trust to create affordable housing. The City has funded one CLCLT project to date, see p. 16, and will consider any proposals made by CLCLT, as well as other CHDOs, non-profit and for-profit developers, in order to achieve its affordable housing goals.
- The public comment period ran from December 8, 2008 through January 6, 2009, a total of 30 days. Ms. Ester's comments were received by email at 11 pm on January 7, 2009.

Summary of Efforts to Broaden Public Participation

The City has increased public participation, especially among residents in Evanston's Fifth and Second Wards, which comprise a significant portion of the CDBG Target Area, in a multi-year planning process for west Evanston. Its purpose was to understand problems/issues from the standpoint of all stakeholders, to improve the quality of life within the neighborhood by envisioning and creating a more vibrant area for families, individuals and local businesses, and to foster an environment where a diversity of people, interests and activities can coexist and feel a mutual sense of pride. Community members participated in a series of focus groups, community-wide meetings, and design workshops for the purpose of updating west Evanston's land use plans and zoning.

The West Evanston Master Plan, which resulted from that planning process, was adopted by the City Council In 2007. Work to revise and update zoning to implement that plan began in August 2007 and continues. Since approval of the Master Plan, the Plan Commission conducted nine public meetings to present and discuss the proposed zoning map and text amendments. Of these, six were devoted entirely to receiving the public's comments and questions. In October, the Plan Commission voted to recommend approval of the zoning amendments and they are now before the Planning and Development Committee. Additional opportunities for public input exist with that committee and before the City Council.

Community input is received through other City projects involving public processes, such as the City's Youth Initiative, and has been incorporated in the Action Plan. Other City departments, including Parks, Forestry and Recreation and Public Works, provide input on capital improvement needs in the CDBG Target Area.

The City continues to expand the use of electronic communication to reach more people cost effectively. "Community Development Block Grants" is a topic for which anyone can sign up to receive information electronically using the City's "sign up for e-mail news" feature on the homepage of the website. In addition, articles about CDBG-funded programs are included in the City's newsletter that goes to all Evanston households to expand awareness of the impact CDBG funds have on improving our community, particularly for low and moderate income residents. Outreach to non-English speaking residents is made through Organización Latina de Evanston (OLE) to reach Evanston's growing Hispanic community. Staff is also working with Ald Jean-Baptiste to communicate with Evanston's Haitian population and other ethnic groups.

The Evanston Civic Center, where most public hearings are held, is ADA compliant. All communication regarding meetings contains a statement of the City of Evanston's commitment to making all public meetings accessible to persons with disabilities and provides contact information for anyone needing mobility or communications access assistance.

Explanation of Comments Not Accepted

No comments were received that were not accepted.

Institutional Structure

Actions to Develop Institutional Structure

Evanston has five Community Housing Development Organizations (CHDOs) that have implemented many of its HOME-funded projects. The City has supported the CHDOs with HOME funded operating grants, and last year spent down the bulk of reserved CHDO Operating funds, awarding some \$16,000 to all five organizations. Since there won't be significant operating funds available in 2009/10, the City will support CHDOs with technical assistance and training opportunities.

In addition, City staff in the Community Strategies division of the Evanston Police Department and Planning continues to work on identifying nonprofits and neighborhood groups including block clubs to involve in the planning and implementation of Neighborhood Revitalization Areas.

The City of Evanston also continues to work with other institutions on housing related issues outside its jurisdiction. City staff works with the Housing Authority of the County of Cook to encourage property owners throughout Evanston to offer rental housing opportunities to holders of Housing Choice vouchers. Evanston will continue to support viable projects proposed by Community Housing Development Organizations to create/preserve affordable housing in Evanston through acquisition of properties with HOME funds.

Staff works with the Cook County Assessor's Office on assessments of affordable ownership units so that high property taxes on those units do not negatively impact their affordability for low income owners. In addition, the City will continue to educate residents about energy-saving practices and the availability of assistance with energy bills through the Low Income Home Energy Assistance Program (LIHEAP); CEDA Neighbors at Work administers LIHEAP applications in Evanston, as well as the Weatherization program, an important tool for maintaining affordable housing by reducing utility costs.

Monitoring

Monitoring and Compliance

City staff monitors all activities funded through its CDBG, HOME and ESG programs to ensure that goals are met and federal funds are spent for contracted activities and eligible expenditures. In addition, Planning Division staff monitors the amount of funding allocated, committed and expended to assure compliance with HUD requirements using the City of Evanston's financial management software (IRIS) and HUD's IDIS system.

CDBG Program

Program Reports: CDBG-funded programs submit reports showing the number and demographics (income, gender, racial/ethnic category, female head of household, etc.) of persons or households assisted, progress toward achieving program goals and program expenditures on a regular schedule as detailed in their grant agreement. Reports and source documents for CDBG-funded expenditures are reviewed by the Grants Administrator to ensure eligibility and to monitor the progress toward achieving goals.

Monitoring Visits: The CDBG Grants Administrator makes monitoring visits to subrecipients to review financial and record keeping procedures, methods for determining eligibility for programs and services and outcome measures. Subrecipients are prioritized for monitoring based on a risk assessment model that uses factors including type of project, previous experience with federal grants and compliance with reporting requirements.

Davis-Bacon Compliance: The Project Manager for each CDBG-funded City or subrecipient project is responsible for ensuring compliance with Davis-Bacon wage decisions. The Project Manager also maintains all required documentation regarding wage payments and is responsible for identifying any underpayments. The CDBG Grants Administrator provides technical support to Project Managers regarding these procedures.

HOME

HOME funded projects are monitored by the City's Housing Planner to ensure that funds are being used for approved expenditures and that other contractual agreements are being followed. Rehab or construction projects with 12 or more HOME-assisted units are monitored for Davis-Bacon compliance as noted above. The Housing Planner also conducts an annual review of completed multi-family rental project to ensure that the minimum number of HOME eligible units is being maintained for low/moderate income families, per HOME program regulations.

For rental projects, tenant income and rent statements are requested annually in the summer from the owners and analyzed to ensure compliance with the income and rent limits of HOME assisted units. The owner must obtain a written certified statement of the household income and size for

HOME-assisted units, noting that source documents will be provided upon request. Property owners must examine tenants' source documents for annual income every six years.

Onsite inspections of the three completed rental projects with 5 to 25 HOME assisted units are done every two years to verify compliance with the City's property standards. The two other rental projects are inspected every three years. All except one project are located in the City's CDBG target area where the City regularly inspects rental properties every two years. The Housing Planner may accompany the property standards inspector on routine inspections of HOME funded properties, or obtain a copy of the report. Additionally, the Housing Planner may conduct a separate inspection.

Emergency Shelter Grant

ESG-funded programs are administered and monitored by the City's Health and Human Services Department. ESG subrecipients submit monthly reports that are reviewed by City staff and the Human Services Committee. Monitoring and reporting on ESG activities is done by the Health and Human Services department.

Lead-based Paint

Actions to Reduce Lead-Based Paint Hazards

Ninety-five percent of Evanston's housing stock was built before 1970 when lead based paint was still in use. Approximately 21,456 of Evanston's housing units, or 79% of the total, are estimated to contain lead-based paint, correlating with the age of Evanston's housing stock. Evanston's housing rehabilitation program, along with the Evanston Health Department, ensures that lead based paint hazard reduction regulations are followed and that housing rehab projects undertaken with federal funds are brought into compliance with federal lead based paint standards. Housing rehab projects with a construction cost over \$5,000 require an analysis for the presence of lead based paint by the Housing Rehab Specialist, who is trained in lead assessment. Lead-based paint hazards are identified and addressed in all HOME-funded rehab or acquisition projects. CEDA/Neighbors at Work monitors its projects for the presence of lead-based paint and takes corrective action as needed. Projects with lead hazards require licensed lead contractors or supervisors.

The City of Evanston's grant funds from Cook County's Lead Poisoning Prevention Program to abate lead-based paint hazards in dwellings occupied by families with young children have been renewed with a \$400,000 two-year grant. This additional funding will be used for stand-alone projects that mitigate lead hazards as well as in combination with Housing Rehab projects in order to expand the scope of individual projects with significant lead abatement costs.

The City is a delegate agency for the state of Illinois and enforces its lead act and codes. The City receives lead test information for children residing in Evanston, investigates all cases when elevated lead levels are found and takes appropriate action. Children with PbB levels between 10 and 14 receive nursing and case management services to educate the families about potential sources and lead safe practices. For children with PbB levels above 15, assessments to determine the source of the contamination are performed and appropriate follow-up actions taken based on findings.

In addition, Health & Human Services staff responds to complaints from residents about demolition and rehab projects to determine if lead is present and ensure safe practices. Staff also files affidavits when windows are being replaced in buildings constructed before 1978 to ensure proper lead procedures and disposal of contaminated materials.

HOUSING

Specific Housing Objectives

Ensuring that decent shelter is available to households with a wide range of income levels is key to the City's Housing strategy. Maintaining the existing housing stock so that residents can live in safe and sanitary housing is a high priority. In addition to the programs outlined below that are administered or delivered by City staff, the City has created partnerships with housing development organizations and private developers to increase the supply of affordable housing for low and moderate income persons. In 2009/10, the City will continue to pursue opportunities to increase affordable housing choices using HOME and CDBG funds and the Affordable Housing Fund. The Families in Transition Program, funded through the Affordable Housing Fund, addresses the needs of households at or below 40% AMI by providing rental subsidies through sponsoring organizations. It is expected that at least two social service agencies will seek Families in Transition funding.

Annual Affordable Housing Goals

The City plans to use CDBG and HOME funds to help provide affordable housing to 50 non-homeless and special needs households in 2009/10. The units will be provided through new construction or rehab of existing units. The City expects to assist 30 households in affordable rental housing and 20 households in affordable ownership housing. HOME funds will also be used to provide downpayment and closing cost assistance or purchase price reduction to 12 low income homebuyers, in an amount up to \$30,000 per unit. The funds will be available in conjunction with local Affordable Housing Funds through the City's Downpayment Assistance Program.

Descriptions of Housing programs that will be implemented in 2009/10 using CDBG and HOME funds are provided below. Table 3B, which details the City's affordable housing goals, follows the narrative. HOME funds may be used to develop both ownership and rental housing, either through new construction or rehabilitation. Ownership housing will primarily be targeted to households between 60 and 80% of Area Median Income. Through intensified marketing efforts and incentives, developers hope to complete the sale of remaining units in HOME-assisted rehabbed condominiums which were stalled due to events in 2008 affecting mortgage lending and home sales. Any new ownership developments will be done in conjunction with the redevelopment or rehab of foreclosed properties most likely acquired with Neighborhood Stabilization Program funds. Such development would also need a strong home purchase education and buyer identification component. Rental housing will be targeted to a mix of households between 30% and 80% AMI.

Housing types may include single family homes, town homes or duplexes, and condominium units. Larger rental housing projects were not funded in recent years because property appreciation and interest in condominium conversions made it extremely difficult to generate a positive cash flow from rental operations without a very large subsidy per unit. However, with property prices declining in the economic recession and the possibility of Neighborhood Stabilization Program funds for acquisition, we expect that there will be new opportunities to fund larger rental housing developments. Rental development will most likely involve rehabilitation of small properties (two to three units) that were foreclosed upon. As housing values are corrected downward in the changing market, multi-family rental rehab may be more feasible to develop and manage, due to lower acquisition financing debt services. The City will encourage rental proposals from both for-profit and not-for-profit developers.

HOME funded projects are approved throughout the year as applications are submitted, so specific funding amounts and project types are unknown at this time. Development applications are reviewed by staff and a HOME Loan Committee composed of professionals in the lending and community development fields prior to approval. The Evanston Housing Commission then reviews the proposals and submits their recommendations to the City Council's Planning and Development Committee for review prior to recommending approval by the City Council. All meetings are open to the public. Likewise, the City Council's Human Services Committee makes recommendations for the use of Evanston's ESG funds at public meetings.

