

75-R-12**A RESOLUTION**

**Approving the City's FY 2013 Year Action Plan and
Adopting the CDBG, HOME Investment Partnerships,
and ESG Program Budgets for FY 2013**

WHEREAS, the Congress of the United States did pass: P.L. 93-383, Title I of the *Housing and Community Development Act of 1974*, which established the Community Development Block Grant ("CDBG") Program; P.L. 101-625, the *Cranston-Gonzales National Affordable Housing Act*, which established the HOME Investment Partnerships Program; and H.R. 205, the McKinney-Vento Homeless Assistance Act as amended by S.896, The Homeless Emergency Assistance and Rapid Transition to Housing ("HEARTH") Act of 2009, which re-authorized the Emergency Solutions 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 U.S. Department of Housing and Urban Development ("HUD") for said grant programs; and

WHEREAS, the City of Evanston estimates that FY 2013 HUD entitlement allocations will be

Community Development Block Grant	\$1,540,000
HOME Investment Partnerships	221,600
Emergency Solutions Grants	<u>147,300</u>
Total FY 2013 funding:	\$1,908,900

and

WHEREAS, the Housing and Community Development Act Committee ("CD Committee") is charged with oversight of the City's CDBG program, the Evanston Housing and Homelessness Commission ("HH Commission") is charged with oversight

of the City's HOME program, and the Human Services Committee ("HSC") is charged with oversight of the City's ESG program; and

WHEREAS, the CD Committee met on several occasions in the fall of 2012 and developed recommendations for use of FY 2013 CDBG funds; and

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

WHEREAS, recommendations for the allocation of ESG funds to agencies and programs serving the homeless population and those at high risk of homelessness will be made, following receipt of the City's 2013 ESG grant amount, by the HH Commission to the HSC and 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 2013 CDBG, HOME, and ESG funds, including entitlement allocations, reallocations of funds from completed prior years' CDBG projects, estimated CDBG and HOME program income, and required matches for HOME and ESG funding, totaling two million, five hundred eight thousand, two hundred dollars (\$2,508,200.00), are described; and

WHEREAS, the proposed activities in the One-Year Action Plan address the statutory goals to provide decent housing, a suitable living environment and economic opportunity for primarily low- and moderate-income residents; and

WHEREAS, specific projects which are proposed to be funded with HUD's FY 2013 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 CD Committee on September 27, 2012; and

WHEREAS, the proposed One-Year Action Plan for FY 2013, which includes proposed FY 2013 CDBG funding recommendations, was the subject of two (2) public hearings as conducted by the CD Committee on October 16, 2012 and the HH Commission on October 18, 2012; and

WHEREAS, said Committees conducted said public hearings, received citizen input on the proposed FY 2013 One-Year Action Plan, and recommend approval by the Evanston City Council of the proposed One-Year Action Plan for FY 2013; and

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

SECTION 1: The City's One-Year Action Plan for FY 2013, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved.

SECTION 2: The City Council hereby approves the City of Evanston's 2013 CDBG Program, totaling one million, nine hundred twenty-five thousand, one hundred dollars (\$1,925,100.00), which is the sum of one million, five hundred forty thousand dollars (\$1,540,000.00) in FY 2013 estimated entitlement funds, three hundred fifty-two thousand dollars (\$352,000.00) in estimated program income, and thirty-three thousand, one hundred dollars (\$33,100.00) in reallocated funds from completed prior years' CDBG projects.

SECTION 3: The City Council hereby approves HOME Investment Partnerships funding totaling two hundred eighty-eight thousand, five hundred dollars (\$288,500.00), which is the sum of two hundred twenty-one thousand, six hundred

dollars (\$221,600.00) in FY 2013 estimated entitlement funds, eleven thousand, five hundred dollars (\$11,500.00) in estimated program income, and the required match of fifty-five thousand, four hundred dollars (\$55,400.00) and ESG funding, totaling two hundred ninety-four thousand, six hundred dollars (\$294,600.00), which is the sum of one hundred forty-seven thousand, three hundred dollars (\$147,300.00) in FY 2013 estimated entitlement funds and the required match of one hundred forty-seven thousand, three hundred dollars (\$147,300.00).

