

3-R-11**A RESOLUTION**

**Approving the City's FY 2011 Year Action Plan, and
Adopting the 20/11 Community Development Block Grant,
HOME Investment Partnerships, and Emergency Shelter Grants
Program Budgets for FY 2011**

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 2011 HUD entitlement allocations will be

Community Development Block Grant	\$2,095,180
HOME Investment Partnerships	563,401
Emergency Shelter Grants	<u>85,730</u>
Total FY 2011 funding:	\$2,744,311

; 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 City's Housing & Community Development Act Committee met on several occasions in the fall of 2010 and developed recommendations for use of FY 2011 CDBG funds; and

WHEREAS, recommendations for the use of FY 2011 ESG funds have not yet been determined, however, recommendations to the City Council for the use of 2011 ESG funds will be made by the Human Services Committee prior to the March 1, 2011, 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 2011 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 three million, eighty-eight thousand, three hundred one dollars (\$3,088,301), 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 2011 funding were derived

from the City's priority needs, as identified in the City's 2010-2014 HUD Consolidated Plan, and specific CDBG activities and recommended funding levels were approved by the Housing and Community Development Act Committee on November 9, 2010; and

WHEREAS, the proposed One Year Action Plan for FY 2011, which includes proposed FY 2011 CDBG funding recommendations, was the subject of a public hearing as conducted by the Housing and Community Development Act Committee on December 14, 2010; and

WHEREAS, said Committee conducted said public hearing, received citizen input on the proposed FY 2011 One Year Action Plan, and recommends approval by the Evanston City Council of the proposed One Year Action Plan for FY 2011; and

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

SECTION 1: That the City's One Year Action Plan for FY 2011, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 2: That the City of Evanston's 2011 Community Development Block Grant Program, totaling two million, one hundred ninety-two thousand, fifty-two dollars (\$2,192,052) (which is the sum of \$2,095,180 in FY 20/11 estimated entitlement funds, \$90,000 in estimated program income, and \$6,872 in reallocated funds from completed prior years' CDBG projects), is hereby approved.

SECTION 3: That HOME Investment Partnerships funding totaling seven hundred twenty-four thousand, seven hundred eighty-nine dollars (\$724,789) (which is the sum of \$563,401 in FY 2011 estimated entitlement funds, \$20,538 in estimated

program income and the required match of \$140,850) and ESG funding totaling \$171,460 (which is the sum of \$85,730 in FY 2011 estimated entitlement funds and the required match of \$85,730) 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 2011 for the proposed CDBG, HOME and ESG program budgets to the U.S. Department of Housing and Urban Development (HUD) and to provide any additional information as may be required by HUD.

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


Elizabeth B. Tisdahl, Mayor

Attest:


Rodney Greene, City Clerk

Adopted: January 10, 2010

EXHIBIT A

City's One-Year Action Plan for FY 2011



City of Evanston FY2011 One Year Action Plan

January 5, 2011
Draft Plan

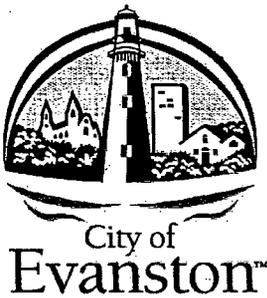


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Executive Summary

Resources

The City of Evanston expects to receive approximately \$2.7 million in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) entitlement funding from the Department of Housing and Urban Development (HUD) for its 2011 program year. The City of Evanston is changing its fiscal year from a March 1 start to a January 1 start in order to better align City spending with property tax revenues. Therefore, the 2011 fiscal year is only ten months, from March 1, 2011 through December 31, 2011. The City's 2011 One Year Action Plan covers that same ten-month period and the 2012 fiscal year will start January 1, 2012 and end December 31, 2012.

The One Year Action Plan outlines how the City's CDBG, HOME and ESG 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 primarily for low and moderate income Evanston residents. HOME funds will be matched with \$140,850 from the Affordable Housing Fund, the Federal Home Loan Bank and developers' contributions. ESG funds will be matched with \$85,730 in local government and private funds. The matching funds, estimated entitlement funds and program income total \$3,088,301.

	2011 Grant (est.)	Program Income (est.)	Prior Year Funds	HUD Funds Subtotal	Matching Funds	Total Funds Committed
CDBG	\$ 2,095,180	\$ 90,000	\$ 6,872	\$ 2,192,052	\$ -	\$2,192,052
HOME	\$ 563,401	\$ 20,538	\$ -	\$ 583,939	\$ 140,850	\$ 724,789
ESG	\$ 85,730	\$ -	\$ -	\$ 85,730	\$ 85,730	\$ 171,460
Total	\$ 2,744,311	\$110,538	\$ 6,872	\$ 2,861,721	\$ 226,580	\$3,088,301

The above-noted funding, combined with an estimated \$657,791 in City of Evanston funds allocated by the Mental Health Board will be used to carry out activities that address priority needs in Evanston. These funds will leverage additional 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.

Summary of Specific Annual Objectives

The City of Evanston's 2011 One Year Action Plan implements the second year of the City's 2010-2014 Consolidated Plan using CDBG, HOME and ESG funds. Evanston's 2011 One Year Action Plan addresses three federal statutory goals:

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

The activities to be carried out with these federal funds will 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.

For the 2011 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 that follows the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$383,317	13%	\$541,599	19%	\$415,356	15%	\$1,340,272	47%
Suitable Living Environment	\$354,794	12%	\$ 15,000	1%	\$462,412	16%	\$ 832,206	29%
Economic Opportunity	\$157,427	6%	\$ -	0%	\$ 80,000	3%	\$ 237,427	8%
Project Totals:	\$895,538	31%	\$556,599	19%	\$957,768	33%	\$2,409,905	-
Admin & Planning	NA	NA	NA	NA	NA	NA	\$ 451,816	16%
Total CDBG, HOME & ESG							\$2,861,721	100%

Because CDBG allocations have been made based on an estimated entitlement grant, the Housing & Community Development Act Committee will make any adjustments needed to allocations for specific programs and projects following receipt of the City's CDBG 2011 grant amount. If the grant is smaller than estimated, reductions will be determined on a case-by-case basis in order to minimize impact, especially on small grants. If the grant is larger than estimated, specific programs and projects that address NRSA strategies, which are not currently funded, may be developed and funded. In addition programs and projects that are 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. The City may also increase spending in the Administration category above the amount currently allocated, but to no more than 20% of entitlement plus current year program income based on need and actual funds available. These changes will not constitute a substantial amendment to the Action Plan.

Evaluation of Past Performance

The City's 2010-2014 Consolidated Plan sets 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 and leverage other resources. Most of the programs and projects funded with CDBG and ESG are underway or complete and the City expects to meet or exceed most of the objectives for these programs in its 2010/11 program year.

Despite the challenges in the housing market, the City's Downpayment Assistance Program, funded by HOME and the City's Affordable Housing Fund, has helped 14 income-eligible households to purchase a home or condo in the first eight months of the 2010 fiscal year. The City allocated \$250,000 in funds from its Energy Efficiency and Conservation Block Grant (EECBG) for weatherization of low and moderate income housing in the form of grants of up to \$6,500 per unit to improve energy efficiency. EECBG funds were used on a standalone basis and layered with CDBG Revolving loan funds on some rehab projects, enabling more comprehensive rehabs of some properties. Evanston plans to continue to support a wide range of programs and activities in 2011 that address housing needs, provide services and economic development opportunities for low and moderate income persons.

The City continues to suffer the effects of the soft economy, including continuing foreclosures and high unemployment. Neighborhood Stabilization Program 2 (NSP2) and Homelessness Prevention and Rapid Re-housing (HPRP) grants from the American Recovery and Reinvestment Act of 2009 are important sources of funds to address these issues. As of November 30, 2010, 18 properties, comprising 30 housing units, have been acquired through NSP2 and rehab work will be starting in

December. Through October 2010, 71 households, totaling 123 persons, have been assisted through HPRP. Approximately 40 homeless individuals have been moved into permanent housing from Hilda's Place, Connections for the Homeless' transitional shelter. However, the need for housing and services for people who are homeless or at high risk of homelessness is expected to continue in 2011.

Citizen Participation

Citizen input on the 2011 Action Plan is being sought in the 30-day Public Comment period running from December 6, 2010 to January 4, 2011. Notice of the 30-day public comment period and the public hearing on December 14 was published in the *Evanston Review* on December 2 and 9, 2010 and featured on the City's website homepage beginning November 30, 2010. Notice was also sent by e-mail or US mail to the City's e-mail newsletter list of over 1,500 and to over 75 individuals and organizations that regularly receive information on the City's CDBG program. Notice of the meeting and its purpose was also included on the agenda for the November 9, 2010 meeting of the Housing & Community Development Act Committee.

Evanston continues to expand its efforts to reach non-English speaking residents by publicizing the availability of accommodations for persons with disabilities and language differences in both English and Spanish on meeting agendas and public notices. A Spanish language version of the flyer publicizing the 30-day public comment period for the Action Plan was developed by the City's Outreach Specialist and distributed to Spanish-language media and organizations that serve significant numbers of Hispanics, including the Evanston Coalition for Latino Resources (ECLR).

The City continues to employ multiple strategies to solicit public input for needs in our community. The public hearing for input on the draft of the City's 2009/10 CAPER held in May 2010 also offered opportunity for citizens to provide input on unmet needs for 2011 planning. A representative from the McGaw YMCA spoke about planned capital improvements in their Residence facility for low-income men to improve energy efficiency and accessibility for aging residents and those with disabling conditions.

Summary of Citizen Comments

Two individuals who attended the December 14 meeting of the Housing & Community Development Act Committee provided the input summarized below:

Edmund Moran spoke about the value of branch libraries in terms of economic development and community development, using the Central Street branch as an example. He cited the benefits, in addition to providing books, including functioning as a community place for people to gather with friends and an attraction whose patrons also patronize businesses in the area. He stated that Evanston could use a west branch and others and suggested that the committee consider funding the branches because of their economic and community development value.

Alderman Rainey suggested that Mr. Moran attend the upcoming public meeting to solicit input on community needs scheduled for May 17, 2011. She also noted that CDBG funds were restricted to projects and programs that meet income eligibility. She also suggested that a bookmobile be considered.

Betty Ester thanked the committee for their service and noted she read the Action Plan and noticed the focus on rental, but that there was not a detailed explanation of how HOME, ESG and CDBG would be spent on rental. She noted that rental assistance of up to 18 months is not sufficient in today's environment and asked who would take over the subsidy. She noted that people seeking help at Connections for the Homeless do not always qualify because jobs are not available to sustain their housing following any subsidy and asked what can be done based on the restrictions. Ms. Ester

suggested that the City consider forming its own housing authority in order to develop sufficient affordable rental housing. She noted that 15 years of affordability is not long enough and that affordable rental needs to be preserved. One of the problems is that families with children in Evanston schools move because they can't afford housing and it impacts the schools. The City should partner with area businesses to subsidize housing for workers because it would be a win-win situation for everyone, as people would live near work and spend their money locally. Ms. Ester noted that the City's inclusionary zoning should be reviewed and its effectiveness assessed.

Alderman Holmes sought to clarify Ms. Ester's key points, asking if she wanted subsidized housing, like Section 8 but without a time limit and partnership with businesses for affordable housing. She noted that the City met with Evanston employers in early December to discuss employer assisted housing. Staff was directed to forward information about that meeting.

Ms. Ester noted that transportation needs also have to be addressed; the Social Security office is moving to a location that is less accessible via public transportation, the State employment office is leaving Evanston and the west and south sides of Evanston lack branch libraries.

Alderman Rainey noted that the Families In Transition (FIT) program, funded by the Affordable Housing Fund, provides a rent subsidy for 24 months and supportive services to help families transition to independence. This model was being evaluated and addressed some of the issues Ms. Ester raised. However, with HPRP and all funding sources, regulations such as the length of subsidy had to be followed and some programs cannot help all people. She suggested that Ms. Ester attend the May 17 meeting on needs in the community to provide input.

Ms. Ester noted the importance of publicizing programs to people in need and that there is more need than capacity to help. She recognized the City's efforts to broaden awareness, including the CDBG application reviews and funding meetings being carried on Evanston television.

Ms. Ester also submitted written comments on the Action Plan on January 3, 2011; they are summarized below (full text is appended) with response from the City:

- Ms. Ester notes that the need for affordable rental has been a community concern for many years and was supported by the Affordable Housing Task Force. She also notes the City's NSP2 program will fund 50 units of affordable rental; 12.5 of these are to be for households at or below 50% AMI.

The City wishes to clarify that 25% of total NSP2 funds must be spent on housing for households at or below 50% AMI.

- Ms. Ester commented that a prior development proposed for the Emerson Square NSP2 site included 160 units of new construction while Emerson Square proposes only 68 affordable units; she also notes that at least half to three-fourths of the units should be affordable.

The unit count for the Emerson Square project has not been finalized, but is anticipated to be approximately 65 units, all of which will be for households at or below 120% AMI as required by NSP2. A number of units will likely be restricted to households with incomes at or below 50% and 30% of AMI based on the requirements of potential other sources of funding, including Low Income Housing Tax Credits.