In 2009/10, the City's CDBG Target Area Housing Code Compliance program will inspect multi-family residential units in the CDBG Target Area and re-inspect units to ensure corrections of housing code violations. In addition, property standards inspectors will inspect boarding houses and nursing homes.

CEDA/Neighbors at Work will continue its minor repairs/ and interior and exterior painting programs for income-eligible single-family property owners and senior citizens.

The City's Housing Rehab Administration will continue to assist income-eligible property owners with low interest and title transfer loans to rehab single-family and multi-family units, ensuring that residents live in decent, safe and sanitary housing. Single-Family and Multi-Family Loans for these rehabilitation projects will be provided from the City's Revolving Fund. Program income paid to the fund will be used for rehabilitation projects in the future. In addition, self-help paint vouchers will be issued to income-eligible residents.

Dangerous garages will be demolished and new concrete pads laid; liens for demolitions are placed on the property title. Dangerous trees will be removed for income-eligible property owners, with liens placed on the properties for the expenses incurred.

CDBG funds will continue to support Homesharing, Interfaith Housing Center of the North Suburb's innovative program that matches home seekers with home providers who have a room to rent in their home or apartment. The home seeker pays rent to the home provider or, in some cases, provides services like shopping and meal preparation in lieu of rent.

The City's Handyman program will continue to help income-eligible senior citizens, primarily low-income women, make repairs to their homes, including energy and water efficiency improvements.

The City's Adaptive Devices for Accessibility program will continue to fund installations of grab bars, ramps, hand-held shower heads and other devices that enable elderly and disabled people to continue to live in their homes or apartments using CDBG funds allocated in prior years.

Needs of Public Housing

Public Housing is administered by the Housing Authority of the County of Cook (HACC) which also administers the Housing Choice Voucher program. The Housing Authority of Cook County (HACC) manages 45 scattered site apartments and two senior/disabled buildings with 100 units each in Evanston. In the past, the City staff has worked intensively with HACC management, Cook County Commissioner staff and residents on issues at the Walchirk and Perlman apartment buildings which provide subsidized housing units for seniors and disabled persons. No capital improvements are planned for the buildings in 2009.

As of August 2007, there were 647 Housing Choice Vouchers used in Evanston, continuing a five year decline. The decline appears to be consistent across the county as funding for the program has been cut. HACC has not received funding to provide additional Housing Choice vouchers, and is not currently serving people on the waiting list as old vouchers are given up.

The geographic distribution of voucher holders in Evanston remains the same as in past years. Voucher holders continue to be concentrated in tracts 8092 in west Evanston and 8102 in south Evanston, and there is no increase in their use in census tracts outside the CDBG Target Area. The City plans to work more closely with the Housing Authority and private landlords on property code and landlord management issues. There are no plans to work with public housing residents on homeownership efforts as the City's home ownership efforts are targeted to households at or above 60% AMI that are more likely to have the financial resources needed for successful home ownership.

The City's Human Relations Commission provides oversight for fair housing activities, answers questions to Evanston's landlord/tenant ordinance and mediates housing and other disputes. Interfaith Housing of the Northern Suburbs performs housing audits on an as-needed basis when there is evidence of discriminatory practices that are contrary to fair housing.

Barriers to Affordable Housing

The City is not aware of any regulatory barriers to affordable housing. Efforts are currently underway to revise sections of the zoning ordinance, and a proposed Downtown Plan is currently under discussion. These will be reviewed to ensure they conform with inclusionary housing requirements and to identify any potential barriers to affordable housing.

Market conditions, not City policies or regulatory provisions, present the greatest barrier to affordable housing. Evanston's built-up character, with only scattered sites available for development, along with consistent demand for land, continues to drive up acquisition prices. New development of market-rate housing has not been targeted for low and moderate income households.

High property taxes are often cited as a deterrent to affordable housing, though City taxes comprise only a small percentage of the tax bill. Over the last two years, owner-occupied housing developed with City assistance has been subject to resale restrictions which keep the price affordable to future low income buyers. This resale restriction, enforced through a recorded declaration of covenants, allows the owners to take advantage of the Cook County Assessor's Affordable Housing Incentive so that their properties are assessed at the restricted value rather than market value. As a result, their property taxes are reduced.

Foreclosure activity increased rapidly in 2008, largely due to subprime loans and adjustable rate mortgages with higher adjusted monthly payments. This affected a wide range of incomes and housing types throughout Evanston, but was concentrated in CDBG Target Areas with lower per capita incomes. Many homes that were affordable to low and moderate income homeowners at purchase became unaffordable when interest rates increased or jobs were lost. The City continues to educate homeowners about how to deal with mortgage problems and to support housing counseling organizations.

Impediments to Fair Housing Choice

The City of Evanston has not identified any institutional impediments, such as zoning, to fair housing. Fair housing needs will continue to be taken into consideration as zoning changes are developed to implement master plans for both west Evanston and downtown Evanston.

City Human Relations staff works to ensure that the City's Landlord-Tenant Ordinance is enforced and mediates disputes; individual cases may also be referred to Interfaith Housing Center of the North Suburbs. Staff reports that discrimination is rarely evidenced by direct racially charged language or actions in the denial of housing opportunity. However, more subtle actions may be used to deny equal housing opportunities to some people either in securing housing or in the terms and conditions they are offered. Examples of this include female heads of households with minor children and individuals who are perceived to be gay or self identify as gay reporting being offered rental conditions that are significantly less favorable than those offered to others. An action to address this is to educate people about the types of de-facto discrimination they could experience by distributing flyers developed by Interfaith Housing Center of the Northern Suburbs and to encourage them to report any such incidents for investigation.

Some complaints suggest that "credit worthiness" may have been used by some landlords, sellers or lending institutions to discriminate on the basis of race or national origin. Some individuals of Hispanic

origin whose primary language is Spanish have felt that a higher standard of credit worthiness than required of non-Hispanics has been used to deny them housing opportunities. One of the challenges is to identify instances of discrimination in a market where credit worthiness requirements have been raised significantly in response to market conditions. The potential that language differences are being used to discriminate reinforces the importance of providing housing-related information in Spanish and other languages. Interfaith Housing's materials are translated in up to seven different languages, including Spanish, to address this need and the City has mortgage foreclosure information in Spanish and English on its website. The City's Outreach Coordinator and other staff members are fluent in Spanish, so able to communicate effectively with Spanish speaking residents.

An update to the City's Analysis of Impediments to Fair Housing is being undertaken as part of the development of the 2010-2014 Consolidated Plan.

HOME/ American Dream Down payment Initiative (ADDI)

The City of Evanston anticipates that \$510,000 in HOME funds will be allocated in 2009/10 for affordable housing projects. Up to 10%, or \$51,000, will be used for administration of the HOME program. An additional 5%, or approximately \$25,500, will be reserved for operating funds for Community Housing Development Organizations (CHDOs). The remaining \$434,500 will fund affordable rental or ownership development by CHDOs, other non-profit organizations providing housing and for-profit developers. HOME funds will be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or grants, consistent with the type of assistance detailed in Section 92.205(b).

The City will reserve an estimated \$76,500 for affordable housing projects developed by CHDOs, which is the minimum 15% requirement. Approximately 70% of all HOME funds disbursed since 1995 have been CHDO Reserve funds. Last year the City approved committing \$775,000 for use by four CHDOs to meet the 2006 HOME commitment deadline, so there is ample development funding available for use by CHDOs. Because the cumulative CHDO reservation is well above the 15% requirement, the City considered requesting HUD's approval of a reduction to the 2009/10 CHDO set-aside, as described in HOME FACTS, Vol. 1 No. 2. However, given the five year deadline to disburse 2009/10 CHDO reserve funds, and the minimal requirement levels, sufficient funds remain available for other uses, so 15% of 2009/10 entitlement will be reserved for CHDOs.

The City anticipates using HOME funds for rehab of foreclosed properties purchased with Neighborhood Stabilization Program funds, and will seek requests for proposals from a variety of sources.

The City developed new marketing plans with developers of affordable ownership projects that have remained uncompleted last year. About 15 units in four HOME assisted, rehab developments remain unsold due to changes in the economy in 2008 and the City has committed to providing additional project funding to reduce the interest rate on conventional funding and assist with intensive marketing efforts.

- Reba Place Development Corporation, an established CHDO, used HOME funds to rehab a 12-unit condominium conversion at 602 Mulford. They plan to sell the remaining 8 units, 7 of which are HOME-assisted, in 2009.
- The Citizen's Lighthouse Community Land Trust (CLCLT), a new CHDO, completed rehab of a single family home at 2212 Washington and will sell or enter a lease-to-purchase contract on the property.
- Evanston Community Development Association, a non-profit housing developer which received CHDO designation in 2008, completed the rehab of its 6 unit condo conversion at 736-738 Dobson funded with \$486,865 in HOME assistance, and sold half of the units. They plan to sell the remaining three in the first half of 2009.

- Econ Development Corporation, a for-profit developer, was awarded HOME funds in 2008 for rehab of a five-unit condominium conversion at 241 Callan that includes three affordable units. Rehab was completed but no units have been sold. The developer plans to rent the apartments until market conditions improve.
- Housing Opportunity Development Corporation was awarded HOME funds in 2007 for a two-unit condo conversion at 1929 Jackson. The project did not start as expected in calendar year 2008. Due to market conditions, the City and the developer are reconsidering the best use of the property and may include specific rent-up or pre-sale lease-to-purchase conditions before rehab funds are released.
- Over the Rainbow Association, a non-profit organization which provides rental housing for physically disabled adults, applied for CDBG funds for selected rehab of its 33-unit property at 2040 Brown. Staff determined that this project is eligible for HOME funds, which not only accomplishes the rehab needs but frees CDBG funds for other projects. If HOME funding is approved work will begin in 2009 and tenants will remain in place during the rehab.
- Center for Independent Futures (CIF) assisted six very low income special needs households purchase units in the Siena condominium development. In addition to offering accessible living arrangements, their "Independence Siena" program features a Community Builder who lives in the same building and a support network for each resident. CIF will continue to work with families of adults with disabilities to establish special needs trusts and complete their seven-unit program.

Applications for HOME funding are considered throughout the year, with recommendations from the Housing Commission and the Planning and Development Committee prior to final approval by the City Council. The City anticipates issuing a Request for Proposals for rehab or new construction of foreclosed properties obtained with acquisition funds from the Neighborhood Stabilization Program (NSP). The City will apply to the State of Illinois and Cook County for NSP funds to use in areas of Evanston that have been severely impacted by the foreclosure crisis, and bring new investment to those neighborhoods. Depending on the condition of the acquired properties, the one and two unit houses will either be rehabilitated or demolished and replaced with new construction. Redevelopment will offer a combination of rental and ownership opportunities for income-eligible households. Ownership units are targeted primarily to households with incomes between 60 and 80% of area median. A few units in the condominiums developed by ECDA and RPDC were priced so as to be affordable to households under 60% AMI.

The City will seek proposals for rental projects that serve households under 60% AMI. The Housing Commission has established a Task Force to develop a comprehensive Affordable Housing Plan that will offer strategies for effective use of affordable housing funds and it may be possible to implement recommended strategies for development of rental units in the latter part of the 2009/10 fiscal year. HOME funds will continue to be used in conjunction with funding through the Affordable Housing Fund as part of the City's Downpayment Assistance Program. Currently loans of up to \$30,000 are available as needed. The program will be reviewed in the second quarter to determine whether or not to consider any program modifications and allocate additional funding.

The City's HOME funds estimated matching requirement of \$112,000 will be met through carry-over of matching funds and by new funds from a variety of sources. These include the Affordable Housing Fund, private bond volume cap (Industrial Revenue Bonds), building permit fee waivers, the Federal Home Loan Bank of Chicago's Affordable Housing Program and other eligible funding sources. The actual amount of required matching funds will depend on the amount of HOME funds disbursed in HUD Fiscal Year 2009 for housing development, exclusive of administrative and CHDO operating funds.