SECTION 4: The City Manager of the City of Evanston is hereby authorized to transmit said One-Year Action Plan for FY 2013 for the proposed CDBG, HOME and ESG program budgets to HUD and to provide any additional information as may be required by HUD.

SECTION 5: 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: November 12, 2012

EXHIBIT A

City's One-Year Action Plan for FY 2013

City of Evanston 2013 One-Year Action Plan



Community Development Block Grant,
HOME Investment Partnerships, and
Emergency Solutions Grant Programs

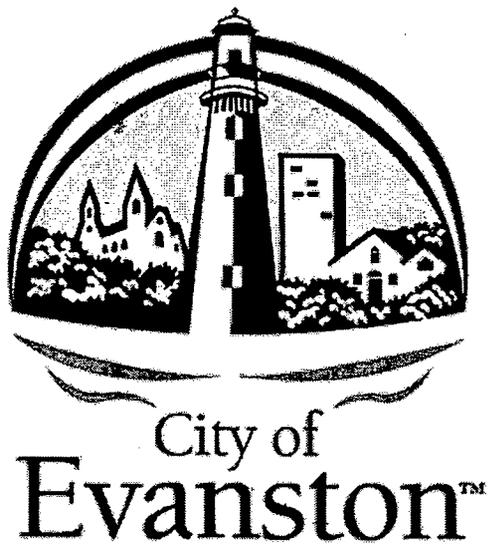


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Executive Summary

Resources

The City of Evanston expects to receive approximately \$2 million in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) entitlement funding from the Department of Housing and Urban Development (HUD) for its 2013 program year. The City's 2013 Action Plan covers the 12-month period from January 1 to December 31, 2013.

The One-Year Action Plan outlines how the City's estimated 2013 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. 2013 entitlement grants have been estimated at approximately 3% less than 2012 actual grants.

	2013 Grant (est.)	Program Income (est.)	Prior Year Funds for Reallocation	HUD Funds Subtotal	Matching Funds	Total Funds Committed
CDBG	\$ 1,540,000	\$ 352,000	\$ 33,100	\$ 1,925,100	\$ -	\$1,925,100
HOME	\$ 221,600	\$ 11,500	\$ -	\$ 233,100	\$ 55,400	\$ 288,500
ESG	\$ 147,300	\$ -	\$ -	\$ 147,300	\$ 147,300	\$ 294,600
Total	\$ 1,908,900	\$ 363,500	\$ 33,100	\$ 2,305,500	\$ 202,700	\$2,508,200

HOME requires a 25% match of \$36,253; matching funds will be required for each development project and may be from the Affordable Housing Fund, the Federal Home Loan Bank and/or developers' contributions. ESG requires a 100% match, which will be made by subrecipients with non-federal operating revenues from grants and gifts. The matching funds, estimated entitlement funds and program income total \$2,508,200.

The aforementioned funding will be used to carry out activities that address priority needs of the target population. 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 2013 One-Year Action Plan implements the fourth year of the City's 2010-2014 Consolidated Plan using CDBG, HOME and ESG funds. The Action Plan addresses three federal statutory goals to address the needs of primarily low- and moderate-income residents by:

- Providing decent housing
- Providing a suitable living environment
- Expanding economic opportunities.

The activities to be carried out with these funds also contribute to the implementation of the City of Evanston's Strategic Plan, whose vision is to create the most livable city in America for its diverse population. The goals and strategies of that plan, developed in a collaborative process involving City Council, staff and citizens, are consistent with, and complementary to, the City's 2010-2014 Consolidated Plan.

For the 2013 program year, CDBG, HOME and ESG funds are being allocated among the objectives and outcome categories established by HUD as shown in the table below. Housing continues to receive the largest share of total funding, reflecting the priorities in the Consolidated Plan. However, both the dollars and percent of funding are proportionately lower than in 2011 and prior years, reflecting the substantial cut in HOME funding in 2012 and the City's estimated HOME grant based on the 2012 level. In addition to maintaining important programs such as CDBG Targeted Code Enforcement and Housing Rehab programs, the City plans to undertake a new strategy to expand affordable housing with the introduction of Tenant-Based Rental Assistance using HOME funds. Emergency Solutions Grant funds that will be used for re-housing and homeless prevention also address the Decent Housing objective.