- Ms. Ester questions why the City would invest \$600,000 in HOME funds for an affordability period of 15 years. She also notes that both rental and ownership units in a land trust can be maintained as affordable housing in perpetuity; Burlington, VT and Austin, TX are examples of

communities using this model. She also notes that affordability periods should be extended from 15 to 40 or 99 years.

The City will follow the HOME requirements for the affordability period based on the investment per unit. Rehabbed rental units in which over \$40,000 is invested will be maintained as affordable for 15 years; new rental construction, if funded with HOME, will have a 20-year affordability period, per HOME requirements. It is the City's experience that affordable rental often needs significant rehabilitation after 15 years and longer affordability restrictions can limit the ability to secure funds. The City continues to investigate multiple strategies for maintaining affordable rental, including land trusts and the Preservation Compact, a project of the Urban Land Institute supported by the MacArthur Foundation, designed to save at least 75,000 affordable rental apartments in Cook County.

- Ms. Ester notes that not all people want to live in rental units and that ownership should also be a focus. She notes that 2- and 3-flats could be sold to low income families who could then rent the other unit(s) to other low-income families, removing the need for the City to be a landlord.

There will be an estimated 50 units of affordable ownership housing produced by NSP2 and the City will not own or manage the rental units. Brinshore Development, LLC, the City's development partner for NSP2, will own and manage the rental units, per the application for funds.

- Ms. Ester notes that rental development should not be at the expense of industrial, business or commercial areas and that the City needs to support economic development and job creation.
- Ms. Ester notes that seeking foundation support for affordable housing by the City could compete with CHDOs for scarce dollars and that it would be best to have the CHDOs manage a Tenant Based Rental Assistance Program.

The City does not plan to seek foundation support to develop affordable housing, but may work with CHDOs, non-profit or private developers to secure foundation funding for their projects. The City plans to assess whether to launch a TBRA program in 2011; CHDOs would be considered for managing any such program.

- Ms. Ester notes that the plan to work with CHDOS to increase their capacity using HUD technical assistance is positive, but there is no information on how the City will work with the CHDOs.

The City is working with HUD and the CHDOs to identify technical assistance for capacity building and a variety of needs. Specific plans for working with each CHDO will be developed following assessment of the CHDO's goals and capacity.

- Ms. Ester notes that the public comment period was again published in only one local paper, while there are several that could be used.

The City ran paid notices in the Evanston Review, a local newspaper of general circulation that is published weekly. In addition, the City sent press releases and notices of the public comment period to its media list and email list, reaching over 1,500 local organizations and individuals. Most media outlets in our community request these notices and run stories or notices based on

them. The City also translated the notice into Spanish and distributed it through the Evanston Latino Coalition in an effort to reach residents that do not read English language publications.

Explanation of Comments Not Accepted

All comments received on the 2011 Action Plan are summarized above; there are no comments that were not accepted.

Resources and Objectives

As noted above, the City of Evanston expects to receive approximately \$2.7 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 2011 program year. These new entitlement funds will be combined with program income and unspent CDBG funds from prior years to improve the quality of life for low and moderate income Evanston residents. ESG and HOME funds will be matched with local government, private funds and other sources including the Federal Home Loan Bank and developers' contributions. The estimated total funds governed by the 2011 Action Plan are \$3,088,301.

Additions or Amendments to the 2010-2014 Consolidated Plan

The City of Evanston proposes adding emergency work to deteriorating or deteriorated buildings to remove threats to public safety using CDBG funds to its Consolidated Plan. Any such work undertaken would be qualified under the National Objective of eliminating Spot Blight. Work would be undertaken only in situations where immediate action is needed to protect the public, such as to stabilize portions of a deteriorating building façade that are at risk of falling. Any such work is not anticipated to exceed \$10,000 and would be contingent on the availability of funds; sources could include program income, unexpended funds from completed projects, Housing Rehabilitation Administration or the Revolving Loan fund.

The City will expand the use of CDBG funds allocated for Façade Improvement to provide direct assistance to businesses, most likely in the form of a 50/50 matching grant, as with the City's Business Façade Improvement Program. Funding would be contingent on meeting a National Objective through job creation/retention or by providing needed goods and services to a primarily LMI neighborhood. CDBG funds would be prioritized for businesses located outside TIF districts, but could also be layered with TIF or Economic Development Funds as grants or loans. Any projects proposed for funding would be underwritten and approved on an individual basis following the process used for the Façade Improvement Program.

Other Federal, State and Local Resources

Neighborhood Stabilization Program 2: The City of Evanston's Neighborhood Stabilization Program 2 grant of \$18.15 million that will be expended in 2010 – 2013 in two census tracts, 8092 and 8102, is the largest infusion of funding the City has ever received for affordable housing. NSP2 funding will be used to purchase and rehabilitate 100 units of foreclosed and abandoned housing and to jump start implementation of the City's West Evanston Master Plan with the development of Emerson Square, a New Urbanist development on a vacant and blighted industrial site in west Evanston.

Homelessness Prevention and Rapid Re-housing: The City of Evanston received \$801,460 in HPRP funds to provide assistance with rent and utilities, including arrearages, and provide case management, housing location and credit repair/budgeting services to individuals and families who are homeless or at high risk of homelessness. Approximately \$410,000 has been expended through December 2010; all

funds must be expended by September 30, 2012.

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 November of 2010 requested a total of \$1,100,256 for twelve projects. The projects are listed below in the Homeless and Special Needs 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). The City will continue to work to maintain and expand units for Housing Choice Voucher holders.

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 2009. This grant is 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 City's Affordable Housing Fund has a balance of approximately \$450,000. Anticipated uses include housing related services such as foreclosure prevention or home purchase counseling, and as matching funds for the Homeless Management Information System (HMIS) database used by the Continuum of Care. An estimated \$657,791 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 \$23.4 million on infrastructure and capital needs that directly benefit Evanston residents and businesses.

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.

Tax Increment Financing and the City's Economic Development Fund will be used to support private development and economic activity to create and retain jobs and for public improvements including the Church-Dodge Corridor reconstruction. Portions of the City's two Neighborhood Revitalization Strategy Areas are within TIF districts. Evanston has expanded staffing and resources for economic development in order to attract interest and new investment from developers and provide support to existing businesses.

Annual Objectives

The activities that will be undertaken with CDBG, HOME and ESG funds in 2011 to address priority needs of Evanston's low- and moderate-income residents are outlined in Table 3A and Table 3C. They are categorized based on the HUD-defined objectives and outcomes they address.

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Narrative descriptions may also be found in the CDBG, HOME and ESG sections below.

Geographic Distribution/Allocation Priorities

Evanston continues to use the CDBG Target Area based on 2000 Census data comprising an area of the City in which at least 50.3% of residents are low- or moderate-income based on Evanston's status as an exception community. Evanston's African American and Hispanic populations, as well as Housing Choice Voucher holders, are concentrated in parts of this Target Area, particularly in census tracts 8092 and 8102, the target geography of the City's NSP2 program and within its two Neighborhood Revitalization Strategy Areas.

Funding for infrastructure Improvements including sidewalks, alley paving and neighborhood park renovation projects will be concentrated in the City's two Neighborhood Revitalization Strategy Areas. Sidewalk and planting of street trees will be focused on blocks with a concentration of NSP2 properties. Projects that improve accessibility, such as ADA compliant curb ramps, will be prioritized within the CDBG Target Area. Most Public Facilities Improvement projects are also located in the CDBG Target Area. The City plans to develop strategies for housing programs in its NRSAs to take advantage of the ability to aggregate all units improved to achieve the required 51% low and moderate income benefit. Households outside the NRSAs will continue to be assisted through these programs as in past years based on need and eligibility.

Annual Affordable Housing Goals

Maintaining the quality of existing housing stock so that residents live in safe and sanitary housing is a high priority. Ensuring the availability of a range of prices and unit sizes to address the needs of very low, low and moderate income households is also a priority. In 2011, the City will continue to pursue opportunities to increase affordable housing choices using HOME, CDBG and Affordable Housing funds in conjunction with NSP2. 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 one or two social service agencies will seek Families in Transition funding for two to four households.

The City plans to use CDBG and HOME funds to help provide for the housing needs of low- and moderate-income households, as well as households with special needs in 2011. Rehabilitation of an estimated 35 units of existing housing, both owner-occupied and rental, will be undertaken using CDBG and HOME funds. HOME funds will also be used to provide downpayment and closing cost assistance or purchase price reduction of up to \$30,000 per unit to an estimated eight low income homebuyers. Table 3B, which details the City's affordable housing goals, follows the narrative.

Rental housing affordable for a range of household sizes with incomes between 30% and 80% AMI, targeted primarily at households below 60% AMI, will be the primary focus of the HOME program. Most HOME-assisted rental rehabilitation will likely be in conjunction with NSP2 and focused on units for households whose incomes do not exceed 50% AMI. Any ownership housing projects undertaken in 2011 using HOME funds will be targeted to households between 60 and 80% AMI. Ownership projects will require strong home ownership education and buyer identification components.

Housing types may include single family homes, town homes or duplexes, and condominium units. The City will encourage rental proposals from both for-profit and not-for-profit developers. Rehabilitation of foreclosed units for rental will most likely be small properties, with two to four units, based on the current inventory of foreclosed and Real Estate Owned properties. The City will also evaluate Tenant Based Rental Assistance (TBRA) using HOME funds. This could have multiple benefits including

creating affordable housing more rapidly than with project-based assistance because of relatively high vacancy rates in rental housing and integrating affordable housing in neighborhoods where the cost of real estate makes project based assistance unfeasible.

HOME funded projects will be reviewed and approved throughout the year as applications are submitted, so specific funding amounts and project types are unknown at this time. The Housing Planner works with applicants and underwrites proposed projects before they are presented to the Housing Commission for review and approval. Applications are then reviewed by the Planning and Development Committee before going to City Council. Council approval is required before any HOME funds are committed to a project. All Commission, Committee and Council meetings are open to the public.

The CDBG Targeted Code Enforcement Program will continue to be a primary tool for maintaining decent quality housing in the CDBG Target Area. Activities include routine inspections of rental housing units on a three year schedule to identify internal and external code violations and require corrective actions. Area inspections for external code violations and conditions including fly dumping will be made on a weekly basis in two census tracts, 8092 and 8102, as well as in portions of 8096 and 8097 and also result in citations of violations. In addition, property inspectors will respond to complaints regarding properties in the CDBG Target Area.

The City's Housing Rehabilitation program 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. Housing Rehab Administration is funded by CDBG and the loans for the rehabilitation projects are provided from the City's CDBG Revolving Fund. Loan repayments returned to the Fund have been sufficient to fund additional rehabilitation projects, however CDBG entitlement funds allocated in prior years for housing rehabilitation but not expended because of the balance in the revolving loan fund will likely be used for rehab loans in 2011 as the Revolving Loan Fund balance is substantially lower than prior years. Grants of up to \$450 will continue to be issued to income-eligible residents for exterior paint projects they undertake themselves.

CEDA/Neighbors at Work will continue to provide minor home repairs and interior and exterior painting funded by CDBG grants for income-eligible single-family property owners, primarily senior citizens. Houses that have been cited for code violations receive priority consideration.

Dilapidated and 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 Northern Suburbs' innovative program that matches people seeking affordable housing with home owners who have an extra room to rent. The home seeker pays rent to the home provider and, in some cases, provides services like shopping and meal preparation in addition or in lieu of rent.

The City's Handyman program will continue to help income-eligible senior citizens, primarily low-income women, make small repairs to their homes, including securing railings, installing grab bars, repairing or replacing locks on doors and windows, installing weatherstripping and caulking to improve energy efficiency, installing smoke and carbon monoxide detectors and fixing leaky faucets to reduce water consumption.

The City's Adaptive Devices for Accessibility program, funded with CDBG in prior years, will continue to install grab bars, ramps, hand-held shower heads and other devices that enable people with disabilities to continue to live in their homes or apartments.

Public Housing

Public Housing in Evanston is owned and managed by the Housing Authority of Cook County (HACC) which also administers the Housing Choice Voucher program. HACC manages 45 scattered site apartments and two senior/disabled buildings with 100 units each in Evanston. City staff has worked intensively with HACC management, Cook County Commissioner staff and residents on issues at the Walchirk and Perlman apartment buildings that house seniors and persons with disabilities.

As of November 30, 2010, there were 581 Housing Choice Voucher holders residing in Evanston, a significant increase from the 529 Voucher holders in Evanston in September 2009. The increase marks a change in the seven year decline in the number of Voucher holders residing in Evanston. However, as of November 30, 2010, HACC is not taking any additions to its waiting list for Cook County Housing Choice Vouchers.

The geographic distribution of voucher holders in Evanston remains concentrated in tracts 8092 in west Evanston and 8102 in south Evanston. The City will continue to work 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 Community Intervention Coordinator responds to issues relating to Evanston's landlord/tenant and fair housing ordinances, and mediates housing and other disputes. Complaints relating to fair housing may also be referred to Interfaith Housing of the Northern Suburbs. Interfaith performs audits on an as-needed basis when there is evidence of discriminatory practices.