HOME funds are not expected to be used to refinance existing debt secured on multi-family rehab projects. However, if it becomes necessary to do so, the City might consider a HOME-funded loan to refinance some existing debt in specific situations. The following guidelines would apply:

- a. HOME funds can only be used to refinance the rehabilitation portion of the loan and up to 20% of acquisition financing, to demonstrate that rehabilitation is the primary eligible activity.
- b. The property must be inspected to ensure disinvestment has not occurred.

- c. 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.
- d. It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- e. Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- f. The investment of HOME funds would be allowed in any project within the City.
- g. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Evanston will not receive American Dream Down payment Initiative (ADDI) funds.

Evanston does not currently provide tenant/based rental assistance with HOME funds.

Affirmative Marketing

Any HOME funded projects with five or more HOME assisted units must submit an affirmative marketing plan describing the target audience, types of advertising or informational distribution and a list of contacts who will receive the information. The developer or sponsor must submit a statement that it will not discriminate in the selection of residents on the basis of protected classes. Sixty to seventy percent of HOME-assisted homeowners are expected to be minority households.

Resale/Recapture Provisions for Homebuyer Projects

In order to ensure long term affordability of owner-occupied housing assisted with HOME funds, the City uses both recapture provisions and resale restrictions, depending on the amount and use of the subsidy. A large subsidy is usually needed for developers to offer rehabbed or newly constructed homes at prices affordable to low income households, and the City wants to ensure that housing developments it which it invests will remain affordable. Subsidies provided directly to buyers solely to reduce their purchase price or mortgage and financing costs are subject to recapture.

Recapture Provisions

Projects with any type of subsidy of \$15,000 per unit or less are subject to the recapture provisions for five years. Subsidies between \$15,001 and \$30,000 used only for downpayment or closing cost assistance or purchase price reduction are also subject to recapture during the affordability period. The subsidy is forgiven on a pro-rata basis as long as the owner lives in the property.

The amount subject to recapture is the amount of assistance that enabled the buyer to purchase the unit; such as down payment assistance, purchase price reduction below fair market value or principal buy down, but does not include the development subsidy, if any. The total amount subject to recapture is subject to the availability of net proceeds. The amount to be recaptured is reduced on a pro rata basis according to the time the homeowner has owned and occupied the housing. The balance is due if the property is sold or is no longer owner-occupied before the end of the affordability period. It is totally forgiven at the end of the affordability period.

<u>Amount of HOME Subsidy Per Unit</u>	<u>Minimum Affordability Period</u>	<u>Subsidy Use</u>
\$15,000 or less	5 years, at the rate of 1/60 th per month	Any
\$15,001 to \$30,000	10 Years, at the rate of 1/120 th a month	Downpayment, closing costs, purchase price reduction

The City records a Junior Mortgage and Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the unit does not continue to be the principal residence of the purchaser for the length of the affordability period. Buyers also sign an Agreement with the City describing the HOME subsidy.

If the homeowner refinances the first mortgage, the City will consider a request to subordinate its junior mortgage as long as the borrower does not receive any cash back as a result of the refinancing and the new loan amount is for the same amount as the original purchase 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.

Resale Restrictions

Projects receiving more than \$15,000 in subsidy for development must provide a resale restriction in order to encourage long term affordability in the event of property transfer. In extraordinary situations, the City may waive this requirement to stimulate demand where units remain unsold for an extended period. Projects that contain a development subsidy only are required by HOME regulations to use the resale provision as well, although because most affordable developments in Evanston have appraised values higher than the purchase price, these are unlikely.

If the original homebuyer retains ownership for the full affordability period, no resale restrictions will apply. However, if there is a property transfer during the affordability period, or the owner no longer occupies the property, the unit must be sold at an affordable price to an income-eligible purchaser who will occupy the property as their primary residence.

Buyer Requirements - An eligible buyer must agree to occupy the property as their primary residence, and must be a household with an annual household income less than or equal to eighty percent (80%) of the Chicago-area Median Income, based on household size, as such annual income and Chicago-area median income are determined from time to time by the United States Department of Housing and Urban Development.

Affordability Period - The affordability period is based on the minimum HOME requirements for the total subsidy, but may be increased with the approval of the Housing Commission and the City Council.

<u>Amount of HOME Subsidy</u>	<u>Minimum Affordability Period:</u>
>\$15,000, < \$40,000	10 years
>\$40,000	15 years

Low Income Affordability - The City considers an affordable price to be one that results in monthly housing costs for Principal, Interest, Tax and Insurance of less than 33% of gross monthly income for a household between 60 and 80% of area median income. Such a target price will vary, however, depending on the income level of the actual purchaser and the mortgage financing structure. For instance, the area median percentile into which a household falls depends on the number of persons in the household. The amount of money a buyer provides for the down payment will affect the amount financed, which, along with mortgage interest rates and terms, will affect the monthly principal and interest payments, and thus affect affordability.

Therefore, in order to provide guidance and predictability for a homeowner refinancing or reselling the property, the City designed a resale formula to keep the housing affordable to the target population throughout the affordability period, yet provide a fair return to the seller.

Resale Formula - The basic resale formula allows the owner to sell the property at a price that encompasses annual appreciation of 3% plus an average annual allowance for capital improvements. Each project may adjust the basic resale formula to their situation with approval of the staff and Housing Commission.

Enforcement Mechanism - The resale restriction is enforced through a Declaration of Covenants Regarding Transfer of Property recorded by the developer, as well as a Promissory Note and recorded Junior Mortgage, both signed by the homebuyer. In the event the homeowner refinances their first mortgage, the City would have to subordinate its mortgage, and can thus ensure that the amount financed doesn't exceed the calculated resale price. Buyers also sign an Agreement with the City describing the HOME subsidy.

Needs of Public Housing

The Housing Authority of Cook County administers public housing in Evanston. The number of public housing properties has remained stable over the last few years. The number of residents who use Housing Choice Vouchers to subsidize rents from private landlords in the City has been steadily declining over the last six years. The City will maintain regular contact with the Housing Authority of Cook County regarding its Housing Choice Voucher program, scattered site family housing, and elderly/disabled housing.

HOMELESS

Specific Homeless Prevention Elements

Homeless and Other Special Needs Activities

The City of Evanston uses ESG, CDBG and Mental Health funds to provide emergency and transitional shelter for homeless individuals and families, or those threatened with homelessness, as well as case management services, job counseling and placement/follow-up assistance for homeless adults. Mental health and substance abuse services are also provided to stabilize homeless individuals' lives while they seek employment and housing.

There has been a significant rise in demand for basic needs at social services agencies including Connections for the Homeless, the Salvation Army and area soup kitchens. City staff has worked with the Evanston Community Foundation to connect a family foundation interested in providing financial assistance to Evanston residents who are facing the loss of their homes. This resulted in a grant of \$50,000 to Connections for the Homeless for its homeless prevention program. This generous gift will supplement scarce state prevention funding and enable Connections to help families in need that do not qualify for state prevention funds. General Assistance funds administered by the Township of Evanston and state of Illinois prevention funds managed by Connections for the Homeless are also used to address the needs of individuals and families who are at imminent risk of homelessness because of financial or other crises. The State of Illinois is using TANF funds to supplement general revenue funds because of budget issues. Because TANF funds may be used only to support families with children and incomes of 200% or less of poverty level, this means less funding is available to help families in need that do not meet those specific criteria.

The City's Health & Human Services staff is working with Connections for the Homeless and an Evanston church to provide emergency shelter to homeless people on nights when the temperature is projected to be zero degrees Fahrenheit or below. Connections for the Homeless will handle intake for the program, which will be housed in a church near downtown Evanston. Volunteers will help staff the program; recruitment is currently underway. The program will begin in January 2009.

Evanston is preparing for its count of unsheltered homeless persons in January of 2009, which will help to quantify the change in need among this group. Providers are also seeing increases in the sheltered homeless, individuals and families without permanent housing that are doubling up, staying with family and friends. This group is historically difficult to quantify, especially as families wishing to keep their children in Evanston schools are reluctant to identify themselves as homeless.

Two Evanston agencies underwent significant changes in 2008. Carepoint Adult, Child & Family Association, a CDBG-funded agency that serves primarily homeless individuals, lost its founder and executive director Vince Gillon, who passed away suddenly. The H E Lane Center for Positive Change relocated from 944 Elmwood in south Evanston to a temporary location at 2016 Emerson Street in west Evanston. The Evanston Salvation Army recently purchased property in southwest Evanston where it plans to build a new facility that will house its childcare and after-school programs,

food pantry and clothing closet, as well as other services. Plans for the new facility have been submitted to zoning.

The City's local Affordable Housing Fund awards grants to non profit sponsors that apply for the City's Families In Transition program. It provides a rental subsidy of up to 50% of contract rent to the sponsor for up to two years while the sponsoring organization works with the very low income family on a plan for self sufficiency. Two families will be assisted through this program.

The Evanston Alliance on Homelessness, composed of service providers for homeless persons, mentally ill, victims of domestic violence, veteran's organizations, the business community and City staff, meets monthly to discuss homeless issues in Evanston and to develop policies and strategies for garnering funding for the homeless assistance programs in Evanston. The Alliance prepares Evanston's Continuum of Care plan and oversees its implementation. The Alliance is a member of the Regional Roundtable on Homelessness, whose members include the City of Chicago, Cook, Lake, DuPage, Kane, McHenry and Will Counties.

The Evanston Continuum of Care applied for a total of \$1,063,031 through the 2008 HUD Super Notice of Funding Availability (SuperNOFA). In addition to ten renewal projects totaling \$963,173, a new Permanent Supportive Housing project was proposed for Samaritan Housing funding in the amount of \$99,856. Individual projects are listed in the chart below in descending order as ranked by the Continuum of Care in its application.

Amount	Applicant	Project Name
\$99,856	Connections for the Homeless	Permanent Supportive Housing Expansion - new
\$184,393	Connections for the Homeless	Family Transitional Housing - renewal
\$70,652	YWCA Evanston/North Shore	Transitional Housing - renewal
\$105,198	Connections for the Homeless	Permanent Supportive Housing - renewal
\$118,278	Housing Options	Pathways Plus Permanent Supportive Housing - renewal
\$112,232	Connections for the Homeless	Entry Point Outreach & Supportive Services - renewal
\$110,430	Housing Options	Pathways Permanent Supportive Housing - renewal
\$17,750	Housing Opportunity Devel. Corp	Claridge Aptmts Permanent Supportive Housing - renewal
\$83,560	Housing Options	Claire/Ganey Permanent Supportive Housing - renewal
\$117,000	Connections for the Homeless	Hilda's Place Transitional Housing - renewal
\$43,682	Connections for the Homeless	Homeless Management Information System - renewal

The YWCA-Evanston/North Shore provides emergency shelter, counseling, case management and legal advocacy services to an estimated 610 women and children annually. In addition to Evanston CDBG funds, the YWCA receives funding from other state grant programs, individual donors, special events and other local organizations. The YWCA also manages four apartments that provide transitional housing for families moving from the emergency shelter to permanent housing. Families can remain in transitional housing for up to two years.

Connections for the Homeless receives funding for its street outreach counselors in its Entry Point program, which serves the chronically homeless by connecting them with services and shelter. It also receives funding for its transitional and permanent supportive housing programs and for Evanston's HMIS system.

Housing Options for the Mentally Ill in Evanston provides permanent and transitional housing with supportive services for persons living with mental illness. Housing Options provides supportive housing for 72 individuals in its six scattered site buildings owned by Housing Options and 21 additional leased units.

Support services for the homeless and to prevent homelessness among low income and unemployed people at high risk will be funded by CDBG in 2009/10:

- Connections for the Homeless will receive funding to procure IDs and provide transportation to job interviews to homeless adults served through Entry Point and Hilda's Place.

- Interfaith Action of Evanston will receive funding for its job counseling program for the homeless. Interfaith collaborates with Connections for the Homeless to provide services to residents of Hilda's Place and clients of Entry Point.