Maintaining a suitable living environment closely follows Housing in terms of priority in the City's Consolidated Plan and is reflected in the allocation of funding. A wide variety of activities, including most of the CDBG-funded Public Services, Public Improvements and Facilities, as well as ESG-funded activities will be undertaken to address this objective. Funding for activities that expand Economic Opportunity has been increased substantially from 2012 to continue to attract new and support existing businesses, particularly in the City's Neighborhood Revitalization Strategy Areas, but remains much lower than Housing and Suitable Living Environment.

Additional detail, including objective and outcome categories, budgets and anticipated beneficiaries by activity, are shown in Tables 3A and 3C that follow the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$ 349,406	15%	\$ 256,346	11%	\$ 422,500	18%	\$1,028,252	45%
Suitable Living Environment	\$ 247,076	11%	\$ 50,000	2%	\$ 501,600	22%	\$ 798,676	35%
Economic Opportunity	\$ 130,000	6%	\$ -	0%	\$ -	0%	\$ 130,000	6%
Project Totals:	\$ 726,482	32%	\$ 306,346	13%	\$ 924,100	40%	\$1,956,928	85%
Admin & Planning	NA	NA	NA	NA	NA	NA	\$ 348,572	15%
Total CDBG, HOME & ESG							\$2,305,500	100%

Because CDBG allocations have been made based on an estimated entitlement grant, the City expects that adjustments to allocations for specific programs and projects will be needed following receipt of the amount of its 2013 CDBG grant. Any revisions will be developed by the Housing & Community Development Act Committee. If the City's CDBG grant is smaller than estimated, reductions will be determined on a case-by-case basis in order to minimize impact, particularly on small grants. If the City's CDBG grant is larger than the estimate, programs and projects that were funded at less than the request in 2013, as well as continuing programs funded in prior years, such as the Essential Repairs program, may be considered for additional funding. Any such increases will be considered on a case-by-case basis. The City may also increase spending in the Administration & Planning category above the amount allocated in this Action Plan to an amount not to exceed 20% of 2013 entitlement plus 2013 program income. Increases or decreases to any program or project allocation that are less than 10% of the total grant will not trigger a Substantial Amendment to this Action Plan, following the definition in the City's 2010-2014 Consolidated Plan.

The City may evaluate any program or project funded in 2012 or prior that is not underway by April 1, 2013 to determine if it should be canceled and funds reallocated to 2013 programs or projects that were funded at less than the request. This review process will enable the City to make best use of the limited funding available to address priorities and unmet needs. Any such action that cancels funding for a subrecipient, program or project will require a Substantial Amendment to the appropriate year Action Plan.

Evaluation of Past Performance

The City has used HUD funding effectively to address a broad range of community development objectives and leverage outside resources to achieve the goals and objectives of the City's 2010-2014 Consolidated Plan. Most notably, the City and its development partner, Brinshore Development, have made significant progress to stabilize neighborhoods hardest hit by foreclosures, improve the quality and availability of housing for a range of income levels using NSP2, HOME and CDBG funds. Outcomes to date include:

- Approximately 94 foreclosed housing units acquired or under site control
- Rehab completed on 48 units and underway on 20 additional units
- 28 units sold or rented to income-eligible households (mix of rental and ownership properties)

The City's expanded efforts to stimulate economic development resulted in two projects funded with loans using a combination of CDBG/CDBG-R with TIF or local Economic Development funds to assist new businesses to open in the City's NRSAs, creating much needed jobs and putting vacant commercial properties to productive use.

The City continued to use CDBG and local revenues to support a wide variety of social services programs that address the needs of its low- and moderate-income residents. Despite this, local agencies continue to face challenges in meeting the continued high demand for services because of reductions in funding by the State of Illinois and other sources.

The City continues to strive to address the need for additional housing and services for the increased number of homeless and people at high risk of becoming homeless through the plan developed by the Mayor's Homeless Task Force whose implementation falls under the expanded scope of the Housing & Homelessness Commission, but significant challenges remain to be addressed in 2013 and beyond.