Actions to Reduce Lead-Based Paint Hazards

The City of Evanston's grant from Cook County's Lead Poisoning Prevention Program to abate lead-based paint hazards in dwellings occupied by families with young children was renewed in 2009 at \$400,000 for two years. 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 Department 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.

Homeless and Special Needs

The City of Evanston is convening a Task Force on Homelessness, comprising business, civic, service, education and faith-based leaders in the community as well as City staff appointed by Mayor Tisdahl. The Task Force will be responsible for developing a plan to address and prevent homelessness in Evanston through a community wide effort. The Plan will be presented to the City Council for approval and adoption. Task Force members will be invited to assist in the implementation of the plan through private and public channels. Work will begin in January 2011 with the goal of completing the Plan by year end 2011.

In 2011, the City of Evanston will continue to use ESG, CDBG and Mental Health Board 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.

Homelessness Prevention and Rapid Re-housing funds have filled some of the gap in funding created by the loss of Prevention funding from the State of Illinois. However, there are differences in eligible program costs and target populations for HPRP, so not all households eligible for State Prevention funding can be assisted with HPRP. The City of Evanston launched the HPRP program in September of 2009. Through October 2010, 71 households, totaling 123 persons, have been assisted. As of December 1, 2010, approximately 48% of total funds have been expended. HPRP will continue in 2011 until funds are expended.

The City's 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. It is estimated that two new families will be assisted through this program.

There has been a significant rise in demand for basic services at social services agencies including Connections for the Homeless, the Salvation Army and area soup kitchens. The City's Community Intervention Coordinator and staff will continue to work with Connections for the Homeless and an Evanston church to manage and administer an emergency shelter program for homeless people during the winter months on nights when the temperature forecast is zero degrees Fahrenheit or below. Connections for the Homeless handles program intake and church near downtown Evanston serves as the shelter. Volunteers handle much of the on-site work.

Historically, Evanston's homeless population was between 200 and 250 annually; most were single adults. Currently, the number of single homeless individuals in Evanston is approximately 400 people annually. Approximately 41% are chronically homeless, therefore candidates for Permanent Supportive Housing (PSH). The number of homeless families has increased dramatically. School District 65 has identified approximately 100 families that are homeless and District 202 identified approximately 200 homeless teens. There is likely some duplication between the two districts and, though homeless, they are not necessarily unsheltered, but may be doubling up with other families or couch surfing.

Evanston has a shortage of PSH and emergency shelter beds. Evanston's Continuum of Care

estimates the unmet need for PSH beds at between 90 and 150, including capacity to house families. The number of beds at Hilda's Place was reduced from 36 to 20 to comply with City code. However, Hilda's Place case managers continue to provide supportive services to 40 individuals who have either left the shelter or moved directly off the street into permanent housing. Some of these individuals have been assisted with HPRP funds. Evanston does not have any Safe Haven beds; Safe Haven housing allows homeless individuals to enter housing without any commitment to become involved in services or treatment. This model can be effective in getting chronically homeless people who choose to not enter facilities like Hilda's Place off the streets.

HOME, ESG and CDBG funds can be used as sources of funding to develop additional supportive housing units and shelters, however, additional funding for supportive services would be required as well. The FIT program could be more efficiently managed as an annual grant with periodic reporting rather than on a case-by-case basis with City staff underwriting each application and presenting each to the Planning & Development Committee for consideration.

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. In 2011 the Alliance will coordinate a count of the homeless population in suburban Cook County. The Alliance also 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 \$1,100,256 for twelve projects through the 2010 HUD Notice of Funding Availability (NOFA). Individual projects are listed in the chart below and funding awards will be announced by HUD in December 2010.

Request	Award	Applicant	Project Name
\$22,869		Connections for the Homeless	Permanent Supportive Housing expansion - renewal
106,975		Connections for the Homeless	Permanent Supportive Housing - renewal
190,602		Connections for the Homeless	Family Transitional Housing - renewal
71,526		YWCA Evanston/North Shore	Transitional Housing - renewal
120,413		Housing Options	Pathways Plus Permanent Supportive Housing - renewal
112,560		Connections for the Homeless	Entry Point Outreach & Supportive Services - renewal
112,962		Housing Options	Pathways Permanent Supportive Housing - renewal
17,750		Housing Opportunity Devel. Corp	Claridge Apts Permanent Supportive Housing - renewal
83,560		Housing Options	Claire/Ganey Permanent Supportive Housing - renewal
117,197		Connections for the Homeless	Hilda's Place Transitional Housing - renewal
43,682		Connections for the Homeless	Homeless Management Information System - renewal
100,160		Connection for the Homeless	Permanent supportive Housing expansion 2
\$1,100,256			

The YWCA-Evanston/North Shore provides emergency shelter, counseling, case management and legal advocacy services to an estimated 760 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 transitioned management of its two apartments that provide transitional housing for families moving from the emergency shelter to permanent housing to Connections for the Homeless in 2010. 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. Connections will also receive CDBG funding to provide supportive services for its Entry Point clients. It also receives funding for its transitional and permanent supportive housing programs and for Evanston's HMIS system.

Housing Options of 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.

Barriers to Affordable Housing

The City of Evanston will use a variety of strategies and tactics to continue to address barriers to affordable housing in 2011 including:

- Implementation of its NSP2 grant that will ultimately provide over 100 units of rental and ownership housing for households whose incomes do not exceed 120% of the area median income; first units will be brought to market by spring of 2011
- Introduction of new housing types, including small lot homes and granny flats, in areas of new development
- Programs that support new homeownership among low- and moderate-income households including the Downpayment Assistance Program
- Programs including the City's CDBG Housing Rehab and CEDA Neighbors at Work Minor Repairs and Painting that enable income-eligible homeowners to address needs from substantial rehabilitation using below market rate loans to minor repairs using grants to maintain their properties and address and code violations.

Historically, market conditions have presented the greatest barrier to affordable housing. Evanston's built-up character, with only scattered sites available for development, along with consistent demand for land, has historically driven up acquisition prices. High property taxes are often cited as a deterrent to affordable housing, though City taxes comprise only a small percentage of the tax bill. These continue to be significant factors, despite the reduction in home values in recent years, in large part because incomes have stagnated or dropped during the same period. Low and moderate income owners of housing developed with City assistance that is subject to resale restrictions to keep the price affordable to future low income buyers may take advantage of the Cook County Assessor's Affordable Housing Incentive. These properties are then assessed at the restricted value rather than market value. As a result, their property taxes are reduced.

Due to length of the foreclosure process, many of the homes that received a foreclosure complaint in 2008 and 2009 are only now being sold at auction in 2010. In the first quarter of 2010, the Woodstock Institute reports there was an 80% increase in the year over year number of homes sold at auction in the City of Evanston. In the second and third quarters of 2010, there were also a 13% and 3% increase, respectively, in the year over year number of sales at auction.

Foreclosures have accelerated in 2010. The number of filings has increased in each of the first three quarters of 2010, with 103 filings occurring in the 3rd quarter. In addition, there has been an increase in the number of filings for each of the first three quarters of 2010 compared with the same periods in 2009.

Foreclosure activity is anticipated to carry into 2011, largely due to continuing high unemployment and the inability of many owners to refinance mortgages because their loan amounts exceed the property

value or their credit scores are too low. Foreclosures are found in all census tracts in Evanston but are concentrated in CDBG Target Areas, where household incomes are lower than other parts of the City.

The City of Evanston continues to educate homeowners about how to deal with mortgage problems and to support housing counseling organizations. The City uses Affordable Housing Funds to provide one-on-one foreclosure prevention counseling and education by Interfaith Housing Center of the Northern Suburbs' staff to Evanston residents at the Lorraine H. Morton Civic Center.

Impediments to Fair Housing

The City is updating its *Analysis of Impediments to Fair Housing Choice*; completion is targeted for early in FY2011. A summary of impediments to fair housing and issues relating to fair housing choice identified to date are provided below.

Housing Sales

Based on a sales audit conducted by Interfaith Housing of the Northern Suburbs in 2006 that tested the top three Evanston real estate agencies and two condominium developments to look for evidence of differential treatment of potential buyers based on race or national origin, including steering in or out of Evanston, realtors did not appear to have discriminatory marketing or sales practices for residential properties. Evanston's work to educate realtors about fair housing laws appears to have had positive impact but needs to be continued and realtors need reminding of their responsibility to provide information on fair housing to all buyers

A potential impediment to fair housing identified by Interfaith Housing with condominiums is the "right of first refusal" that can be used by condo boards to derail an impending sale by buying the apartment from its current owner or by adding requirements for ownership that are specifically discriminatory or become discriminatory when applied inconsistently.

Housing Rental

In recent years, City of Evanston staff and Interfaith Housing of the Northern Suburbs Director of Fair Housing have received reports of discriminatory practices:

- Families with children and single parent households report they have been offered less favorable lease terms than households without children
- Latino tenants report being charged higher rates than non-Latinos
- College students report being charged higher rates than other renters
- Various groups report being charged higher security deposits than others

Two major housing audits in Chicago's north suburbs by Interfaith Housing under the HUD Fair Housing Initiatives Program (FHIP) carried out between June 2008 and May 2010 found significant racially based discriminatory practices in rental housing. In matched pair testing, African Americans were treated differently from white testers 55% of the time. Examples of discriminatory behavior include being told that security deposits were higher, being required to pay additional application fees and not being offered the same move-in perks as white testers. African American testers also received different treatment from white counterparts 35% of the time in the sales market, primarily by being shown different properties in different neighborhoods. Latinos were treated differently from white Anglos to a lesser, but still significant, extent in both sales and rental situations. In addition, people with disabilities who had service animals were told erroneously that they had to pay a "pet deposit."

Although this testing covered a broad geographic area, its findings are concerning and the City of

Evanston is working with Interfaith Housing to assess the extent of discriminatory practices in Evanston as part of its *Analysis of Impediments*.

Zoning

The City continues to evaluate the impact of zoning and ensure that the needs of diverse household sizes, lifestages and incomes are addressed. For example:

- Form-based zoning that includes incentives for affordable housing is being proposed as part of the City's Downtown Master Plan
- The West Evanston Master Plan expands the types of dwellings in an area dominated by single-family dwellings to include small multi-family buildings, townhomes and granny flats to help maintain affordability.

Other issues or concerns relating to fair housing

There is concern that some landlords truncate tenancy by not providing a minimum level of services such as proper maintenance of a building or unit, including not paying utilities, resulting in the tenant leaving by choice or in the forced dislocation by City officials for lack of essential utilities in the rental unit.

A new issue identified by Interfaith Housing throughout their services area is the use of non-refundable fees. For example, a household may be charged a pet fee or a move-in fee. These fees circumvent regulations on security deposits.

In the current housing market, much higher credit scores are being required both for renting and purchasing, and subsequent denials of housing have been perceived as discrimination based on race/ethnicity, marital status, primary language or sexual orientation.

Actions to address impediments to fair housing

The City of Evanston continues to work to educate realtors, apartment owners/managers and people seeking housing about potential types of discrimination. The City will update its Fair Housing brochure following completion of its *Analysis of Impediments* and continues to use flyers developed by Interfaith Housing Center of the Northern Suburbs that have been translated into several languages, including Spanish. As noted above, the City is reviewing its zoning for potential institutional impediments to fair housing and will consider changes based on any findings.

Other Actions

As noted above, Evanston continues to be significantly impacted by mortgage foreclosures. Census tracts 8092, 8096, 8097 and 8102, all within our CDBG Target Area and proposed NRSAs, are most heavily affected. A number of initiatives have been undertaken in response to these needs:

- The City of Evanston is receiving \$18.15 million in Neighborhood Stabilization Program (NSP2) funding to acquire foreclosed or abandoned properties to develop more units of affordable rental and ownership housing. Evanston was not a formula recipient of NSP funds, but qualified as an area of highest need based on the number and percent of foreclosures, pre-foreclosures and high-cost/subprime loans. NSP2 is funded under the American Recovery and Reinvestment Act of 2009 (ARRA). The Department of Housing and Urban Development (HUD) is managing this \$1.93 billion program to help stabilize neighborhoods that have been hardest hit by the effects of foreclosed and abandoned properties.
- The City's Property Standards division has expanded its work to monitor and maintain vacant 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.

As noted in the Homeless and Special Needs section above, the City of Evanston recently launched its Homelessness Prevention and Rapid Re-housing program with funds from the American Recovery and Reinvestment Act of 2009 to address the needs of residents who are at high risk of homelessness or have lost housing due to the economic and housing crisis. Evanston subrecipients, all members of the Evanston Alliance on Homelessness, provide case management, legal services, budgeting and credit repair, housing location and direct assistance to eligible residents.