Discharge Policy

The Evanston Alliance on Homelessness works with publicly-funded institutions and systems of care to assist individuals being discharged from foster care, health care, mental health programs and correctional institutions. A formal release protocol has been implemented working with the Illinois Department of Children and Family Services (DCFS) for youth in foster care. Working with the Suburban Cook County Continuum, the Evanston Continuum of Care has entered discussions with Stroger Hospital and the North Chicago VA Medical Center to develop and implement a discharge protocol for patients who will be returning to Evanston upon release from those facilities. A formal discharge protocol has been implemented for mental health patients working with the Illinois Department of Mental Health. Evanston service providers work with the Community Counseling Center of Chicago, the designated agency for coordinating discharge from State-Funded Inpatient Psychiatric Services. The Evanston Continuum has finalized a formal discharge protocol working with the Illinois Department of Corrections. That protocol will be implemented in the upcoming year to link Evanston-connected prisoners who are soon to be released with housing and support services.

Emergency Shelter Grants (ESG)

Emergency Shelter Grants Program

The City of Evanston expects to receive approximately \$86,000 in FY 2009/10 Emergency Shelter Grants (ESG) funds for essential services, operating expenses of homeless shelters and prevention programs serving individuals and families. Evanston's ESG funds are usually allocated among three to four nonprofit organizations that provide services to the homeless in Evanston. The City is in the process of evaluating proposals for its 2009/10 ESG funds. The City Council's Human Services Committee will recommend funding allocations for approval by the City Council.

Evanston's 2009/10 ESG funds will be matched on a one-to-one basis using Mental Health Board funds from the City's general fund budget and state and other funds, including in-kind, depending on the agencies funded, to meet the match requirement for ESG.

COMMUNITY DEVELOPMENT

Community Development

The City's priorities for non-housing community development needs are summarized in Table 2B of the City's Consolidated Plan that follows the narrative. Neighborhood planning is an essential tool to involve residents in the identification of needs and opportunities as well as how to access resources and partners to improve low and moderate income neighborhoods. The evaluation of infrastructure, city services, private investment, security, housing and economic development is the focus of the neighborhood planning process.

Projects and programs receiving 2009/10 CDBG funds are described in brief below. Objectives and outcomes, as well as CDBG eligible activity categories and the amount of assistance for each project or program is shown in Table 3A and the project tables that follow the narrative section of this Plan.

Public Facilities and Public Improvements

Parks and recreation facilities were identified as a high priority in the City's Consolidated Plan. In 2009/10, City will combine \$50,000 in CDBG funds with \$190,000 in City capital funds to replace the gym roof at its Fleetwood Jourdain Community Center. This facility houses important programs

including after-school programs for elementary children, Fellowship of Afro-American Men (FAAM) youth basketball program and a wide variety of services used by low and moderate income residents of Evanston's Fifth and Second Wards. In addition, Phase 1A of the landscaping of the Fleetwood Jourdain property and the adjoining Foster Field will be undertaken in 2009 with \$25,000 in CDBG funds.

The Washington Elementary School PTA will receive \$4,340 in CDBG funds to install shade trees at a playground on the school grounds that is adjacent to the City's Robert Crown Community Center. The Washington School student body is primarily LMI and its playground is also used by a number of programs provided at Robert Crown, including the Free Summer Lunch program and after-school programs that serve LMI children and families.

The McGaw YMCA will receive \$14,000 in 2009/10 CDBG funds to install air conditioning in 26 rooms of its 172-room SRO facility for low-income men.

Two child care providers, Reba Early Learning Center and Toddler Town Daycare, have contacted the City requesting financial assistance with emergency roof repairs. Both organizations qualify for CDBG funding, as they serve primarily children from LMI families. Staff has determined that grants of up to \$7,000 and \$12,000 for their respective projects could be made without impacting the CDBG funding allocations for 2009/10 by using program income received in addition to the estimate used in the allocations made on November 11, 2008 or by reallocating funds remaining from 2008/09 projects closed out subsequent to that meeting. Both requests were discussed in the public meeting on December 16, 2008 and the Housing & Community Development Act Committee plans to consider these requests at its meeting on January 20, 2009. Approval will not require an amendment to the 2009 Action Plan.

Infrastructure

Infrastructure improvements were identified as a high priority in the consolidated Plan. The City has committed Capital Improvement funds in addition to CDBG funds for projects in the CDBG Target Area and throughout the City. In 2009/10, CDBG funds will be used for four ongoing projects:

- Alley paving in the CDBG Target Area – An alley is census tract 8096 is slated for paving using CDBG funds and
- Block Curb and Sidewalk replacement in the CDBG Target Area
- ADA curb ramps – locations are determined using input from residents and may be outside the CDBG Target Area
- CDBG will fund the Alley Special Assessment Assistance program to pay the special assessments relating to alley paving for income-qualified households to relieve the financial burden of this important infrastructure improvement. Many qualifying households are low-income seniors living on fixed incomes. There has been an increase in applications for this program from income eligible households in 2008 which, if maintained, may require additional funds to those already allocated. Any such reallocation does not constitute a significant change to the Action Plan and will not require amendment of that plan.

Public Services

Employment training. The Youth Job Center of Evanston will receive CDBG and Mental Health funds to provide job readiness training, job placement and follow up services for youth between the ages for 14-25.

Senior services. Three programs will receive CDBG funding:

- Evanston Skokie Valley Senior Services, part of the North Shore Senior Center, will provide case management services for low income Evanston seniors, many of whom are frail elderly, using CDBG and Mental Health Board funds.
- The Music Institute of Chicago will perform concerts at skilled care facilities, senior residences and day treatment programs in Evanston that serve low income seniors with limited mobility.

- Meals at Home will provide home-delivered meals to low-income Evanston homebound seniors and disabled residents.

Youth services that address the needs of low and moderate income youth will receive CDBG funds:

- The Girl Scouts of Greater Chicago & Northwest Indiana will provide its Fit To Be Me program to low-income girls living in Evanston's west and south neighborhoods to help middle school age girls establish healthier eating and exercise habits, and develop self esteem, relationship-building and other life skills.
- The Open Studio Project's Art & Action program will use art therapy, journaling and other creative methods to enable youth to channel strong emotions of anger and frustration to positive, creative outlets.
- Second Baptist Church's Youth Action Ministry program will provide scholarships for teens from low-income families to participate in YAM's annual college retreat and visit colleges to discover the range of educational opportunities available to them after high school.
- The City's Summer Youth Employment program will employ 100+ high school-aged youth for nine weeks during the summer months.
- The Evanston Youth Initiative will work with youth and their parents to create healthier, stronger family relationships.

Services for battered and abused spouses and their children will be provided by the YWCA Evanston/North Shore, supported with CDBG and Mental Health Board funding.

Legal services will be supported with CDBG and Mental Health Board funds for:

- The Evanston Community Defender to provide free legal services in criminal and juvenile law matters to Evanston residents age 21 and younger.
- The Legal Assistance Foundation of Metropolitan Chicago to provide free legal assistance to low income residents for civil law matters.

Other public services receiving CDBG funds in 2009/10 are:

- The Brummel Park Neighbors, a citizen group working to expand involvement of residents of Custer Avenue in the beautification and maintenance of their neighborhood.
- Adopt a Fancy Can where residents in the CDBG Target Area request a garbage can for the parkway in front of their house to reduce litter in the neighborhood.
- City's Graffiti Removal program that removes graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.
- The Neighborhood Initiatives Fund, to which block clubs and other volunteer organizations can apply for funds for projects that strengthen and beautify their neighborhoods.

Economic Development

The Evanston Community Development Corporation, a not-for-profit neighborhood development organization focused on the Church/Dodge area, will receive CDBG funding to provide technical assistance to micro enterprises and small businesses in west Evanston in order to create jobs and bring needed goods and services to LMI residents.

The Technology Innovation Center will receive CDBG funds for its Evanston Business Ownership Initiative which will help small businesses and entrepreneurs to establish credit and secure loans for expansion or business startups.

The Neighborhood Façade Improvement Program will receive CDBG funds for façade improvement projects in neighborhood commercial districts located in the CDBG Target Area. Three projects are currently under consideration and are expected to move forward in 2008/09 or 2009/10.

Other

Two City administrative and planning activities will receive CDBG funding:

- CDBG Administration for management and administration of the City's CDBG program.

City of Evanston

- Minority/Women/Evanston Business Program (M/W/EBE) to support its work to increase minority, women-owned and Evanston business participation in City and private construction projects, as well as in other purchases made by the City.

The following chart shows the funding recommendations made by the Housing & Community Development Act Committee on November 11, 2008. Additional detail may be found in Table 3A and the project tables following the narrative section of this plan.

Organization	Program/Project	CDBG Funding
Public Facilities & Infrastructure		
City-Parks/Forestry and Recreation	Foster Field Renovation-Phase 1A	\$ 25,000
City-Parks/Forestry and Recreation	Fleetwood-Jourdain Gym Roof Replacement	\$ 50,000
City-Public Works Department	Alley Paving Program	\$ 89,229
City-Public Works Department	Alley Special Assessment Assistance	\$ 40,000
City-H&HS/Public Works	ADA Curb Ramp Replacement Program	\$ 50,000
City-Public Works Department	2008 Block Curb and Sidewalk Prog.	\$ 50,000
McGaw YMCA	Residence Improvement - airconditioning	\$ 14,000
Washington Elementary School PTA	Trees for R Crown-Dist 65 Shared Playground	\$ 4,340
	Subtotal	\$ 322,569
Public Services		
Meals at Home	Food for Seniors and People w/Disabilities	\$ 9,000
Music Institute of Chicago	Taking Music to Seniors	\$ 2,000
North Shore Senior Center	Case Management Services	\$ 25,000
Brummel Park Neighbors	Community Building Programs	\$ 2,000
Evanston Community Defender	Legal/Social Work	\$ 45,000
Evanston Youth Initiative	Evanston Youth Initiative	\$ 2,000
Legal Assistance Foundation	Evanston Legal Services	\$ 10,000
Girls Scouts - Chicago/NW Indiana	Fit To Be Me!	\$ 5,000
Open Studio Project	Art & Action Program for At-Risk Youth	\$ 3,000
Y.A.M-Second Baptist Church	Annual College Retreat	\$ 10,000
City-Human Relations Division	Summer Youth Employment Program	\$ 45,000
YWCA Evanston/North Shore	YWCA Domestic Violence Services	\$ 30,550
Interfaith Action of Evanston	Job Counselor for the Homeless	\$ 2,000
The Youth Job Center of Evanston	Youth Employment Initiative (Core Services)	\$ 48,000
Connections for the Homeless	Single Adult Services Programs	\$ 4,000
Interfaith Housing of the North Suburbs	Homesharing Program	\$ 14,000
City-Community Development	Adopt A Fancy Can	\$ 4,000
City-Community Development	Graffiti Removal Program	\$ 35,000
City-Community Development	Neighborhood Initiatives Fund	\$ 4,000
	Public Services Subtotal	\$ 299,550
Rehabilitation -- Housing & Commercial		
CEDA/Neighbors At Work, Inc.	Minor Repairs & Painting Program	\$ 100,000
City-Commission on Aging	Handyman Program	\$ 11,700
City-Community Development	Neighborhood Façade Improvement Program	\$ 25,000
City-Community Development	Revolving Loan Fund (Program Income)	\$ 124,998
City-Community Development	Housing Rehab Administration	\$ 325,000
	Subtotal	\$ 586,698
Code Enforcement		
City-Property Standards	CDBG Target Area Code Compliance	\$ 414,229
Organization	Program/Project	CDBG Funding
City-Community Development	CDBG Target Area-Board up & Clean up	\$ 20,000
	Subtotal	\$ 434,229

Economic Development		
Evanston Community Development Corp	Bus Develop & Economic Opportunity	\$ 25,000
Technology Innovation Center/SBDC	Evanston Business Ownership Initiative	\$ 15,000
	Subtotal	\$ 40,000
Other-Administration		
City-Community Development/Planning	CDBG Administration	\$ 330,000
City-Budget Office	M/W/EBE Program	\$ 40,000
	Subtotal	\$ 370,000
	Grand Total	\$ 2,053,046

Antipoverty Strategy

Evanston is a culturally and economically diverse community with approximately 10% of its residents and 5% of all families having incomes below the federal poverty level according to the 2000 census. The extent of poverty in Evanston is more accurately evidenced by the low income population served by the public schools (40% and 35.8% low-income students in District 65 for grades K-8 and District 202 for grades 9-12, respectively in the 2008 Illinois District Report Cards), in the General Assistance program of Evanston Township, the numerous clients assisted by Evanston's nonprofit organizations, and in 647 Housing Choice voucher holders living in Evanston.