Citizen Participation

Citizen input on the 2013 Action Plan was sought in the 30-day Public Comment period running from October 5 to November 4, 2012. Notice of the 30-day public comment period and two public meetings at which public comment was sought, on October 16 and 18, was published in the Chicago Tribune's *Triblocal*, which has the largest number of Evanston paid subscribers, and in the Evanston RoundTable, a newspaper that provides the best reach of residents in our Evanston's low- and moderate-income neighborhoods, on September 27, 2012. Notice of the public comment period was also featured on the City's website homepage beginning October 1 and in two City e-mail newsletters that reach over 23,000 subscribers. Notice was emailed to more than 75 individuals and organizations that regularly receive information about the City's CDBG and HOME programs. Notice of the public meetings, including their agendas, was posted in the Lorraine H. Morton Civic Center and on the City's website.

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.

The public hearing for input on the draft of the City's 2011 Consolidated Annual Performance and Evaluation Report held in May 2012 also offered opportunity for citizens to provide input on unmet needs for 2013 planning. No comments were received at that meeting, despite paid newspaper advertising, e-mailings to over 15,000 people, posting on the City's website, online calendar and in the Civic Center. The City continues to explore new strategies to solicit public input for needs in our community.

Summary of Citizen Comments

Two individuals, Janet Parker and Paul Selden, provided comment via emails. Their input is summarized below; response from the City follows and is italicized. Mr. Selden also submitted his comments at the Housing & Homelessness Commission meeting on October 18, 2012. The full text of their input is included in the appendix.

Janet Parker suggested the following use of funds to add to the health, environmental and cultural enrichment of low and moderate income Evanston residents:

- Expand the free farmer's market coupon program to include all residents living in affordable housing not just those 60 years old and over.

The City-run Farmers Market in downtown Evanston accepts LINK cards from the federal Supplemental Nutrition Assistance Program (SNAP). SNAP serves low-income individuals and families regardless of age, though the Farmers' Market Nutrition Program (SFMNP), a federal program that provides coupons for eligible foods at farmers' markets, is limited to low-income individuals 60 and older, so this need is addressed through existing programs.

- Underwrite recycling bins at affordable housing sites in Evanston.

There is no cost for recycling bins for 1-4 unit residential buildings, whether affordable or market rate housing. Buildings with five or more housing units are required to contract for solid waste disposal and are provided one 95-gallon recycling receptacle. The City continues to explore ways to make recycling accessible to more people, regardless of their means.

- Pay for a TV, computers, a printer and Internet service at affordable housing sites.

The cost of equipment such as televisions, computers and printers, and internet service at affordable housing sites are not eligible for CDBG, HOME or ESG funding. Installation of wiring to provide the capacity for internet service could be eligible as a rehab cost under CDBG or HOME and could be considered as part of an application for building construction or rehab. Comcast offers a reduced rate service called Internet Essentials for \$9.95 per month to low-income families that meet program criteria. Information is available at <http://www.internetessentials.com/how/default.aspx> or by calling 1-855-846-8376.

- Consider adding discounted or free movie passes, local concert and theater events to the Evanston benefit card.

These costs are not eligible uses of our federal grants. The City uses local funds to provide a wide variety of free cultural and entertainment options, including free concerts and movies in Evanston parks throughout the summer and a variety of events at facilities including the libraries, the Noyes Cultural Center, Fleetwood-Jourdain Center and in collaboration with the Ridgeville Park District. A number of Evanston arts organizations also offer free performances and cultural programs throughout the year.

Paul Selden, Executive Director of Connections for the Homeless, pointed out the information contained in the Action Plan regarding the shortage of permanent supportive housing for the chronically homeless, affordable housing for homeless families and the high percentage of residents with very high housing cost burdens, and questioned the effectiveness and targeting of actions to address these needs. He also questioned the proportion of funds allocated to ownership projects, for middle income households and for non-housing projects.

Affordable rental housing is the focus of the City's HOME program. City staff has had numerous discussions with non-profit and private developers but regrets that no new applications for HOME funding have been submitted in 2012. As a result, the City instituted a new HOME application deadline of October 30, 2012 to manage HOME funds efficiently and effectively, and comply with HUD commitment and expenditure deadlines. An application deadline also enables a comparative review of projects to ensure the City's limited HOME funding is recommended for the strongest project or projects that achieve the goals of the Consolidated Plan. Another strategy to address rental needs is development of a Tenant-Based Rental Program using HOME funds that will use existing rental housing. This has the potential to provide housing more quickly than project based development and to integrate affordable housing throughout our community. In addition, the first phase of Emerson Square will provide 28 affordable rental housing units, a mix of one to three bedrooms, in addition to four market rate units.