The City is in the process of implementing its West Evanston Master Plan which features a new infill development, Emerson Square, comprising 60+ units of affordable rental and ownership housing in west Evanston. The City will combine NSP2 grant money, Low Income Housing Tax Credits, TIF, CDBG, HOME, private financing and other sources of funding for construction of Emerson Square. In 2010 the City applied for funding from the HUD Sustainable Communities Community Challenge Planning Grant Program for land assemblage, environment remediation and development of infrastructure, but was unsuccessful in its bid. In 2011 the City will continue to seek additional sources of funding for the development of Emerson Square.

Foreclosure prevention services and counseling is currently provided by Interfaith Housing Center of the Northern Suburbs. The City of Evanston entered into an agreement with Interfaith for calendar year 2010 to provide Evanston homeowners in danger of foreclosure with one-on-one counseling, educate Evanston residents about foreclosure, provide fair housing and predatory lending information through workshops and review and investigate loans for predatory lending practices. As of November 3, 2010, Interfaith has provided one-on-one counseling to 30 residents and educated 64 residents through workshops; loans have not yet been reviewed or investigated for predatory practices for any Evanston residents. The City is discussing continuation of this program in 2011.

The City is in the process of acquiring two mixed-use buildings on Howard Street that are in foreclosure, 629-631 Howard Street and 727-729 Howard Street using funds from the Howard-Ridge Tax Increment Financing (TIF) District. The acquisition of these properties will serve to enhance the Howard Street Business District.

PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant

The City's priorities for non-housing community development needs are summarized in the Housing & Community Development Table from 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, and to assist residents and businesses access resources and develop partnerships 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 2011 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 that follows the narrative section of this Plan.

If the City's 2011 CDBG grant is larger than estimated, additional funds may be used for program administration up to the 20% cap or may be granted to programs and projects that were funded at levels below their request. These actions would not trigger an amendment to the Consolidated Plan or Action Plan.

Public Facilities and Infrastructure

Parks and Recreation facilities were identified as a high priority in the City's Consolidated Plan. In 2011, the City will landscape and furnish the new portion of Twiggs Park (West NRSA) that was recently extended from Dewey Ave. to Green Bay Rd. The portion of the park that will receive CDBG funds for improvements is currently underused because it has no amenities.

Fleetwood-Jourdain Center (West NRSA) will be the beneficiary of \$30,000 for improvements; specifically to replace the sink and faucet and deteriorated wall and floor mounted cabinetry and countertop in the arts and crafts room. The last renovation occurred over 25 years ago.

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, NRSAs and outside the CDBG Target Area on a very limited basis. In 2011, CDBG funds will be used for the following projects.

- Alley paving in the CDBG Target area – An alley in census tract 8103 is slated for paving using CDBG funds. Based on the 200 census, the population of this census block group is less than 51% LMI, requiring the City to use a survey to establish eligibility for CDBG funding
- 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
- To fund the Alley Special Assessment Assistance program that pays the special assessments for 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. \$5,000 of the requested amount is for hardship cases for property owners whose alleys were paved in prior years but did not apply for or were not eligible for reimbursement at that time.
- Street lighting improvements will be installed in the 2100 block of Darrow Avenue (West NRSA). This block is in one of the first neighborhoods designated as a Safer Neighborhood Area Project (SNAP) neighborhood and additional lighting has been identified as one of the primary Crime Prevention Through Environmental Design principles to address issues of chronic crime.
- Church-Dodge Street Corridor Reconstruction (West NRSA) – A private firm will conduct the Phase 1 engineering study of Church/Dodge corridor to determine the character and design of the corridor and a cost estimate for the entire corridor project. The project will improve vehicular, bike and pedestrian access to three commercial nodes along Dodge Avenue and Evanston Township High School. CDBG, TIF Funds and General Obligation Bonds will be used for this phase and enable the City to leverage federal and state transportation funds for construction in upcoming years.
- The NRSA Parkway Tree Planting and Landscaping Program (South and West NRSAs) includes the installation of an estimated 30 parkway trees and landscaping of parkways, with an emphasis on corners at key street intersections in both NRSAs. Locations will take into account the properties acquired through NSP2 to enhance curb appeal for rental and sales.

The West Evanston Strategic Team received funding for its program to install neighborhood welcome signs on parkway corners at select intersections (in the West NRSA) in 2011. City staff will work with these neighborhood volunteers to develop and install the signage.

The Weissbourd-Holmes Family Focus Center will receive CDBG funds to address deferred maintenance issues and to install and replace fixtures including lights, doors, security cameras, etc.

The Oakton Elementary School PTA will receive CDBG funds to plant additional public access garden spaces around school grounds (Southeast NRSA) and to continue to improve the edible garden area by replacing concrete with sod and flower beds and installing a fence. CDBG funds were used last year for landscaping and installation of its edible garden on school grounds. The Oakton School student body is primarily LMI and its grounds provide much-needed open space in census tract 8102, one of Evanston's most densely populated areas.

In 2011 McGaw YMCA will receive funding to replace door locks and handles for entrance doors to rooms in its Single-Room Occupancy Residence for very-low income men. Lever style handles will be installed in order to improve accessibility for persons with disabilities. New locks replace the original hardware installed in the early 1900s to improve security.

Public Services

Senior services. Two programs focused on the needs of Evanston seniors will receive CDBG funding:

- Evanston Skokie Valley Senior Services, an office 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.
- 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 residents will receive CDBG funds:

- 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.
- The City's Youth and Young Adult Job Training and Employment program will be expanded to employ youth ages 14-25, primarily LMI high school-aged, year round. This year's program will focus more on developing careers for youth who are not college bound or who have dropped out of school through soft skills training and "on the job" training by working with City staff in mentoring or apprenticeship relationships.
- Family Focus is implementing a new program offering series of after school sessions on family/community life, leadership development, self expression and community service to at-risk teens, primarily African-American and Hispanic, living in west Evanston.
- Youth Action Ministry will take low-income high school age students on a bus trip to visit colleges in summer of 2011 as part of its work to expand the number of underprivileged youth that pursue higher education.

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.

Connections for the Homeless will continue to receive CDBG funding for its Entry Point outreach program that provides vital services to Evanston's homeless population.

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, will continue to receive CDBG funds.

Employment training. Two programs that provide services to the unemployed will be funded:

- 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 of 14-25.
- Interfaith Action of Evanston will receive CDBG funds for its job counselors who help clients of Connections for the Homeless' Entry Point and Hilda's Place find employment.

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

- The Moran Center for Youth Advocacy, formerly 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 2011 are:

- City's Graffiti Removal program that removes graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.
- Haitian Congress to Fortify Haiti for citizenship classes targeting Evanston's Haitian immigrant population.

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 Business Improvement Program will receive CDBG funds for façade improvements and specified interior improvements to retail/commercial facilities in neighborhood commercial districts located in the CDBG Target Area.

The Evanston Community Development Corporation's Workforce Training and Community Capacity program (West NRSA) will train primarily minority participants and ex-offenders in urban farming and deconstruction. The program includes computer training and GED classes.

Housing Rehabilitation

The City's Housing Rehab Administration program 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.

CEDA/Neighbors at Work will continue to provide minor home repairs and interior and exterior painting funded by CDBG grants for income-eligible single-family property owners, primarily senior citizens. Houses that have been cited for code violations receive priority consideration.

The City's Handyman program will continue to help income-eligible senior citizens, primarily low-income women, make small repairs to their homes, including securing railings, installing grab bars, repairing or replacing locks on doors and windows, installing weatherstripping and caulking to improve energy efficiency, installing smoke and carbon monoxide detectors and fixing leaky faucets to save water.

Code Enforcement

In 2011, The CDBG Targeted Code Enforcement Program will continue routine inspections of rental housing units on a three year schedule to identify internal and external code violations and require corrective actions. Area inspections for external code violations and conditions including fly dumping will be made on a weekly basis in two census tracts, 8092 and 8102, as well as in portions of 8096 and 8097 and also result in citations for violations. In addition, property inspectors will respond to complaints regarding properties in the CDBG Target Area (see map following the narrative).

Other

Two City administrative and planning activities will receive CDBG funding:

- CDBG Administration for management and administration of the City's CDBG program and planning activities in the NRSAs and CDBG Target Area.
- 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 9, 2010. Additional detail may be found in Table 3A and the goals tables following the narrative section of this plan.

Organization	Program/Project	CDBG Funding
Public Facilities & Infrastructure		
Oakton School PTA Beautification Comm.	School Grounds Beautification Project	\$6,200
West Evanston Strategic Team	Neighborhood Welcome Signs	\$4,280
McGaw YMCA	Residence Door Locks & Handles Project	\$35,000
Weissbourd-Holmes Family Focus Center	Public Facilities Project	\$46,432
City-Parks, Recreation & Community Services	Twiggs Park Improvements	\$40,000
City-Parks, Recreation & Community Services	Fleetwood-Jourdain Art Room Renovation	\$30,000
City-Public Works Department	SNAP - Lighting for Safety	\$40,000
City-Community & Economic Development	Church-Dodge Corridor Reconstruction	\$62,500
City-Community & Economic Development	Alley Paving Program	\$100,000
City-Community & Economic Development	Alley Special Assessment Assistance Program	\$15,000
City-Public Works Department	ADA Curb Ramp Replacement Program	\$45,000
City-Public Works Department	Block Curb and Sidewalk Program	\$75,000
City-Community & Economic Development	NRSA Parkway Tree Planting & Landscaping	\$20,000
	Subtotal	\$519,412
Public Services		
Meals at Home	Food for Seniors and People with Disabilities	\$13,000
North Shore Senior Center	Case Management Services	\$22,500
Moran Center for Youth Advocacy	Legal/Social Work	\$37,350
Legal Assist Foundation of Metropolitan Chicago	Evanston Legal Services	\$9,000

Organization	Program/Project	CDBG Funding
City-Parks, Recreation & Community Services	Youth/Young Adult Job Training & Employment	\$70,000
Youth Action Ministry	Annual College Retreat	\$10,000
Open Studio Project	Art & Action for At-Risk Youth	\$4,000
Family Focus	Teen Program	\$20,000
Haitian Congress to Fortify Haiti	Resources for Development	\$3,500
YWCA Evanston/North Shore	YWCA Domestic Violence Services	\$35,000
City-Community & Economic Development	Graffiti Removal Program	\$38,000
Connections for the Homeless	Entry Point	\$4,000
Interfaith Housing Center of the Northern Suburbs	Homesharing Program	\$14,000
Interfaith Action of Evanston	Job Counselor for the Homeless	\$2,250
The Youth Job Center of Evanston	Youth Employment Initiative	\$45,177
	Subtotal	\$327,777
NRSA Public Services (outside 15% cap)		
Evanston Community Development Corporation	Workforce Training & Community Capacity	\$50,000
	Subtotal	\$50,000
Housing Rehabilitation		
CEDA/Neighbors At Work, Inc.	Minor Repairs & Painting Assistance Program	\$100,000
City-Parks, Recreation & Community Services	Handyman Program	\$14,000
City-Community & Economic Development	Neighborhood Façade Improvement Program	\$80,000
City-Community & Economic Development	Housing Rehab Administration	\$196,317
City-Community & Economic Development	Revolving Loan Fund	\$38,000
	Subtotal	\$428,317
Code Enforcement		
City-Community & Economic Development	Code Compliance	\$415,356
	Subtotal	\$415,356
Economic Development		
Evanston Community Development Corporation	Independent & Micro-Enterprise Support Program	\$35,000
Technology Innovation Center	Evanston Business Ownership Initiative	\$25,000
	Subtotal	
Other-Administration		
City-Community & Economic Development	CDBG Administration & Planning	\$351,190
City-Community & Economic Development	M/W/EBE Program	\$40,000
	Subtotal	\$391,190
	Grand Total	\$2,192,052

HOME

The City of Evanston anticipates receiving \$563,401 in HOME funds in 2011 for affordable housing projects. Up to 10%, or \$56,340, will be used for administration of the HOME program. The remaining \$507,061 will fund affordable rental or ownership development by CHDOs, non-profit or for-profit developers. Based on the needs identified in the Consolidated Plan and the realities of the current real estate market, rental housing will be the focus of the City's HOME program. HOME funds will be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or forgivable loans/grants, consistent with Section 92.205(b).

The City requested training on HOME regulations and a review of several elements of its HOME program including documentation and compliance. Staff had two days of technical assistance in early November and is in the process of updating documentation and monitoring processes for compliance with long term affordability restrictions, CHDO recertification and other program elements. Additional technical assistance may be requested on topics including rental compliance monitoring. The City is working with its CHDOs and HUD to take advantage of HOME technical assistance available to CHDOs. The Citizens' Lighthouse Community Land Trust requested technical assistance; an assessment was completed and workplan developed by a CHDO TA provider for review and approval by HUD. All CHDOs were recently asked to identify any needs for technical assistance. Their requests were submitted to HUD.

Up to 5%, or approximately \$28,170, may be granted to Community Housing Development Organizations (CHDOs) as operating support. To be eligible for operating support, a CHDO must have a HOME funded project underway or be undertaking one in the near future. HOME regulations require that 15% of a Participating Jurisdiction's annual allocation of funds be reserved for projects undertaken by CHDOs. The City has had preliminary discussions with two CHDOs, the Citizens' Lighthouse Community Land Trust (CLCLT) and Housing Opportunities Development Corporation (HODC). CLCLT continues to focus on ownership projects; HODC's proposed project is rental renovation. Because Evanston has allocated significantly more than the required 15% of funds for CHDO projects in recent years, the City would not be required to fund CHDO reserve projects in 2011.