Poverty is concentrated in west Evanston and in southeast Evanston near Howard Street. The 2000 census indicated a slight increase in both the percentage of low-income persons and higher income persons. Evanston's residents have a long history of contributing to the community and supporting efforts to assist people in an ongoing effort to eliminate poverty and its associated problems. Residents, businesses and organizations support numerous social services, foundations and programs that help empower people in poverty and in lower income groups to improve their situations.

Hilda's Place, Connections for the Homeless' adult transitional shelter has operated for more than twenty years, serving approximately 200 clients annually. Connections' Entry Point program works with the chronically homeless in Evanston, linking this traditionally hard to serve population with housing and other services. Entry Point has experienced dramatic increase in demand for its services in the last 18 months and now serves an average of 50 people each day versus 25-30 in past years. Some of this is growth is attributable to individuals from Chicago or other communities coming to Evanston in search of help, but demand has also increased among Evanston residents who have experienced the loss of their jobs and/or homes.

An extensive network of soup kitchens and food pantries in Evanston is coordinated by Interfaith Action Council or offered independently. Through their participation in the Evanston Alliance on Homelessness, agencies work together to eliminate homelessness in the community.

The City of Evanston is committed to alleviating poverty to the extent possible in partnership with the private sector, institutions, citizen organizations, school districts, other governmental agencies and self-help activities of Evanston residents. Part of Evanston's anti-poverty strategy includes maintenance issues, such as continuing to housing and soup kitchens with Emergency Shelter Grant funds. Funding will also be continued to enable low-income residents to avail themselves of legal counseling, job readiness and training programs, and ultimately find employment. City Mental Health Board funds will continue to support day care centers which serve low and moderate income families in Evanston and special programs like Pregnant & Parenting Teens.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

Evanston continues to work to expand its supply of permanent supportive housing (PSH) for special needs individuals. Connections for the Homeless submitted a proposal through the SuperNOFA to expand its PSH program by four units/beds in 2009/10. Connections for the Homeless, Housing Options and Housing Options Development Corporation are evaluating what opportunities may be available to them to expand capacity through the Neighborhood Stabilization Program. The City will continue to work closely with them to evaluate properties that are abandoned or in foreclosure.

New concerns relating to the financial stability of important non-profit organizations serving individuals with special needs are emerging. The State of Illinois is delaying payments on contracts, resulting organizations borrowing in order to make payroll in order to continue providing services. SHORE Community Services, which provides housing and services for adults and children with developmental disabilities, is one of the local agencies affected.

The Center for Independent Futures (CIF) is a non-profit group that works with disabled adults and their families to establish independent living situations. Many of the persons they serve live with parents who are concerned about the living situations of their children in the future. CIF worked with the developer of new market-rate condos to help clients purchase accessible units in a development, and obtained down payment assistance through the City of Evanston's HOME program for individuals with disabilities. In addition, CIF purchased one unit for a "community builder" to provide support and assistance to the new purchasers, many of whom are living independently for the first time.

Housing Opportunities for People with AIDS

Not applicable, as the City of Evanston does not receive HOPWA funding.

Other Narrative

Consolidated Plan Compliance

A CAPER report (Consolidated Plan Annual Performance and Evaluation Report) on the City's progress toward meeting its Consolidated Plan goals will be submitted to HUD no later than ninety (90) days after the conclusion of the 2009/10 City's program year, or May 31, 2010. The CAPER will report on the accomplishments of the City in addressing its priority needs and specific accomplishments made with CDBG, HOME and ESG funds.

Any significant amendment to the Consolidated Plan would be presented to the Housing & Community Development Act Committee for its review. If the proposed amendment were to be approved by the Committee, it would be submitted to the City Council for approval. The approved amendment to the Consolidated Plan would then be submitted to the HUD Chicago office.

NEPA Compliance

Proposed activities for 2009/10 are being reviewed for compliance with the National Environmental Protection Act (NEPA). None of the proposed identified activities requires a full environmental review. Site-specific activities have been determined to be either exempt or categorically excluded from NEPA. Alley paving and curb/sidewalk replacement projects will be reviewed for environmental compliance when specific locations for are determined. Housing and rehab activities will also be subject to an environmental review as specific project sites are identified.

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

Availability/Accessibility of Decent Housing (DH-1)							
	Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH-1	CEDA-Neighbors At Work -- Repair/rehab and exterior & interior painting program	CDBG	2005	Number of single-family housing units improved	30	29	97%
			2006		30	24	80%
			2007		30	39	130%
			2008		30		0%
			2009		30		0%
			Multi-Year Goal:				150
DH-1	Handyman Program -- Home repairs that do not require a licensed tradesperson serving low/moderate senior homeowners and renters	CDBG	2005	Number of housing units improved	140	145	104%
			2006		140	153	109%
			2007		140	172	123%
			2008		120		0%
			2009		120		0%
			Multi-Year Goal:				660
DH-1	Housing Rehab Administration of housing rehab programs for low/moderate income households, self-help paint program, emergency rehab, garage demo & dangerous tree removal	CDBG	2005	Self-Help Paint program accomplishments shown here; Rehabs in Single & Multi Family Rehab; grate demos & tree removals listed in that activity	4	6	150%
			2006		4	7	175%
			2007		4	11	275%
			2008		4		0%
			2009		4		0%
			Multi-Year Goal:				20
DH-1	Single-Family Rehab -- Rehab of low/moderate income owner occupied properties. Funded with low- or no-interest loans from the City's Revolving Loan Fund	Rev Loan	2005	Number of housing units/properties improved	10	9	90%
			2006		10	14	140%
			2007		10	8	80%
			2008		10		0%
			2009		10		0%
			Multi-Year Goal:				50
DH-1	Multi-Family Rehab -- Rehab of multi-family rental properties leased to low/moderate income households. Funded with low-interest loans from the City's Revolving Loan Fund.	Rev Loan	2005	Number of housing units/properties improved	5	9	180%
			2006		5	0	0%
			2007		5	0	0%
			2008		5		0%
			2009		5		0%
			Multi-Year Goal:				25
DH-1	McGaw YMCA Residence Airconditioning -- aircondition 26 rooms in this Men's SRO	CDBG	2005	Housing units/rooms improved			
			2006				
			2007				
			2008				
			2009		26		
			Multi-Year Goal:				26
Affordability of Decent Housing (DH-2)							
DH-2	Homesharing Program -- Matches homeowners with an extra room with individuals seeking affordable housing	CDBG	2005	Number of people maintaining or acquiring affordable housing	46	44	96%
			2006		44	44	100%
			2007		46	46	100%
			2008		42		0%
			2009		42		0%
			Multi-Year Goal:				220
DH-2	HOME Ownership -- Funds for acquisition, construction or rehab of owner-occupied affordable homes	HOME	2005	Housing units acquired, constructed or rehabbed	15	18	120%
			2006		5	2	40%
			2007		3	2	67%
			2008		8		0%
			2009		10		0%
			Multi-Year Goal:				41

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

DH-2	HOME Rentals -- Funds for acquisition, construction or rehab of affordable rental housing	HOME	2005	Multi-family units	2	2	100%
		HOME	2006	acquired, constructed	2	0	0%
		HOME	2007	or rehabbed	2	0	0%
		HOME	2008		2		0%
		HOME	2009		25		0%
		Multi-Year Goal:				33	2
DH-2	HOME CHDO Reserve Fund -- 15% of HOME entitlement for projects undertaken by certified CHDOs	HOME	2005	Housing units acquired,	1	1	100%
		HOME	2006	constructed or	1	1	100%
		HOME	2007	rehabbed	1	0	0%
		HOME	2008		1		0%
		HOME	2009		1		0%
		Multi-Year Goal:				5	2
Sustainability of Decent Housing (DH-3)							
DH-3	Target Area Housing Code Compliance -- Inspection of rental units, nursing homes, rooming houses, etc., in the CDBG Target Area for code violations	CDBG	2005	Housing units	3,000	3,397	113%
		CDBG	2006	inspected, violations	3,000	3,684	123%
		CDBG	2007	cited, reinspections	3,000	3,440	115%
		CDBG	2008		3,000		0%
		CDBG	2009		3,000		0%
		Multi-Year Goal:				15,000	10,521
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL-1	Accessible Ramp Program -- ADA compliant curb cuts in CDBG Target Area for disabled access	CDBG	2005	Facilities improved	65	78	120%
		CDBG	2006		65	88	135%
		CDBG	2007		30	22	73%
		CDBG	2008		25		0%
		CDBG	2009		25		0%
		Multi-Year Goal:				210	188
SL-1	Brummel Park Neighbors -- neighborhood improvement initiatives by south Evanston block club and neighborhood watch		2005	Individuals served			
			2006				
			2007				
			2008				
		CDBG	2009		4,300		0%
		Multi-Year Goal:				4,300	0
SL-1	Connections for the Homeless -- transportation to job interviews and identification for clients of Entry Point outreach program for homeless men and women		2005	Individuals served			
			2006				
			2007				
		CDBG	2008		200		0%
		CDBG	2009		450		0%
		Multi-Year Goal:				650	0
SL-1	Evanston Community Defender -- Legal Assistance in criminal matters and social services for low/moderate income youth	CDBG	2005	Individuals served	70	75	107%
		CDBG	2006		90	92	102%
		CDBG	2007		100	97	97%
		CDBG	2008		100		0%
		CDBG	2009		100		0%
		Multi-Year Goal:				460	264
SL-1	Evanston Youth Initiative -- Programs to support low/moderate income youth and their families		2005	Individuals served			
			2006				
			2007				
			2008				
		CDBG	2009		50		0%
		Multi-Year Goal:				50	0

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

SL-1	Girl Scouts-Fit To Be Me -- Life skills and self-esteem building programs for low/moderate income girls	CDBG	2005	Individuals served	70	71	101%	
			CDBG		2006	70	89	127%
			CDBG		2007	75	109	145%
			CDBG		2008	50		0%
					2009	60		0%
					Multi-Year Goal:	325	269	83%
SL-1	Legal Assistance Foundation of Chicago -- Free legal assistance for low/moderate income individuals and seniors in civil cases	CDBG	2005	Individuals served	450	549	122%	
			CDBG		2006	450	510	113%
			CDBG		2007	450	493	110%
			CDBG		2008	450		0%
			CDBG		2009	450		0%
					Multi-Year Goal:	2,250	1,552	69%
SL-1	Music Institute of Chicago -- Taking Music To Seniors program performs concerts at low-income senior housing facilities and provides scholarships for musicians in the New Horizons Band	CDBG	2005	Individuals served				
			CDBG		2006	350	377	108%
			CDBG		2007	100	75	75%
			CDBG		2008	75		0%
			CDBG		2009	75		0%
					Multi-Year Goal:	600	452	75%
SL-1	Neighborhood Initiatives Fund -- Funds neighborhood improvement projects undertaken by block clubs and other volunteer organizations to improve CDBG Target Area neighborhoods	CDBG	2005	Individuals served				
			CDBG		2006			
			CDBG		2007			
			CDBG		2008			
			CDBG		2009	2,500		0%
					Multi-Year Goal:	2,500	0	0%
SL-1	North Shore Senior Center -- Evanston/Skokie Valley Senior Services provides case management for low-income seniors, helps them assess needs and access benefits	CDBG	2005	Individuals served	100	134	134%	
			CDBG		2006	100	100	100%
			CDBG		2007	100	154	154%
			CDBG		2008	100		0%
			CDBG		2009	100		0%
					Multi-Year Goal:	500	388	78%
SL-1	Open Studio Project-Art & Action -- after-school program using art and writing for self expression and anger management	CDBG	2005	Individuals served	150	178	119%	
			CDBG		2006	190	115	61%
			CDBG		2007	80	87	109%
			CDBG		2008	50		
			CDBG		2009	60		
					Multi-Year Goal:	530	380	72%
SL-1	Summer Youth Employment Program -- summer jobs and employment training for low/moderate income 14-18 year olds	CDBG	2005	Individuals served	95	100	105%	
			CDBG		2006	150	192	128%
			CDBG		2007	130	133	102%
			CDBG		2008	120		0%
			CDBG		2009	120		0%
					Multi-Year Goal:	615	425	69%
SL-1	Youth Action Ministry College Retreat -- College tours for YAM members to expand understanding of opportunities and motivate achievement	CDBG	2005	Individuals served				
			CDBG		2006	30	32	107%
			CDBG		2007	40	45	113%
			CDBG		2008	40		0%
			CDBG		2009	60		0%
					Multi-Year Goal:	170	77	45%