The City will use up to \$600,000 in HOME funds for rehab of foreclosed properties purchased with NSP2 funds that will be rented to households at or below 50% AMI in 2011 and 2012. An estimated 10 rental units will be rehabbed for this income target with HOME, NSP2 and private financing.

Evanston has not used HOME funds to provide tenant-based rental assistance (TBRA), but plans to review and analyze the feasibility of providing TBRA or Project Based rental assistance programs in 2011. TBRA could enable the City to provide affordable housing more rapidly than with project-based assistance and with less risk. TBRA may also be appealing to Evanston rental property managers who have higher than average vacancies. TBRA may also enable the City to achieve broader geographic disbursement of affordable housing.

The City will continue to consider applications for HOME funding on a rolling schedule, with recommendations from the Housing Commission and the Planning and Development Committee prior to final approval by the City Council. The City is considering issuing a Request for Proposals for rental projects that serve households under 60% AMI and for projects that rehab or redevelop foreclosed properties.

HOME funds will continue to be used for the Downpayment Assistance Program. Loans of up to \$30,000 are available based on financial need. It is anticipated that up to \$240,000 in HOME funds will be used to benefit eight new homeowners under 80% AMI.

The City's estimated 2011 matching requirement for its HOME program is \$140,850. The actual amount of required matching funds is determined based on the amount of HOME funds disbursed in 2011 for housing development, exclusive of administrative and CHDO operating funds. The required match will be met from a variety of sources, including the City's 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, private financing and other eligible funding sources.

HOME funds may be used to refinance existing debt secured on multi-family rehab projects, excluding projects whose debt is made or insured by any federal program. Rehab of a four-unit rental building

owned by HODC is under consideration for HOME assistance and would likely involve refinancing of existing debt. The City will consider using HOME funds to refinance existing debt in specific situations and the following guidelines would apply:

- a. HOME funds may only be used to refinance the rehabilitation portion of the loan and up to 40% 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.

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. At least 60 percent of HOME-assisted households are expected to be minority households.

Recapture Provisions for Homebuyer Projects

The City will continue to use recapture provisions to maintain long-term affordability for ownership projects with direct homebuyer subsidies in the form of downpayment or closing cost assistance, or purchase price reductions (soft second mortgages) based on the amount of the subsidy. Subsidies are forgiven on a pro-rata basis according to the length of time the property has remained the owner's primary residence and is totally forgiven at the end of the affordability period. The balance is due if the property is sold or is no longer owner-occupied before the end of the affordability period, subject to net proceeds.

Currently, recapture is based on the minimum HOME requirements. Subsidies of \$15,000 per unit or less are subject to recapture for five years, subsidies between \$15,001 and \$40,000 are subject to recapture for ten years and subsidies over \$40,000 are subject to recapture for 15 years. The affordability period may be increased with the approval of the Housing Commission and the City Council.

Amount of HOME Subsidy Per Unit	Minimum Affordability Period
less than \$15,000	5 years, at the rate of 1/60 th per month
\$15,001 to \$39,999	10 years, at the rate of 1/120 th a month
\$40,000 or more	15 years, at the rate of 1/180 th a month

The City is considering using different recapture terms for single-family homes in its NSP2 program in which no part of the subsidy would be forgiven in the first five years. If this schedule is used for NSP2, it would be considered for HOME ownership projects as well.

The City records a Junior Mortgage and Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the unit does remain the principal residence of the purchaser for the length of

the affordability period. Buyers also sign an Agreement with the City describing the HOME subsidy. The City will consider a request to subordinate its junior mortgage in a refinance of the first mortgage as long as the borrower does not receive any cash back as part of the refinancing and the new loan is for the same amount as the original first mortgage with allowances for generally accepted financing costs. The City will not subordinate to a negative amortization loan or any loan it deems to be predatory.

Resale Restrictions

Based on HOME regulations, HOME-assisted ownership projects that contain a development subsidy only, with no direct subsidy in the form of downpayment assistance or a soft second mortgage to the income eligible purchaser, must be subject to resale restrictions for 5, 10 or 15 years based on the amount of HOME funds invested. If the owner chooses to sell during the affordability period or no longer occupies the home as a principal residence, the property must be sold at an affordable price to an income-eligible purchaser as their primary residence. If the original homebuyer retains ownership for the full affordability period, no resale restrictions would apply. The City expects that any ownership projects funded with HOME dollars would include direct assistance to the homebuyer and recapture would be used during the affordability period, therefore the City does not anticipate using resale restrictions in 2011.

HOME 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.

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 includes 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 that runs with the land that is 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 permanent public housing properties has remained stable over the last few years. The number of residents who receive Housing Choice Vouchers to subsidize rents from private landlords in the City had declined for several years, but increased from 529 in September 2009 to 581 as of November 2010. The City will continue to work with the Housing Authority of Cook County regarding its Housing Choice Voucher program, scattered site family housing and elderly/disabled housing, to ensure continued affordability of housing.

Emergency Shelter Grants (ESG)

The City of Evanston expects to receive approximately \$85,730 in FY 2011 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 non-profit organizations that are members of the City's Continuum of Care and provide services to the homeless in Evanston. The City will solicit proposals through a request for proposals process following receipt of its 2011 grant amount. The City Council's Planning & Development Committee will recommend funding allocations for approval by the City Council.

Evanston's 2011 ESG funds will be matched on a one-to-one basis using Mental Health Board funds from the City's general fund budget, State funds and other resources, including in-kind contributions, depending on the agencies funded, in order to meet the match requirement for ESG.

HOPWA

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

TABLE 3A - 2011 ACTIVITIES

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	2010	Number of single-family housing units improved	20		0%
		CDBG	2011		20		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		40	0	0%
DH-1	Handyman Program -- Home repairs that do not require a licensed tradesperson serving low/moderate senior homeowners and renters	CDBG	2010	Number of housing units improved	150		0%
		CDBG	2011		150		0%
		CDBG	2012		150		0%
		CDBG	2013		150		0%
		CDBG	2014		150		0%
			Multi-Year Goal:		750	0	0%
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	2010	Self-Help Paint program accomplishments shown here; Rehabs in Single & Multi Family Rehab; grage demos & tree removals listed in that activity	4		0%
		CDBG	2011		4		0%
		CDBG	2012		4		0%
		CDBG	2013		4		0%
		CDBG	2014		4		0%
			Multi-Year Goal:		20	0	0%
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	2010	Number of housing units/properties improved	10		0%
		Rev Loan	2011		12		0%
		Rev Loan	2012		12		0%
		Rev Loan	2013		12		0%
		Prog Inc	2014		12		0%
			Multi-Year Goal:		58	0	0%
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	2010	Number of housing units/properties improved	16		0%
		Rev Loan	2011		16		0%
		Rev Loan	2012		16		0%
		Rev Loan	2013		16		0%
		Rev Loan	2014		16		0%
			Multi-Year Goal:		80	0	0%
DH-1	McGaw YMCA Residence door and door hardware replacement	CDBG	2010	Housing units/rooms improved	15		0%
		CDBG	2011		125		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		140	0	0%
DH-2	Homesharing Program -- Matches homeowners with an extra room with individuals seeking affordable housing	CDBG	2010	Number of people maintaining or acquiring affordable housing	44		0%
		CDBG	2011		44		0%
		CDBG	2012		44		0%
		CDBG	2013		44		0%
		CDBG	2014		44		0%
			Multi-Year Goal:		220	0	0%
DH-2	HOME Ownership -- Funds for acquisition, construction or rehab of owner-occupied affordable homes	HOME	2010	Housing units acquired, constructed or rehabbed	5		0%
		HOME	2011		5		0%
		HOME	2012		5		0%
		HOME	2013		5		0%
		HOME	2014		5		0%
			Multi-Year Goal:		25	0	0%

TABLE 3A - 2011 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH-2	HOME Rentals -- Funds for acquisition, construction or rehab of affordable rental housing	HOME	2010	Multi-family units acquired, constructed or rehabbed	10		0%
		HOME	2011		10		0%
		HOME	2012		10		0%
		HOME	2013		10		0%
		HOME	2014		10		0%
			Multi-Year Goal:			50	0
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	2010	Housing units inspected, violations cited, re inspections	3,000		0%
		CDBG	2011		3,000		0%
		CDBG	2012		3,000		0%
		CDBG	2013		3,000		0%
		CDBG	2014		3,000		0%
			Multi-Year Goal:			15,000	0
SL-1	Accessible Ramp Program -- ADA compliant curb cuts in CDBG Target Area for disabled access	CDBG	2010	Facilities improved	40		0%
		CDBG	2011		40		0%
		CDBG	2012		30		0%
		CDBG	2013		25		0%
		CDBG	2014		25		0%
			Multi-Year Goal:			160	0
SL-1	Connections for the Homeless -- services for homeless clients of Entry Point outreach program for homeless men and women	CDBG	2010	Individuals served	300		0%
		CDBG	2011		254		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:			554	0
SL-1	Evanston Community Defender -- Legal Assistance in criminal matters and social services for low/moderate income youth	CDBG	2010	Individuals served	120		0%
		CDBG	2011		206		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:			326	0
SL-1	Legal Assistance Foundation of Chicago -- Free legal assistance for low/moderate income individuals and seniors in civil cases	CDBG	2010	Individuals served	450		0%
		CDBG	2011		450		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:			900	0
SL-1	Meals At Home -- Meals delivered to home-bound seniors and the disabled in Evanston	CDBG	2010	Individuals served	75		0%
		CDBG	2011		75		0%
		CDBG	2012		75		0%
		CDBG	2013		75		0%
		CDBG	2014		75		0%
			Multi-Year Goal:			375	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	2010	Individuals served	150		0%
		CDBG	2011		150		0%
		CDBG	2012		150		0%
		CDBG	2013		150		0%
		CDBG	2014		150		0%
			Multi-Year Goal:			750	0
SL-1	Open Studio Project-Art & Action -- after-school program using art and writing for self expression and anger management	CDBG	2010	Individuals served	75		0%
		CDBG	2011		75		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:			150	0

TABLE 3A - 2011 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-1	Summer Youth and Young Adult Job Training and Employment Program – summer jobs and employment training for low/moderate income 14-25 year olds	CDBG	2010	Individuals served	150		0%
		CDBG	2011		200		0%
		CDBG	2012		150		0%
		CDBG	2013		150		0%
		CDBG	2014		150		0%
			Multi-Year Goal:			800	0
SL-1	YWCA Domestic Violence Services – Housing, counseling, case management and legal advocacy for victims of domestic violence	CDBG	2010	Individuals served	450		0%
		CDBG	2011		450		0%
		CDBG	2012		450		0%
		CDBG	2013		450		0%
		CDBG	2014		450		0%
			Multi-Year Goal:			2,250	0
SL-1	Youth Action Ministry -- Bus trip for local high school age students visiting colleges on east coast in summer of 2011		2010	Individuals served			--
		CDBG	2011		40		0%
			2012				--
			2013				--
			2014				--
			Multi-Year Goal:			40	0
SL-1	Family Focus Public Services – After school sessions on family/community life, leadership development, self expression and community service to at risk African American and Hispanic teens living in west Evanston	CDBG	2010	Individuals served	400		0%
		CDBG	2011		400		0%
		CDBG	2012		400		0%
		CDBG	2013		400		0%
		CDBG	2014		400		0%
			Multi-Year Goal:			2,000	0
SL-1	Haitian Congress – Citizenship preparation classes targeting Haitian immigrant population		2010	Individuals served			--
		CDBG	2011		15		0%
			2012				--
			2013				--
			2014				--
			Multi-Year Goal:			15	0
SL-1	Emergency Shelter Grant Program – Programs and services for the homeless in Evanston provided by social services agencies including Connections for the Homeless, YWCA and Interfaith Action	ESG	2010	Individuals served	400		0%
		ESG	2011		400		0%
		ESG	2012		400		0%
		ESG	2013		400		0%
		ESG	2014		400		0%
			Multi-Year Goal:			2,000	0
SL-2	Alley Special Assessment Assistance – Program pays the special assessment for alley improvements for low/moderate income households	CDBG	2010	Households assisted	20		0%
		CDBG	2011		20		0%
		CDBG	2012		20		0%
		CDBG	2013		20		0%
		CDBG	2014		20		0%
			Multi-Year Goal:			100	0
SL-3	Alley Paving – Improvements to alleys in the CDBG Target Area	CDBG	2010	Facilities improved	1		0%
		CDBG	2011		1		0%
		CDBG	2012		1		0%
		CDBG	2013		1		0%
		CDBG	2014		1		0%
			Multi-Year Goal:			5	0
SL-3	Block Curb & Sidewalk Program -- Replacement of broken sidewalks and curbs in the CDBG Target Area	CDBG	2010	Individuals served	4,000		0%
		CDBG	2011		4,000		0%
		CDBG	2012		4,000		0%
		CDBG	2013		4,000		0%
		CDBG	2014		4,000		0%
			Multi-Year Goal:			20,000	0