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

SL-1	YWCA Domestic Violence Services -- Housing, counseling, case management and legal advocacy for victims of domestic violence	CDBG	2005	Individuals served	400	436	109%	
		CDBG	2006		400		557	139%
		CDBG	2007		400		581	145%
		CDBG	2008		400			0%
		CDBG	2009		400			0%
		Multi-Year Goal:					2,000	1,574
SL-1	Emergency Shelter Grant Program - Programs and services for the homeless in Evanston provided by Connections for the Homeless, YWCA, Carepoint, HE Lane and Interfaith Action Council	ESG	2005	Individuals served	350	474	135%	
		ESG	2006		350		355	101%
		ESG	2007		350		1,044	298%
		ESG	2008		500			0%
		ESG	2009		500			0%
		Multi-Year Goal:					2,050	1,873
Affordability of Suitable Living Environment (SL-2)								
SL-2	Alley Special Assessment Assistance -- Program pays the special assessment for alley improvements for low/moderate income households	CDBG	2005	Households assisted	30	35	117%	
		CDBG	2006		45		72	160%
		CDBG	2007		20		22	110%
		CDBG	2008		12			0%
		CDBG	2009		10			0%
		Multi-Year Goal:					117	129
SL-2	Meals At Home -- Meals delivered to home-bound seniors and the disabled in Evanston	CDBG	2005	Individuals served	70	75	107%	
		CDBG	2006		75		77	103%
		CDBG	2007		100		132	132%
		CDBG	2008		100			0%
		CDBG	2009		100			0%
		Multi-Year Goal:					445	284
Sustainability of Suitable Living Environment (SL-3)								
SL-3	Adopt A Fancy Can -- Neighborhood improvement program with citizens requesting and maintaining attractive trash cans to reduce litter	CDBG	2005	Area benefit - Individuals served in CDBG Target Area	24,000	24,260	101%	
		CDBG	2006		24,000		24,260	101%
		CDBG	2007		24,000		24,260	101%
		CDBG	2008		24,000			0%
		CDBG	2009		24,000			0%
		Multi-Year Goal:					120,000	72,780
SL-3	Alley Paving -- Improvements to alleys in the CDBG Target Area	CDBG	2005	Facilities improved used in 2005; area benefit - individuals served in 2006 and subsequent years	4	5	125%	
		CDBG	2006		1,200		1,200	100%
		CDBG	2007		4,000		4,053	101%
		CDBG	2008		4,000			101%
		CDBG	2009		4,000			
		Multi-Year Goal:					13,204	5,258
SL-3	Block Curb & Sidewalk Program -- Replacement of broken sidewalks and curbs in the CDBG Target Area	CDBG	2005	Sections of curb & sidewalk improved used in 2005; Individuals served in subsequent yrs	20	20	100%	
		CDBG	2006		5,200		5,231	101%
		CDBG	2007		5,200		5,655	109%
		CDBG	2008		5,200			0%
		CDBG	2009		5,200			0%
		Multi-Year Goal:					20,820	10,906
SL-3	Fleetwood/Jourdain Community Center rehab -- gym roof replacement		2005	Facilities improved				
			2006					
			2007					
			2008					
		CDBG	2009		1			
		Multi-Year Goal:					1	0

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

SL-3	Fleetwood/Jourdain-Foster Field Renovation -- multi-year landscaping and outdoor recreation facilities improvement project.	CDBG CDBG	2005	Facilities improved	1		
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
SL-3	Graffiti Removal Program -- Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	CDBG CDBG CDBG CDBG CDBG	2005	Area benefit - CDBG Target Area residents	24,000	24,260	101%
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
SL-3	Garage Demo & Dangerous Tree Removal -- Demolition of unsafe garages and removal of dangerous trees for low/moderate income property owners with loans from the Revolving Loan Fund	Rev Loan Rev Loan Rev Loan Rev Loan Rev Loan	2005	Properties improved by removal of hazards	2	2	100%
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
SL-3	Washington School PTA -- Shade trees for District 65/Robert Crown shared playground	CDBG	2005	People benefitting from improved playground			
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
Availability/Accessibility of Economic Opportunity (EO-1)							
EO-1	Evanston Community Development Corporation -- Technical assistance and counseling to businesses and micro enterprises	CDBG CDBG CDBG	2005	Businesses assisted and jobs created/retained	10		0%
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
EO-1	Technology Innovation Center -- loan counseling for micro enterprises and entrepreneurs seeking to start up businesses	CDBG	2005	Businesses assisted			
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
EO-1	Interfaith Action Council -- job counseling program for residents of Hilda's Place, transitional housing.	CDBG CDBG CDBG CDBG	2005	Individuals served	120	143	119%
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				
EO-1	Youth Job Center -- employment training and services for low-income individuals between 18 and 25 years of age	CDBG CDBG CDBG CDBG CDBG	2005	Individuals served	1,100	1,298	118%
			2006				
			2007				
			2008				
			2009				
			Multi-Year Goal:				

**CITY OF EVANSTON
TABLE 3A - 2009/10 ACTIVITIES**

Affordability of Economic Opportunity (EO-2)							
EO-2	Neighborhood Façade Improvement Program -- renovation of business storefronts in the CDBG Target Area	CDBG	2005	Retail or commercial properties in CDBG Target Area improved	2	2	100%
		CDBG	2006		2	0	0%
		CDBG	2007		2	1	50%
		CDBG	2008		2		0%
		CDBG	2009		2		0%
		Multi-Year Goal:					10
Other (O-1)							
○	CDBG Administration -- management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	CDBG	2005	Other			
		CDBG	2006				
		CDBG	2007				
		CDBG	2008				
		CDBG	2009				
		Multi-Year Goal:					
○	ESG Administration -- management and administration of all ESG programs	ESG	2005	Other			
		ESG	2006				
		ESG	2007				
		ESG	2008				
		ESG	2009				
		Multi-Year Goal:					
○	HOME Administration -- management of all HOME projects	HOME	2005	Other			
		HOME	2006				
		HOME	2007				
		HOME	2008				
		HOME	2009				
		Multi-Year Goal:					
○	HOME CHDO Operating -- 5% of HOME entitlement funds to support operating expenses of housing development activities of certified CHDOs	HOME	2005	Other			
		HOME	2006				
		HOME	2007				
		HOME	2008				
		HOME	2009				
		Multi-Year Goal:					
EO-3	M/W/EBE Program -- Increase City contracts with minority, women and Evanston-based businesses; secure jobs for low-income residents in City-sponsored construction projects.	CDBG	2005	Businesses and individuals served			
		CDBG	2006				
		CDBG	2007				
		CDBG	2008				
		CDBG	2009				
		Multi-Year Goal:					

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	46	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Rental Goals	52	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Owner Goals	28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless	92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless	80	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	204	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	52	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	80	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.

Section 504 of the Rehabilitation Act of 1973 provides as follows:

"No otherwise qualified individual with disabilities in the United States . . . shall, solely by reason of disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance or under any program or activities conducted by the Executive agency." . . .

This paragraph from the Rehabilitation Act is why the City of Evanston was asked by The Housing and Urban Development (HUD) to sign a Voluntary Compliance Agreement earlier this year. It is in the spirit of that Voluntary Compliance Agreement that I offer my comments about three of your perspective subrecipients tonight.

#1 Connections for the Homeless

I quote from page 2 of Connections of the Homeless CDBG application, "Connections is the only agency in Evanston devoted entirely to the prevention and amelioration of homelessness."

Connections for the Homeless offers services to single adult homeless individuals. It consists of three parts.

- 1. Entry Point is an outreach and drop in program. "It allows us to do case management." (page 2.) "In addition to hooking them up with services, securing IDs and applying for benefits, we help them find shelter or housing, and provide fare cards to employment opportunities." "Four mornings a week we also offer a drop-in center where clients can come in to use showers, wash their clothes, pick up new clothing and food, talk with counselors, or meet with our nurse." (page 3.)**
- 2. Hilda's Place is an overnight shelter. At 7 p.m. until 7 a.m. Hilda's Place is open and provides a place to sleep for 36 people for an average of 6 months. "(C)lients receive a hot meal, and... breakfast. Bag lunches... to take with them." They are able to use the showers and laundry. Goals that are set at Entry Point and the drop in center have more success (than just Entry Point) in this intensive environment.**
- 3. Permanent Supportive Housing (PSH) is for people with permanent disabilities and the history of homeless. "(O)ver time it is expected that individuals will become increasingly self-sufficient.**

According to the Connections application the only service available to people with mobility impairments (and some others with disabilities) of the above array is the outreach part of Entry Point which would be moved from Entry Point to Burger King (Connections for the Homeless's choice of alternate location.) . I would think that a job search would be difficult without a shower or a place to do laundry

though. Another service that could be made available to people with mobility impairments is the one possible opening a year (This figure is mentioned in Connections application.) in the Permanent Supportive Housing Program by Connections "simply arrang(ing) for a unit that was accessible for such individuals."

On pages 5 of the Connections CDBG application is the question "Organizations receiving CDBG funds through the City of Evanston must have a written plan to address accessibility issues. Summarize the components of your plan below." Connections response is to list all the reasons why their services are not available to people who use mobility devices and people with other disabilities. Connections for the Homeless mentions that they have scheduled for some time in the future for discussions about accessibility issues. No where in their application is there a written plan, or transition plan. They appeared to be at this stage where they are just beginning to understand that these laws apply to them and they are planning to get together to talk about it.

On page 1 of their CDBG application Connections for the Homeless lists the office of Connections for the Homeless at 2010 Dewey. This is the Family Focus building. People with mobility impairments are refused the right to apply for employment in this building. Qualified people with mobility impairments will not be hired to work in their office because of their disability. This is a violation of Federal Equal Employment Opportunity Act!

HUD uses Section 504 of the Rehabilitation Act of 1973 to determine whether a prospective subrecipient can be considered for a CDBG grant. From 1973 until 2008 is 35 years ! Even the Americans with Disabilities Act celebrated its 18th year this last July. I think this is plenty of time for Connections for the Homeless to have figured out how they can make their services offered to other Evanston homeless people COMPLETELY accessible to all Evanstonians. Anything less is discriminatory and unlawful.

I do not think that you should offer a CDBG grant to Connections for the Homeless. The representative of HUD that Sarah Flax has been talking to for the past two years has already pointed out to me that Connections for the Homeless is in violation of the Equal Employment Opportunity Act. He has also expressed his concerns about people with disabilities act being excluded from services Connections for the Homeless.

#4 Girl Scouts

One venue for the Fit To Be Me! program is Family Focus. The Family Focus building is not accessible. The Girl Scouts need to answer the question concerning their compliance with ADA as "No" and answer questions about their ADA

complaint process. Any little girl who otherwise qualifies, has a mobility impairment and wants to receive this service has that right. If she does not attend one of the schools listed in the Girl Scouts CDBG application but resides close to Family Focus it is an issue. If she does attend one of these schools and this program is offered as an afterschool activity accessibility may still be an issue. One of the most pressing issues for Evanstonians with mobility impairments is the lack of local transportation. How will this young girl get from her home to another venue and back home especially if her low income family is unable to purchase a lift equipped van? She may take a special lift equipped bus to and from school. If she stays after school for the Fit to Be Me! program, how will she get home? The Girl Scouts need to make a plan that encompasses transportation problems for the mobility impaired student.