TABLE 3A - 2011 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-3	Twigg's Park Improvements -- Improvement of an important neighborhood amenity in west Evanston	CDBG	2010	People benefitting from improved playground			--
			2011		7,500		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				7,500	0	0%	
SL-3	SNAP Lighting Project -- new streetlighting in the 2100 block of Darrow Avenue	CDBG	2010	Area benefit - individuals served	300		0%
			2011		300		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				600	0	0%	
SL-3	Graffiti Removal Program -- Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	CDBG	2010	Area benefit - individuals served	24,000		0%
			2011		24,000		0%
			2012		24,000		0%
			2013		24,000		0%
			2014		24,000		0%
Multi-Year Goal:				120,000	0	0%	
SL-3	Weissbourd-Homes Family Focus Center -- facilities improvement project	Rev Loan	2010	Facilities improved	1		0%
			2011		1		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				2		0%	
SL-3	Oakton School PTA -- School Grounds Beautification	CDBG	2010	People benefitting from improved playground	450		0%
			2011		450		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				900	0	0%	
SL-3	WEST Evanston Strategic Team -- Purchase and erection of welcome signs and landscaping in parkways	CDBG	2010	Facilities improved			--
			2011		6		0%
			2012				--
			2013				--
			2014				--
Multi-Year Goal:				6	0	0%	
SL-3	Fleetwood-Jourdain -- Renovation of Art Room	CDBG	2010	Facilities improved			--
			2011		1		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				1		0%	
SL-3	Church-Dodge Corridor Reconstruction - Funding for phase 1 engineering study of Church/Dodge corridor project.	CDBG	2010	People benefitting from improved playground			--
			2011		12,500		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				12,500	0	0%	
SL-3	Parkway Tree Planting and Landscaping -- Installation of parkway trees and landscaping of parkways.	CDBG	2010	Number of trees planted/landscaped parkways			--
			2011		30		0%
			2012				0%
			2013				0%
			2014				0%
Multi-Year Goal:				30	0	0%	

TABLE 3A - 2011 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO-1	Evanston Community Development Corporation -- Technical assistance and counseling to businesses and micro enterprises	CDBG	2010	Businesses assisted and jobs created/retained	18		0%
		CDBG	2011		18		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		36	0	0%
EO-1	Evanston Community Development Corporation -- Workforce training for primarily minorities and for ex-offenders in urban farming and deconstruction. Also includes computer training courses and GED classes.		2010	Individuals served			0%
		CDBG	2011		40		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		40	0	0%
EO-1	Technology Innovation Center -- loan counseling for micro enterprises and entrepreneurs seeking to start up businesses	CDBG	2010	Businesses assisted	5		0%
		CDBG	2011		10		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		15	0	0%
EO-1	Interfaith Action Council -- job counseling program for residents of Hilda's Place, transitional housing.	CDBG	2010	Individuals served	75		0%
		CDBG	2011		80		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		155	0	0%
EO-1	Youth Job Center -- employment training and services for low-income individuals between 18 and 25 years of age	CDBG	2010	Individuals served	800		0%
		CDBG	2011		900		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		1,700	0	0%
EO-1	Local Employment Program -- develops employment opportunities in the building trades for low-income Evanston residents through City contracts	CDBG	2010	Individuals served	10		0%
		CDBG	2011		10		0%
			2012				0%
			2013				0%
			2014				0%
			Multi-Year Goal:		20	0	0%
EO-3	Neighborhood Business Improvement Program -- renovation of business storefronts and interiors in the CDBG Target Area	CDBG	2010	Retail or commercial properties in CDBG Target Area improved	2		0%
		CDBG	2011		5		0%
		CDBG	2012		2		0%
		CDBG	2013		2		0%
		CDBG	2014		2		0%
			Multi-Year Goal:		13	0	0%
O	CDBG Administration -- management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	CDBG	2010	Other			
		CDBG	2011				
		CDBG	2012				
		CDBG	2013				
		CDBG	2014				
			Multi-Year Goal:				
O	ESG Administration -- management and administration of all ESG programs	ESG	2010	Other			
		ESG	2011				
		ESG	2012				
		ESG	2013				
		ESG	2014				
			Multi-Year Goal:				

TABLE 3A - 2011 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
0	HOME Administration -- management of all HOME projects	HOME	2010	Other			
		HOME	2011				
		HOME	2012				
		HOME	2013				
		HOME	2014				
					Multi-Year Goal:		
0	HOME CHDO Operating -- 5% of HOME entitlement funds to support operating expenses of housing development activities of certified CHDOs	HOME	2010	Other			
		HOME	2011				
		HOME	2012				
		HOME	2013				
		HOME	2014				
					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	2010	Businesses and individuals served			
		CDBG	2011				
		CDBG	2012				
		CDBG	2013				
		CDBG	2014				
					Multi-Year Goal:		

TABLE 3B ANNUAL HOUSING COMPLETION GOALS

	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)					
Acquisition of existing units	4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Rental Goals	26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Owner Goals	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless	35	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	35	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal		<input type="checkbox"/>	<input 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.					

City of Evanston
2011 One Year Action Plan Goals

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	RUD Matrix Code	CDBG	HOME	ESG	Total Formula	Prior Year Funds	Other Funds	Total	CDBG Citation	CDBG National Objective	Performance Indicator	Annual Units- estimated	Annual Units- actual	End Date	Priority Need
CEDA-Neighbors At Work		Repair/rehab and exterior & interior painting program	Decent housing	Availability/ accessibility		TBD	14A								570.202	LMH	housing units			2/28/2011	
Handyman Program		Home repairs that do not require a licensed tradesperson serving low/moderate senior homeowners and renters	Decent housing	Availability/ accessibility		TBD	14A								570.202	LMH	housing units	150		2/28/2011	
Housing Rehab		Administration of housing rehab programs for low/moderate income households, self-help paint program, emergency rehab, garage demo & dangerous tree removal	Decent housing	Availability/ accessibility		TBD	14A								570.202	LMH	housing units	4		2/28/2011	
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	Decent housing	Availability/ accessibility		TBD	14A								570.202	LMH	housing units	12		2/28/2011	
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.	Decent housing	Availability/ accessibility		TBD	14B								570.202	LMH	housing units	16		2/28/2011	
McGaw YMCA Residence		Door locks/handles replacement	Decent housing	Availability/ accessibility		TBD	03E								570.201(c)	LMC	people	125		2/28/2011	
Homesharing Program		Matches homeowners with an extra room with individuals seeking affordable housing	Decent housing	Affordability		TBD	05S								570.201(e)	LMC	people	44		2/28/2011	
HOME Ownership		Funds for acquisition, construction or rehab of owner-occupied affordable homes	Decent housing	Affordability		TBD									570.202	LMH	people	5		2/28/2011	
HOME Rentals		Funds for acquisition, construction or rehab of affordable rental housing	Decent housing	Affordability		TBD									570.202	LMH	people	10		2/28/2011	
Target Area Housing Code Compliance		Inspection of rental units, nursing homes, rooming houses, etc., in the CDBG Target Area for code violations	Decent housing	Availability/ accessibility		TBD	15								570.202 (c)	LMA	housing units	3000		2/28/2011	
Accessible Ramp Program		ADA compliant curb cuts in CDBG Target Area for disabled access	Suitable living environment	Availability/ accessibility		TBD	03L								570.201(c)	LMA	facilities improved	40		2/28/2011	
Connections for the Homeless		Services for homeless clients of Entry Point outreach program for homeless men and women	Suitable living environment	Availability/ accessibility		TBD	03T								570.201(e)	LMC	people	254		2/28/2011	
Moran Center for Youth Advocacy		Legal Assistance in criminal matters and social services for low/moderate income youth	Suitable living environment	Availability/ accessibility		TBD	05C								570.201(e)	LMC	people	206		2/28/2011	
Legal Assistance Foundation of Chicago		Free legal assistance for low/moderate income individuals and seniors in civil cases	Suitable living environment	Availability/ accessibility		TBD	05C								570.201(e)	LMC	people	450		2/28/2011	
Meals At Home		Meals delivered to home-bound seniors and the disabled in Evanston	Suitable living environment	Availability/ accessibility		TBD	05A								570.201(e)	LMC	people	75		2/28/2011	
North Shore Senior Center		Evanston/Skokie Valley Senior Services provides case management for low-income seniors, helps them assess needs and access benefits	Suitable living environment	Availability/ accessibility		TBD	05A								570.201(e)	LMC	people	150		2/28/2011	

**City of Evanston
2011 One Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	CDBG	HOME	ESG	Total Formula	Prior Year Funds	Other Funds	Total	CDBG Citation	CDBG National Objective	Performance Indicator	Annual Units- estimated	Annual units- actual	End Date	Priority Need
Open Studio Project		Art & Action - After school program using art and writing for self expression and anger management	Suitable living environment	Availability/accessibility		TBD	05D								570.201(e)	LMC	people	75		2/28/2011	
Summer Youth and Young Adult Job Training and Employment Program		Summer jobs and employment training for low/moderate income 14-18 year olds	Suitable living environment	Availability/accessibility		TBD	05D								570.201(e)	LMC	people	200		2/28/2011	
YWCA Domestic Violence Services		Housing, counseling, case management and legal advocacy for victims of domestic violence	Suitable living environment	Availability/accessibility		TBD	05G								570.201(e)	LMC	people	450		2/28/2011	
Youth Action Ministry		Bus trip for local high school age students visiting colleges on east coast in summer of 2011	Suitable living environment	Availability/accessibility		TBD	05D								570.201(e)	LMC	people	40		2/28/2011	
Family Focus		Series of after school sessions on family/community life, leadership development, self expression and community service to at risk African American and Hispanic teens living in west Evanston	Suitable living environment	Availability/accessibility		TBD	05D								570.201(e)	LMC	people	35		2/28/2011	
Haitian Congress		Citizenship preparation classes targeting Haitian immigrant population	Suitable living environment	Availability/accessibility		TBD	05D								570.201(e)	LMC	people	15		2/28/2011	
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	Suitable living environment	Availability/accessibility		TBD										LMH	people	400		2/28/2011	
Alley Special Assessment Assistance		Program pays the special assessment for alley improvements for low/moderate income households	Suitable living environment	Affordability		TBD	03K								570.201(c)	LMC	people	20		2/28/2011	
Alley Paving		Improvements to alleys in the CDBG Target Area	Suitable living environment	Sustainability		TBD	03K								570.201(c)	LMA	people	1		2/28/2011	
Block Curb & Sidewalk Program		Replacement of broken sidewalks and curbs in the CDBG Target Area	Suitable living environment	Sustainability		TBD	03L								570.201(c)	LMA	people	4000		2/28/2011	
Twiggs Park Improvements		Improvement of an important neighborhood amenity in west Evanston	Suitable living environment	Sustainability		TBD	03F								570.201(c)	LMA	people benefiting	7500		2/28/2011	
SNAP lighting Project		New streetlighting in the 2100 block of Darrow Avenue	Suitable living environment	Sustainability		TBD	03K								570.201(c)	LMA	people	300		2/28/2011	
Graffiti Removal Program		Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	Suitable living environment	Sustainability		TBD	03E/03F								570.201(c)	LMA	people benefiting	24000		2/28/2011	
Weissbourd-Homes Family Focus Center		Facilities Improvement project	Suitable living environment	Sustainability		TBD	03E								570.201(c)	LMA	facilities improved	1		2/28/2011	
Oakton School PTA		School Grounds Beautification project	Suitable living environment	Sustainability		TBD	03E								570.201(c)	LMA	people benefiting	450		2/28/2011	