#11 YWCA Evanston/North Shore

"Our Domestic Violence Services Programis the only comprehensive residential domestic violence program serving the northeast metropolitan Chicago area." (page 2 of 2008 CDBG application)

Did the YWCA make their transitional housing wheelchair accessible within the last year? If the answer is yes, let us all rejoice! You don't have to read any further. If not they should change their answer to the question whether your program is accessible on the CDBG application to NO! And they can answer the rest of the questions concerning compliance with ADA.

A few years ago at a CDBG meeting I asked a presenter from the YWCA about accessibility for their transitional housing, a program for which the YWCA rents apartments. She told me that they would rent a wheelchair accessible apartment in the future when their contract obligations allowed.

Last year when I asked Alderman Hansen to request a list of "accessible housing options" that the YWCA said they provide "people with mobility impairments" I received the attached e-mail. I did not get a list of "accessible housing options" as I requested. If the transitional housing is not yet ADA compliant what is the date that their "contract obligation" will allow compliance? Where is the YWCA's transitional plan for ADA compliance?

I do not think that "referring them (the mobility impaired) to organizations that had accessible housing" is an acceptable accommodation. Perhaps during a period of time right after ADA passed as part of a written "transitional plan" an entity could refer a person with a mobility impairment to another organization. But the goal of a "transitional plan" is that Title II entity's own services become accessible. In feel the time for transitional planning is over. It is time for compliance!

Please remember Section 504 of the Rehabilitation Act of 1973 has been in effect 35 years and the Americans with Disabilities Act of 1990 has been in effect for 18 years. I believe the time is now for the tenets of Section 504 to be upheld. The YWCA needs to change the application to read that they are not ADA compliance. They need to answer the rest of the ADA compliance questions . I feel the most important question is when will this part of their program be ADA compliance.

I would hope that this committee will not accept this sort of response. I don't think we need to ask the YWCA where their facility is located. Of course they feel they need to keep the location under wraps. I would appreciate if you would request the YWCA to supply you with a list of "accessible housing options" to which they would refer a client with a mobility impairment.. I would like to get in touch with these "accessible housing options" to see if they are able to accommodate someone in a wheelchair .

I do think that the YWCA should be willing to describe in detail what their transitional housing is used for and how they would handle the case of a woman in a wheelchair who needed those same services. Let's assume their transitional program has space available.

Written transition plans should be accepted by your committee only if the transition plan period is one or two years and the subrecipient is new. Enough time has elapsed now to expect compliance, not the promise of compliance. I do not think this committee should offer the YWCA's Domestic Violence Services Program a CDBG Grant this year.



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January 6, 2009

Sarah Flax, CDBG Administrator
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In response to the City of Evanston's "Fifth Program Year Action Plan -- CDBG Y35 Narrative Responses" (draft dated 12/8/08), the following comments were adopted unanimously by the Board of Directors of the Citizens' Lighthouse Community Land Trust at its January 6, 2009 meeting.

1) Executive Summary: Resources (p. 1). The chart in this section indicates that 100% of prior years' HOME funds have been allocated to qualifying projects, and none are available to be carried forward into 2009/10. The statement in the second full paragraph of page 13, however, ("*Therefore, there are HOME funds available for CHDO use in 2009/10*") suggests otherwise. Why the inconsistency? We suggest review of audited accounting records to clarify commitment of previous years' HOME fund grants.

2) Specific Housing Objectives: Annual Affordable Housing Goals (pp. 10-11) includes the following statement: "*Any new ownership developments will be done in conjunction with the redevelopment or rehab of foreclosed properties most likely acquired with Neighborhood Stabilization Program funds.*"

As laudable as it is to address the foreclosure problem after the fact, two questions arise: First, why limit the use of HOME-funded new homeownership development to a single source of housing stock? The location, size, or condition of alternative housing sites might offer superior opportunities to meet specific community needs for affordable housing.

Secondly, why not try to avoid foreclosures in the first place, rather than only react to them afterwards? Foreclosure prevention is the area of concern most frequently cited by members of our City Council over the last six to nine months. Financial counseling and assistance in renegotiating mortgages (services available to Evanstonians from CEDA-Neighbors at Work and the Interfaith Housing Center of the Northern Suburbs) may be sufficient to help some homeowners threatened with foreclosure; but another alternative is available for those who need additional relief, especially when so many lenders are unable or unwilling to renegotiate mortgage terms.

That alternative is to use both NSP and HOME funds to purchase the land under a home in danger of foreclosure, and add the land to the community land trust so that the property becomes a permanently affordable home. In many cases, the existing homeowner would be able to afford a smaller mortgage (for the value of the house alone, without the land), avoid losing their home, and in return would agree to a deed restriction insuring that all future owners would meet HUD low-

income criteria. Such a use of public housing funds is doubly efficient: (a) It is less expensive on a per home basis because only the land needs to be financed rather than the full property value (as contemplated in the language quoted above from page 11); and (b) The payback period is perpetual because, once the initial investment is made, the entire property is permanently available to the community as affordable housing, in contrast to a time-limited "affordability period" of only 10-15 years.

3) HOME/American Dream Down-payment Initiative (p. 13): Paragraph two reads as follows:

The City does not plan to reserve the minimum 15% requirement for affordable housing projects developed by CHDOs for three reasons. Approximately 70% of all HOME funds disbursed since 1995 have been CHDO Reserve funds, so that the aggregate total exceeds the 15% per year requirement. In 2008/09, the City approved committing \$775,000 for four CHDOs in order to meet the 2006 HOME allocation commitment deadline. The City faced a possible shortfall in funding commitments due in large part to HUD's revised commitment calculation which no longer counted returned or recaptured funds toward the commitment requirement. Therefore, there are HOME funds available for CHDO use in 2009/10 if any of the organizations apply for project funding. Finally, the City anticipates using HOME funds for rehab of foreclosed properties purchased with Neighborhood Stabilization Program funds, and will seek requests for proposals from a variety of sources.

The relevant HUD regulation sets 15% as the minimum level of every year's HOME grant that must be reserved for CHDO projects. The fact that more than 15% was allocated to CHDO projects in a previous year in no way excuses a principal jurisdiction (PJ) from allocating at least 15% of subsequent years' HOME grants to CHDO projects. Here's the regulatory language:

TITLE 24: HOUSING AND URBAN DEVELOPMENT

PART 92: HOME INVESTMENT PARTNERSHIPS PROGRAM

Subpart G: Community Housing Development Organizations

Section 92.300: Set-aside for community housing development organizations (a)(1): Within 24 months after HUD notifies the participating jurisdiction of HUD's execution of the HOME Investment Partnerships Agreement, the participating jurisdiction must reserve not less than 15 percent of the HOME allocation for investment only in housing to be developed, sponsored, or owned by community housing development organizations.

[Code of Federal Regulations, Title 24, Part 92, Revised as of April 1, 2008]

From the U.S. Government Printing Office via GPO Access [CITE: 24CFR92]

The City's professed intention not to allocate at least 15% of its 2009/10 HOME grant to Evanston's CHDOs, in addition to violating HUD regulations, adds insult to injury. Elsewhere in their Action Plan, the City acknowledges the hardships that CHDOs are suffering under the weight of project carrying costs. The collapse of the housing market generally; a credit crisis that makes mortgage loans especially difficult to find by homebuyers of modest means; and economic insecurity that makes potential homebuyers risk-averse, all have combined to stall

sales of affordable housing in Evanston, even though the need for it remains great. As a result, CHDOs with affordable homes on the market are incurring extended periods of bridge loan interest, property taxes, insurance, maintenance and utility expenses that were neither foreseeable nor budgeted. The City's recent decision to offer marketing assistance to try to sell the unsold affordable properties, while welcome, rests on the dubious assumption that insufficient marketing effort or incentives explain slow sales in the past year. If larger environmental factors continue to suppress demand and/or the ability of eligible homebuyers to purchase, however, then property-owning CHDOs will need additional financial support in order to prevent their projects from going into foreclosure and/or the CHDOs themselves from going bankrupt. 2009/10 is not the time for the City of Evanston to withhold the required minimum 15% from CHDO projects.

Sincerely yours,

Jill W. Graham, Vice-President
Citizens' Lighthouse Community Land Trust

Input from Betty Ester received by email at 11pm on 1/7/09

Comments on

Fifth Program Year
Action Plan – CDBG Y35
Narrative Responses

The Fifth Program Year Action Plan – CDBG Y35 lays out plans and initiatives for the spending of federal funds (CDBG, HOME and ESG) and City funds as to how the plans and initiative will ensure

- decent housing availability/accessibility, affordability and sustainability
- suitable living environment availability/accessibility, affordability and sustainability
- economic opportunity availability/accessibility, affordability and sustainability

These are the same goals as described in the CDBG Y35 plan. In Table 3A of the 2007 – 2008 CAPER approved by the City Council on May 27, 2008, CAPER, the percentage of fund spent is given.

The Fifth Program Year Action Plan- CDBG Y35 Table 3A shows the allocation of funds to do decent housing, suitable living environment sustainability. While there is an increase in funds allocated for decent, affordability and sustainability housing and suitable living environment availability and accessibility; there is nothing in the narrative speaking to how or whom will be City partnering to achieve these goals.

Little in the way of economic opportunity has been occurred within the two years that CDBG funds were granted for this purpose. Not even a simple directory of small business in CDBG target area.

Between 2005 and 2009, 22 affordable rental units have been lost and the deed restriction only persevere affordable homeownership for short time. So what is the plan for sustainability of affordable homeownership in the face of diminishing funds?

One would have to ask if the Consolidate Plan goals of developing and maintaining affordable housing, creating and enhancing a suitable living environment and expanding economic opportunity can be met when the City are still facing the same hurdles to achieving its goals that were present during the 2005-2009 which are still present and continued to make multi-family rehab projects challenging; making rehab loans for multi-family housing improvements.

Although, the City of Evanston has not identified regulatory barriers to affordable housing, barriers exist in the City not aggressively enforcing it Fair Housing Policy that can create barriers to fair housing. Also, the City of Evanston plans and implements policies on inspection of property (e.g. property standard inspector going in with police to do home inspection) which has caused property to move out of the rental market especially in the West Evanston's neighborhood

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The City of Evanston does not see its policies and procedures as barriers to affordable housing as it relates to homeownership. The City feels that market conditions present the greatest barrier to affordable housing. Marketing conditions are one of the barriers. The other barriers are the City's policies and procedure. Where most municipalities streamline their procedure and change their policies to combine their resources to meet their goals and working closely with the community housing development organization to gain the best benefits for the community and the families they are working to assist, now the City of Evanston does not leverage its funds in a way that the goals of the Comprehensive Plan are met.

It is good to see that the City of Evanston has planned to leverage its funds to developing and maintaining affordable housing, creating and enhancing a suitable living environment and expanding economic opportunity in the City. From reading this plan, the leverage will only happen depending on what they receive from their application for NSP funds. While, The City, as a subrecipient, is not required to post its plan on how the NSP funds will be used and it will not cause the City of Evanston to lose the use of NSP funds. However, the inclusion of a clear picture of how the City will use its proposed NSP funds certainly would strengthen the narrative and demonstrate community involvement and transparency.

The plan does not address the requirement of creating homeownership for families at 50% of the AMI. The City says it will target families at 60% to 80% for homeownership. The City will need to amend the plan to address how and how many homes will be created for families at 50%.

The City's focus is on the foreclosure in certain census tracts in the City. The City plans to use the NSP for the creation of affordable housing seems to focus in the CDBG target area on the west side of City. Evanston's low- and moderate-income population is concentrated in west and south Evanston in the Fifth, Second and Eighth Wards, which comprise most of the CDBG Target Area because of available land to be used for housing.

One reading the Fifth Program Year Action Plan – CDBG Y35 would identify the West Evanston as the site where most of this plan will take place. The City is directing partnering toward the for-profit and walking away from the CHDO who have created and maintain the affordable housing (ownership and rental).

The Fifth Program Year Action Plan-CDBG Y35 speaks to the creation of affordable housing but the TIF and the new zoning for land use on the west side do not include the creation of affordable housing and very little in the way of economic development for the community.

If the City is sincere about creating affordable housing for families and to meet the requirement of creating families at 50% of AMI, it will need the assistance of the CHDO. It must the City must use TIF funds, funds received from the Inclusionary Zoning Ordinance and community land trust. The community land trust insure that the

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sustainability goal. The funds invested in affordable housings and placed in the community land trust are permanently by the community for future generation of the City. Because of the diminishing of federal funds and the need to add more staff for the monitoring the investment and make sure it is recapture of federal funds.

The given the City downpayment assistance to the community land trust will ensure that not all of the City funds will be lost after the deed restriction is over and the community land trust can assist with the monitoring process.

This way the City would have few properties to monitor unless the community sees the community land trust as a good way of investing the City funds (their taxes dollars).

The Fifth Program Year Action Plan – CDBG Y35 speaks to the needs of the community. To ensure these needs are met. The City will need to partner with the non-for-profit (CHDO) in creating affordability housing. For the sustainability of decent affordable the City will need to partner with the Citizens' Lighthouse Community Land Trust, NFP.

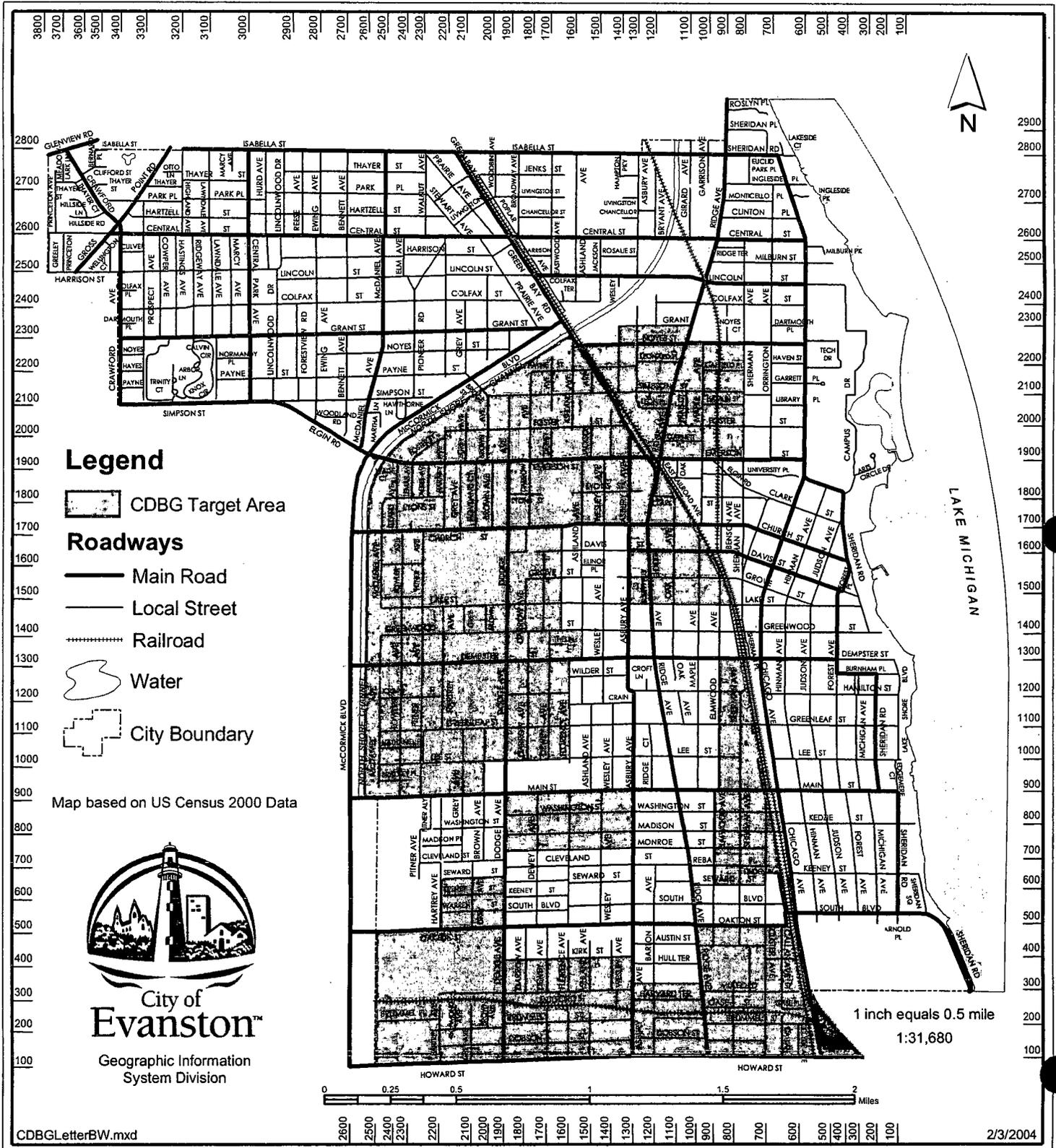
The Action Plan – CDBG Y35 shows a time frame of 29 days for public comment period not 30 days. See page 7---*Citizen Input on the One Year Action Plan and CDBG Budget for 2009/10 is sought in the public comment period from December 8, 2008 through January 6, 2009. Notice of the 30-day public comment period and the public hearing on December 16, 2008 was published in the Evanston Review on December 4 and 11, 2008. Notices were sent by email or US mail to the lists described above. Notice of the meeting and its purpose was also posted on the City's website and on the agenda for the November 16, 2008 meeting of the Housing & Community Development Act Committee.*

The Action Plan and CAPE Report always states that the Citizens' comments will be made public on the web site. I hope this year the Citizens' comments will be published on the web site.

The above are my comments on the Fifth Program Year Action Plan-CDBG Y35.

Betty Ester
2114 Darrow Ave.
January 7, 2009

CDBG Target Area



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

**Table 2A – City of Evanston 2005-2009 Consolidated Plan
Priority Housing Needs/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	M	590
		31-50%	H	484
		51-80%	H	354
	Large Related	0-30%	M	84
		31-50%	H	79
		51-80%	H	155
	Elderly	0-30%	M	424
		31-50%	M	185
		51-80%	M	195
	All Other	0-30%	M	1345
		31-50%	L	785
		51-80%	L	674
Owner	Small Related	0-30%	L	110
		31-50%	L	110
		51-80%	H	315
	Large Related	0-30%	L	119
		31-50%	L	110
		51-80%	H	315
	Elderly	0-30%	L	100
		31-50%	M	157
		51-80%	M	155
	All Other	0-30%	L	100
		31-50%	L	110
		51-80%	M	152
Non-Homeless Special Needs	Elderly	0-80%	L	160
	Frail Elderly	0-80%	L	160
	Severe Mental Illness	0-80%	L	6
	Physical Disability	0-80%	M	172
	Developmental Disability	0-80%	M	236
	Alcohol/Drug Abuse	0-80%	M	80
	HIV/AIDS	0-80%	L	65
	Victims of Domestic Violence	0-80%	L	75

**Table 2A – City of Evanston 2005-2009 Consolidated Plan
Priority Housing Needs/Investment Plan Goals**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	96	18	19	19	20	19
31 - 50% of MFI	69	13	14	14	13	13
51 - 80% of MFI	64	12	13	13	13	13
Owners						
0 - 30 of MFI	50	10	10	10	10	10
31 - 50 of MFI	50	10	10	10	10	10
51 - 80% of MFI	94	15	15	20	20	24
Homeless*						
Individuals	450	90	90	90	90	90
Families	100	20	20	20	20	20
Non-Homeless Special Needs						
Elderly	150	30	30	30	30	30
Frail Elderly	75	15	15	15	15	15
Severe Mental Illness	5	1	1	1	1	1
Physical Disability	75	15	15	15	15	15
Developmental Disability	100	20	20	20	20	20
Alcohol/Drug Abuse	75	15	15	15	15	15
HIV/AIDS	25	5	5	5	5	5
Victims of Domestic Violence	75	15	15	15	15	15
Total	1448					
Total Section 215	434	86	87	87	87	87
212 Renter	174	34	35	35	35	35
215 Owner	260	52	52	52	52	52

* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A – City of Evanston 2005-2009 Consolidated Plan
Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units	0					
Production of new rental units	0					
Rehabilitation of existing rental units	25	5	5	5	5	5
Rental assistance	0					
Acquisition of existing owner units	0					
Production of new owner units	0					
Rehabilitation of existing owner units	50	10	10	10	10	10
Homeownership assistance	0					
HOME						
Acquisition of existing rental units	0					
Production of new rental units	0					
Rehabilitation of existing rental units	25	0	0	0	12	12
Rental assistance	0					
Acquisition of existing owner units	0					
Production of new owner units	5	1	1	1	1	1
Rehabilitation of existing owner units	40	8	8	8	8	8
Homeownership assistance	30				15	15
HOPWA						
Rental assistance	0					
Short term rent/mortgage utility payments	0					
Facility based housing development	0					
Facility based housing operations	0					
Supportive services	0					
Other						

**Table 2B – City of Evanston 2005-2009 Consolidated Plan
Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property						
Disposition						
Clearance and Demolition	L	20	\$80K	8		
Clearance of Contaminated Sites						
Code Enforcement	H	18,000	\$600K	18,000		
Public Facility (General)						
Senior Centers	L	1,000	\$500K	2		
Handicapped Centers						
Homeless Facilities	M	300	\$1M	1		
Youth Centers	M	500	\$1.2M	2		
Neighborhood Facilities	M	600	\$500K	2		
Child Care Centers	H	150	\$650K	3		
Health Facilities	L	1,500				
Mental Health Facilities	M	100	\$59K	1		
Parks and/or Recreation Facilities	H	31,000	\$6M	8		
Parking Facilities	M	63,000	\$2M	1		
Tree Planting						
Fire Stations/Equipment						
Abused/Neglected Children Facilities						
Asbestos Removal						
Non-Residential Historic Preservation	L	63,000	\$40K	60,000		
Other Public Facility Needs	M	1,000	\$450K	1		
Neighborhood Housing Services Center						
Infrastructure (General)						
Water/Sewer Improvements	H	10,000	\$20M	20		
Street Improvements	H	73,000	\$2.5M	25		
Sidewalks	H	35,000	\$900K	50		
Solid Waste Disposal Improvements	H	73,000	\$1.5M	1		
Flood Drainage Improvements	L					
Other Infrastructure --Viaducts	H	35,000	\$20M	5		
- Station Improvements	H	10,000	\$5M	3		
Public Services (General)						
Senior Services	M	180	\$400K	180		
Handicapped Services	M	200	\$250K	20		
Legal Services	M	500	\$300K	350		
Youth Services	M	950	\$1.5M	100		
Child Care Services	M	150	\$1.1M	100		
Transportation Services	M	150	\$1M	70		
Substance Abuse Services	M	575	\$674K	200		
Employment/Training Services	H	7,500	\$1.5M	1500		
Health Services	M	1,200	\$5.5M	1000		
Lead Hazard Screening	M	50	\$600K	50		
Crime Awareness	M	15,000	\$1.65M	15000		
Fair Housing Activities	M	500	\$75K	400		
Tenant Landlord Counseling	M	108	\$30K	60		
Other Services						
Economic Development (General)						
C/I Land Acquisition/Disposition						
C/I Infrastructure Development	M	15,000	\$1M	1,5000		
C/I Building Acq/Const/Rehab						
Other C/I	M	5,000	\$850K	5,000		
ED Assistance to For-Profit	M	60	\$150	50		
ED Technical Assistance	M	100	\$250	50		