City of Evanston
2011 One Year Action Plan Goals

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	CDBG	HOME	ESG	Total Formula	Prior Year Funds	Other Funds	Total	CDBG Citation	CDBG National Objective	Performance Indicator	Annual Units- estimated	Annual units- actual	End Date	Priority Need
WEST Evanston Strategic Team		Purchase and erection of welcome signs and landscaping in parkways, most along Emerson and Church, to signify several block clubs in the Fifth Ward.	Suitable living environment	Sustainability		TBD	3								570.201(c)	LMA	facilities improved	6		2/28/2011	
Fleetwood-Jourdain		Renovation of art room	Suitable living environment	Sustainability		TBD	03F								570.201(c)	LMA	facilities improved	1		2/28/2011	
Church-Dodge Corridor Reconstruction		Funding for phase 1 engineering study of Church/Dodge corridor, which will determine what the character and design of the corridor will be and identify engineering issues that have not yet arisen. A cost estimation will also be determined for the entire corridor project.	Suitable living environment	Sustainability		TBD	03K								570.201(c)	LMA	people benefitting	12500		2/28/2011	
Parkway Tree Planting and Landscaping		Installation of parkway trees and landscaping of parkways, with an emphasis on parkway corners at key street intersections	Suitable living environment	Sustainability		TBD	18C/18D								570.201(c)	LMA	number of trees	30		2/28/2011	
Evanston Community Development Corporation		Technical assistance and counseling to businesses and micro enterprises	Economic Opportunity	Availability/ accessibility		TBD	18C/18D								570.203	LMC	businesses assisted/ jobs created/ retained	18		2/28/2011	
Evanston Community Development Corporation Workforce Training and Community Capacity Program		Workforce training for primarily minorities and for ex-offenders in urban farming and deconstruction. Also includes computer training courses and GED classes.	Economic Opportunity	Availability/ accessibility		TBD	05H								570.201(e)	LMC	people	40		2/28/2011	
Technology Innovation Center		Loan counseling for micro enterprises and entrepreneurs seeking to start up businesses	Economic Opportunity	Availability/ accessibility		TBD	05D								570.203	LMC	businesses assisted	10		2/28/2011	
Interfaith Action Council		Job counseling program for residents of Hilda's Place, transitional housing.	Economic Opportunity	Availability/ accessibility		TBD	05H								570.201(e)	LMC	people	60		2/28/2011	
Youth Job Center		Employment training and services for low-income individuals between 18 and 25 years of age	Economic Opportunity	Availability/ accessibility		TBD	05D								570.201(e)	LMC	people	9000		2/28/2011	
Local Employment Program		Develops employment opportunities in the building trades for low-income Evanston residents through City contracts	Economic Opportunity	Availability/ accessibility		TBD	05H									LMC	people	10		2/28/2011	
Neighborhood Business Improvement Program		Renovation of business storefronts and interiors in the CDBG Target Area	Economic Opportunity	Affordability		TBD	14E								570.202(b)1		businesses assisted	5		2/28/2011	
CDBG Administration		Management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	Other			TBD	21A										other	-		2/28/2011	
ESG Administration		Management and administration of all ESG programs	Other			TBD											other	-		2/28/2011	
HOME Administration		Management of all HOME projects	Other			TBD											other	-		2/28/2011	
HOME CHDO Operating		5% of HOME entitlement funds to support operating expenses of housing development activities of certified CHDOs	Other			TBD	21I										other	-		2/28/2011	

**City of Evanston
2011 One Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Metric Code	CDBG	HOME	ESG	Total Formula	Prior Year Funds	Other Funds	Total	CDBG Citation	CDBG National Objective	Performance Indicator	Annual Units- estimated	Annual units- actual	End Date	Priority Need
M/W/BE Program		Increase City contracts with minority, women and Evanston-based businesses; secure jobs for low-income residents in City-sponsored construction projects.	Other			TBD											businesses			2/28/2011	

**CITIZEN'S COMMENTS ON THE FY 2011 ACTION PLAN
SUBMITTED
JANUARY 3, 2011**

The goals of the City of Evanston as stated in their FY 2011 One Year Action Plan, in addition to the three federal statutory goals: of providing decent housing, providing a suitable living environment and expand economic opportunities, are to increase the number of affordable rental units.

The need for more affordable rental units has been a concern in the community for many years. The Affordable Housing Taskforce convened by the Housing Commissioner also focused on the lack of rental units in the City. However, the City's goal of increasing the number of rental units that will be created in 2011 and for the next three years is tied to the City's NSP2 project to be created in census tracts 8092 and 8102. The second stage for the affordable rental units are proposed for the Emerson Street Square which is in the West Evanston TIF District #6.

The NSP2 project call for the creation of 50 rental units of which 25% (12.5 Units) must be for families at or below the Chicago Area Median Income at the 50% level which for the 2010 year is \$37,550 for a family size of four (4). The first phase of the NSP2 project will render 50 affordable ownership units for income between the 120% and 80% level of the Chicago Area Median Income, \$90,500 to 60,300.

At one time, the Emerson Street Square had a developer who was proposing to developing 160 units on the site. The NSP2 developer proposes to construct only 68 affordable units. Why are there only 68 affordable units proposed? Most or all of the funds to create this site will be public investment. The numbers of affordable units need to be increased to half or at least three-fourth affordable rental units. There are questions raised as what benefits the community will receive and what is the total profit the developer will receive at the end of the affordability period of 15 years? Why does the City invest home funds (more than \$600,000 of Home Funds) over the three years for a short affordability period of 15 years

If affordable ownership is not pushed with same efforts as the push for the rental units, the people who do not want to live in rental units all of their life will be the loser. Since, the City has no desire to become a landlord through owning these flats. It is much more practical to handle the two and three flats rental units in a way that the owner is a low income family and the family rent to other low income persons and convey the land under the two and three flats to the community land trust. This will achieve their goal of increase rental units and not have to be a landlord. The units would stay affordable into perpetuity.

Over the last two decades communities have discovered a way to keep units, both rental and ownership, affordable in perpetuity by creating a Community Land Trust. By having community land trust organization for the investment of public funds to create affordable housing, communities like Burlington, Vermont and Austin, Texas have found – **The Community Land Trust structure allows the public investment in affordable housing to be recycled. By design, the CLT is committed to preserving the affordability of housing and other structures – one owner after another, one generation after another, in perpetuity.** (*Page 4 of the Final Draft Community Land Trust Report: Creating Permanent Affordable Homeownership Opportunities in Austin, Texas July 2005*).

The rental units need to be developed, but not at the expense of losing industrial, business or commercial area in the City. The City should be bringing entities that bring jobs and more tax revenue to the City. The new jobs would support people that are looking for affordable housing.

The issue of affordability period is briefly discussed in this action plan. The affordability period need to be extended beyond the usual 15 years up to 40 years. The extended of the affordability years is allowed by HUD. If the affordability period is not extended, the community is loosing affordability units, rental and ownership, as soon as they are completed, in my opinion, because the 15 years goes by so fast. To achieve long term affordability and affordable prices, the City need to look at the community land trust model as....**“ one of the most effective means of ensuring permanent affordability of resident ownership simply because the trust maintains ownership of the land. The objective of a CLT is to acquire land and make it available to individual families, cooperatives and others through longterm leases up to 99 years. While the leaseholders do not hold title to the land, they may own the buildings or housing units/structures on the land. ((Notice CPD 93-42) and the Champlain Housing Trust formerly the Burlington Community Land Trust ‘Permanent Affordable Homeownership – Does the Community Land Trust Deliver on Its Promises)’”**

The affordable units created in 1995 probably will not be affordable in 2011. In this climate of shrinking federal dollar and state dollars, the City must become more creative. Even the task of seeking donation from foundation and Corporation will not be enough to keep past with a every 15 year lost of units, plus it put the City in competition with the CHDO for those corporation dollars. It would be best if the City used the CHDO/s to run the Tenant Based Rental assistance Program. The City should encourage the placing of two and three flats into the community land trust which would extend the affordability period to 99 years.

The other issue the City might want to consider changing their recapture and resale policy. The recapture policy is to forgiven on a pro-rata basis of the amount of subsidy Home assisted unit received. The resale policy for the home to be sold at a 3% increase interval of 5, 10 and 15 years or no resale restriction if the family stays for 15 years. The City should change their policy on recapture to reflect (*Recapture entire amount*). The participating jurisdiction may recapture the entire amount of the HOME investment from the homeowner as ruled by ... the HUD Investment Partnerships Program Final Rule Updated through December 22, 2004). The return of these dollars will make sure that there is program income for future rental and home ownership projects in a world of shrinking dollars.

The plan to work with the CHDO on increasing their capacity with the support of HUD TA program is a good thing. However, the plan does not states how the City plans to work with the community housing development organization (CHDO) on making the partnership relationship stronger.

There are many report and stories of how CHDO is working in close relationship with the local government and the community. It would be the best practice for the newly formed Taskforce on Homeless to obtain and read some of these report and stories to understand what have been tried and what works in other community.

The notice of the Action Plan and the seeking of public comments was once again only published in one local paper when the City has several local papers.

The above are my opinion on the City of Evanston 2011 Action Plan

Betty Ester
2031 Church Street
Evanston, Illinois 60201

Housing and Community Development Activities	Indicator	6-Year Quantities										% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source		
		Year 1		Year 2		Year 3		Year 4		Year 5						Cumulative	
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					Goal	Actual
01 Acquisition of Real Property 570.201(a)	facilities											0	0%	M		O	
02 Disposition 570.201(b)	facilities											0	0%	M	Y	C	
03 Public Facilities and Improvements (General) 570.201(c)	facilities											0	0%	H	Y	C	
03A Senior Centers 570.201(c)	facilities											0	0%	L	N		
03B Handicapped Centers 570.201(c)	facilities											0	0%	L	N		
03C Homeless Facilities (not operating costs) 570.201(c)	facilities											0	0%	H	Y	E, C	
03D Youth Centers 570.201(c)	facilities											0	0%	L	N		
03E Neighborhood Facilities 570.201(c)	facilities											0	0%	M	Y	C	
03F Parks, Recreational Facilities 570.201(c)	facilities											0	0%	H	Y	C	
03G Parking Facilities 570.201(c)	facilities											0	0%	M	Y	C-R	
03H Solid Waste Disposal Improvements 570.201(c)	facilities											0	0%	L	N		
03I Flood Drain Improvements 570.201(c)	facilities											0	0%	L	N		
03J Water/Sewer Improvements 570.201(c)	facilities											0	0%	L	N		
03K Street Improvements 570.201(c)	projects											0	0%	H	Y	C	
03L Sidewalks 570.201(c)	projects											0	0%	H	Y	C	
03M Child Care Centers 570.201(c)	facilities											0	0%	H	Y	C	
03N Tree Planting 570.201(c)	facilities											0	0%	M	N		
03O Fire Stations/Equipment 570.201(c)	facilities											0	0%	L	N		
03P Health Facilities 570.201(c)	facilities											0	0%	L	N		
03Q Abused and Neglected Children Facilities 570.201(c)	facilities											0	0%	L	N		
03R Asbestos Removal 570.201(c)	facilities											0	0%	L	N		
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	facilities											0	0%	L	N		
03T Operating Costs of Homeless/AIDS Patients Programs	programs											0	0%	M	Y	E, C	
04 Clearance and Demolition 570.201(d)	housing units											0	0%	M	Y	O, C	
04A Clean-up of Contaminated Sites 570.201(d)	businesses											0	0%	H	Y	O, C	
05 Public Services (General) 570.201(e)	people	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	0	0%	M	Y	C	
05A Senior Services 570.201(e)	people	350	350	350	350	350	350	350	350	350	350	0	0%	H	Y	C	
05B Handicapped Services 570.201(e)	people	50	50	50	50	50	50	50	50	50	50	0	0%	H	Y	O	
05C Legal Services 570.201(E)	people	500	500	500	500	500	500	500	500	500	500	0	0%	H	Y	C	
05D Youth Services 570.201(e)	people	550	550	550	550	550	550	550	550	550	550	0	0%	H	Y	C	
05E Transportation Services 570.201(e)	people	20	20	20	20	20	20	20	20	20	20	0	0%	H	Y	C, O	
05F Substance Abuse Services 570.201(e)	people	20	20	20	20	20	20	20	20	20	20	0	0%	M	N		
05G Battered and Abused Spouses 570.201(e)	people	650	650	650	650	650	650	650	650	650	650	0	0%	H	Y	C	
05H Employment Training 570.201(e)	people	700	700	700	700	700	700	700	700	700	700	0	0%	H	Y	C	
05I Crime Awareness 570.201(e)	people											0	0%	M	N		
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	people											0	0%	M	Y	O	
05K Tenant/Landlord Counseling 570.201(e)	people											0	0%	M	Y	O	
05L Child Care Services 570.201(e)	people	20	20	20	20	20	20	20	20	20	20	0	0%	H	Y	O	
05M Health Services 570.201(e)	people	75	75	75	75	75	75	75	75	75	75	0	0%	L	Y	O, C	
05N Abused and Neglected Children 570.201(e)	people	4	4	4	4	4	4	4	4	4	4	0	0%	M	Y	E	
05O Mental Health Services 570.201(e)	people											0	0%	M	Y	O	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	people											0	0%	M	Y	O	
05Q Subsistence Payments 570.204	people											0	0%	L			
05R Homeownership Assistance (not direct) 570.204	households	50	50	50	50	50	50	50	50	50	50	0	0%	M		H, C	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	households											0	0%	H		H	
05T Security Deposits (if HOME, not part of 5% Admin c	households											0	0%	H		O	

Housing and Community Development Activities	Indicator	5-Year Quantities										% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source		
		Year 1		Year 2		Year 3		Year 4		Year 5						Cumulative	
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					Goal	Actual
06 Interim Assistance 570.201(f)	people												0	0	0%		
07 Urban Renewal Completion 570.201(h)	businesses												0	0	0%	L	
08 Relocation 570.201(i)	households												0	0	0%	L	
09 Loss of Rental Income 570.201(j)	people												0	0	0%	L	
11 Privately Owned Utilities 570.201(l)	businesses												0	0	0%	L	
12 Construction of Housing 570.201(m)	housing units												0	0	0%	L	
13 Direct Homeownership Assistance 570.201(n)	households												0	0	0%	H	H
14A Rehab; Single-Unit Residential 570.202	housing units	170		170		175		175		175		865	0	0	0%	H	H, O
14B Rehab; Multi-Unit Residential 570.202	housing units	20		20		20		20		20		100	0	0	0%	H	C
14C Public Housing Modernization 570.202	housing units											0	0	0	0%	M	O
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	housing units											0	0	0	0%	M	O
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	businesses											0	0	0	0%	H	C, O
14F Energy Efficiency Improvements 570.202	housing units											0	0	0	0%	H	O
14G Acquisition - for Rehabilitation 570.202	housing units											0	0	0	0%	H	H
14H Rehabilitation Administration 570.202	NA											0	0	0	0%	H	C
14I Lead-Based/Lead Hazard Test/Abate 570.202	housing units											0	0	0	0%	H	O
15 Code Enforcement 570.202(c)	housing units	3,000		3,000		3,000		3,000		3,000		15,000	0	0	0%	H	C
16A Residential Historic Preservation 570.202(d)	housing units											0	0	0	0%	L	O
16B Non-Residential Historic Preservation 570.202(d)	businesses											0	0	0	0%	L	O
17A CI Land Acquisition/Disposition 570.203(a)	businesses											0	0	0	0%	L	
17B CI Infrastructure Development 570.203(a)	businesses											0	0	0	0%	M	O
17C CI Building Acquisition, Construction, Rehabilitation 570.203(a)	businesses											0	0	0	0%	M	O
17D Other Commercial/Industrial Improvements 570.203(a)	businesses											0	0	0	0%	M	O
18A ED Direct Financial Assistance to For-Profits 570.203(b)	businesses	3		5		5		5		5		23	0	0	0%	M	O, C
18B ED Technical Assistance 570.203(b)	businesses	10		10		10		10		10		60	0	0	0%	H	O, C
18C Micro-Enterprise Assistance	businesses	15		15		15		15		15		75	0	0	0%	H	C
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	None											0	0	0	0%	NA	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	None											0	0	0	0%	H	H
19C CDBG Non-profit Organization Capacity Building	organizations											0	0	0	0%	M	C
19E CDBG Operation and Repair of Foreclosed Property	housing units											0	0	0	0%	M	
19F Planned Repayment of Section 108 Loan Principal	None											0	0	0	0%	L	
19G Unplanned Repayment of Section 108 Loan Principal	None											0	0	0	0%	L	
20 Planning 570.205	None											0	0	0	0%	H	C
21A General Program Administration 570.206	None											0	0	0	0%	H	C, H, E
21B Indirect Costs 570.206	None											0	0	0	0%	L	
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	None											0	0	0	0%	M	O, C
21E Submissions or Applications for Federal Programs 570.206	None											0	0	0	0%	M	C
21F HOME Rental Subsidy Payments (subject to 5% cap)	None											0	0	0	0%	M	
21G HOME Security Deposits (subject to 5% cap)	None											0	0	0	0%	L	N
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	None											0	0	0	0%	NA	
21I HOME CHDO Operating Expenses (subject to 5% cap)	None											0	0	0	0%	H	Y

Housing and Community Development Activities		Indicator	5-Year Quantities										% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source			
			Year 1		Year 2		Year 3		Year 4		Year 5						Cumulative		
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					Goal	Actual	
22 Unprogrammed Funds		None												0	0	0%	L		
CDBG	Acquisition of existing rental units	housing units												0	0	0%	NA		
	Production of new rental units	housing units												0	0	0%	NA		
	Rehabilitation of existing rental units	housing units	16	16	20	20	20	20	20	20	20	20	20	92	0	0%	H	Y	RL
	Rental assistance	households												0	0	0%			
	Acquisition of existing owner units	housing units												0	0	0%			
	Production of new owner units	housing units												0	0	0%			
	Rehabilitation of existing owner units	housing units	10	15	12	12	12	12	12	12	12	12	12	61	0	0%	H	Y	RL
	Homeownership assistance	households												0	0	0%			
	Acquisition of existing rental units	housing units												0	0	0%	L	N	
HOME	Production of new rental units	housing units	2	6	6	6	6	6	6	6	6	6	6	22	0	0%	H	Y	H
	Rehabilitation of existing rental units	housing units	35	20	10	20	20	20	20	20	20	20	20	91	0	0%	H	Y	H
	Rental assistance	households		8	2	4	4	4	4	4	4	4	4	16	0	0%	M	Y	H
	Acquisition of existing owner units	housing units	2	2	4	4	4	4	4	4	4	4	4	8	0	0%	M	Y	H
	Production of new owner units	housing units												0	0	0%	L	N	
	Rehabilitation of existing owner units	housing units	10	10	10	10	10	10	10	10	10	10	10	60	0	0%	H	Y	H, O
	Homeownership assistance	households	10	10	10	10	10	10	10	10	10	10	10	60	0	0%	H	Y	H, O
	Totals		46	26,272	0	26,272	0	26,272	0	26,275	0	26,275	0	131,366	0	0			

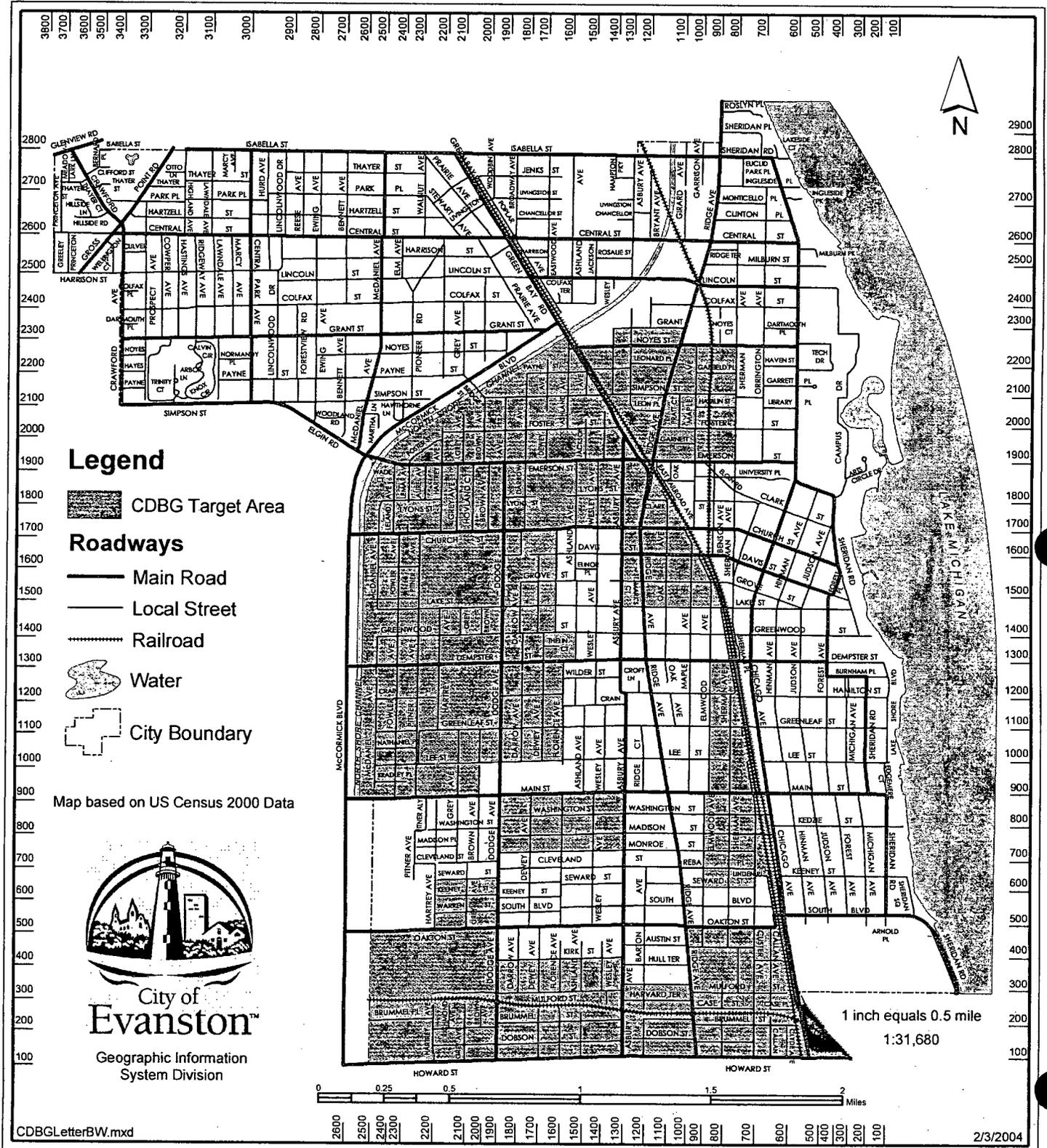
Priorities: H = high; M = medium; L = low; NA = not applicable

Funding sources: C = CDBG; H = HOME; E = ESG; O = Other; Revolving Loan = RL; C-R = CDBG-R; HP = HPRP

Note: Housing Rehab numbers reflected in 14A and 14B are small-scale projects through the Handyman, Minor Repair and similar programs.

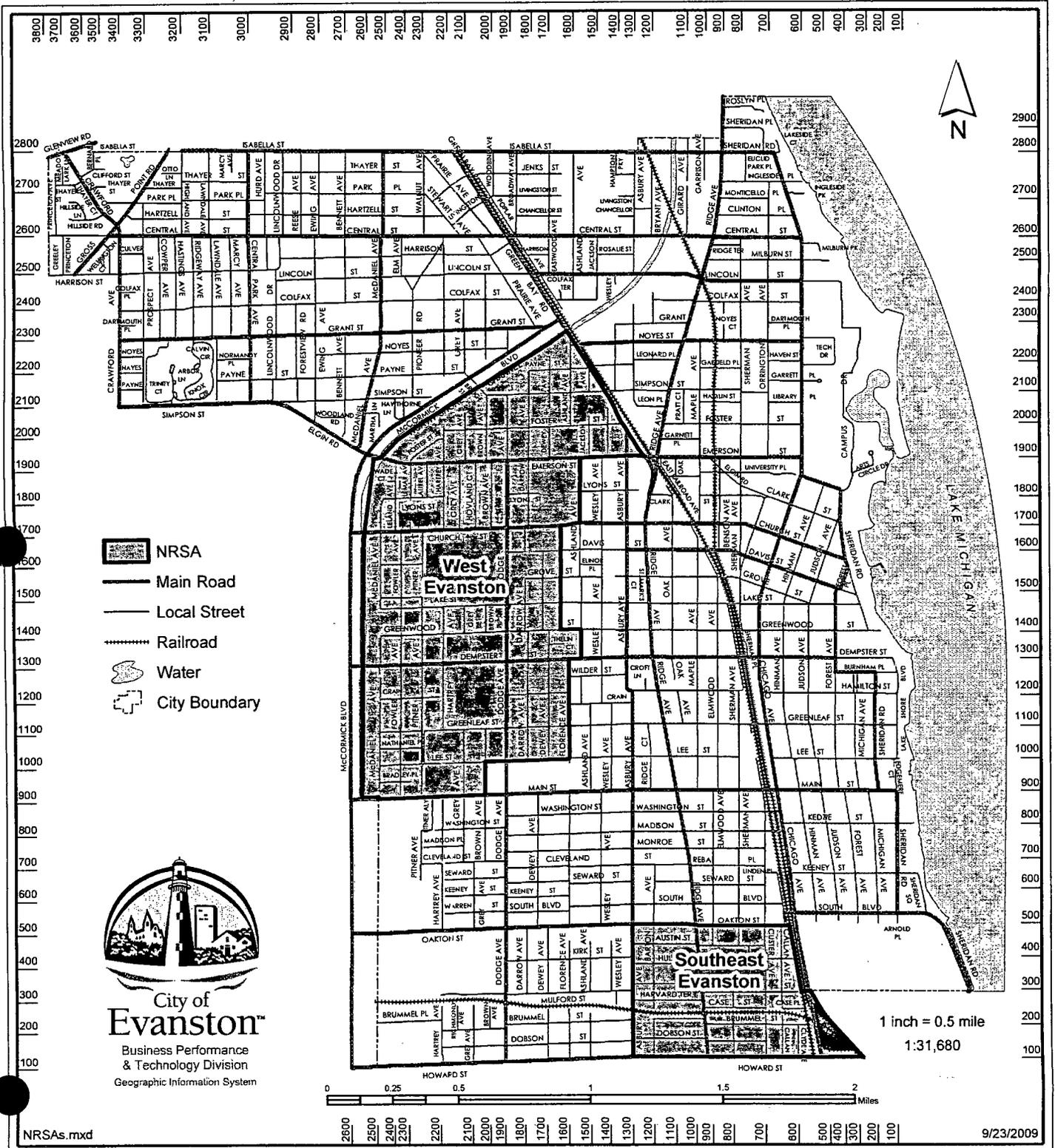
Housing rehab numbers reflected in the CDBG section under Unprogrammed Funds are emergency and substantial rehabs funded through the Revolving Loan

CDBG Target Area



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

Neighborhood Revitalization Strategy Areas



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