A factor that affects the expansion of additional Permanent Supportive Housing beds is whether additional resources can be secured for the supportive services. The Evanston Continuum of Care merged with the Suburban Cook County Continuum in 2011 in part to enable Evanston providers to compete for additional project funding while maintaining renewal funding for existing projects.

In addition to developing additional affordable rental units, an important goal of the Consolidated Plan is to maintain decent, affordable housing. The CDBG Code Enforcement program is the primary means of addressing this goal and is an important tool to help stabilize lower income neighborhoods. Enabling low- and moderate-income homeowners to maintain their properties, address code violations and make accessibility improvements that allow seniors to age and disabled individuals to maintain independent living are also important goals of the Consolidated Plan and are the focus of CDBG funds allocated for housing. These ownership households, many of which are long-time Evanston residents, also are housing cost burdened; for example, almost 70% of senior homeowners with incomes at or below 30% of the area median pay more than 50% of their income for housing. In 2011, all single-family rehabs completed in the City's West NRSA benefited households at or below 50% of the area median and five of the six projects completed outside an NRSA also benefited that income group.

Although providing decent housing for low- and moderate-income residents is the highest priority goal of the Consolidated Plan, it is not the only goal. CDBG funds allocated to public improvements and public facilities address the second priority of the Consolidated Plan, improving the quality of life in low- and moderate-income neighborhoods. Of 2013 funds, 45% are allocated to Housing and 35% to Suitable Living Environment, reflecting those priorities.

Explanation of Comments Not Accepted

All comments received on the draft 2013 Action Plan are summarized above; there are no comments that were not accepted.

Resources and Objectives

As noted above, new entitlement funds combined with program income, matching funds and unspent CDBG from prior years, is estimated at \$2,508,200. ESG and HOME funds will be matched with local government, private funds and other sources including the Federal Home Loan Bank and developers' equity.

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 two census tracts, 8092 and 8102, is the largest infusion of funding the

City has ever received for affordable housing. NSP2 funds are being 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. Approximately \$16.7 million has been expended to date, with the first rehabbed properties brought to market in September 2011.

McKinney-Vento Homeless Assistance Programs: The Evanston Continuum of Care merged with the Suburban Cook County Continuum in summer 2011. Therefore, Evanston is part of the Suburban Cook County application for funds in the FY2012 NOFA that is currently underway. The projects requesting funding in Evanston through the 2012 competition total \$1,252,056 and are shown 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 with HACC to maintain and expand the number of Housing Choice Voucher holders.

Lead Hazard Control Programs: Evanston received a renewal grant in the amount of \$80,000 in 2011 from Cook County's Lead Poisoning Prevention Program. 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 \$525,000. Anticipated uses include housing related services such as, landlord-tenant issues, as well as matching funds for the Homeless Management Information System (HMIS) database used by the Continuum of Care. An estimated \$707,030 in City of Evanston funds will be allocated by the Mental Health Board to support a wide range of needed services. In addition, the City of Evanston plans to spend over \$35 million on infrastructure and capital needs.

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 100 low-income residents each year.

Tax Increment Financing and the City's Economic Development Fund will continue to be used for infrastructure improvements and to support private development and economic activity that creates or retains jobs. 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.

Description of Activities

The activities that will be undertaken with CDBG, HOME and ESG funds in 2013 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 defined in its 2005-2009 Consolidated Plan to define the geography for the CDBG Targeted Code Enforcement Program. The CDBG Target Area was developed using 2000 census data and comprises an area of the City in which at least 50.3% of the residents are low- or moderate-income based on Evanston's status as an exception community. Most public infrastructure projects are within the City's two Neighborhood Revitalization Strategy Areas (NRSA), further concentrating CDBG resources on areas of greatest need. Though programs such as the Single- and Multi-Family Housing Rehab and Alley Special Assessment Assistance are available on a citywide basis, their expenditures are expected to be focused in the NRSAs based on need and eligibility.

In 2011, the US Census Bureau released demographic data from the 2010 decennial count showing the population of Evanston grew since 2000 to a total of 74,486. At the same time, the City experienced its highest vacancy rate of housing units, with 9.45% of its housing stock unoccupied. This could indicate that doubled up families were not counted in the Census process and account for the higher vacancy rate and lower population in some census tracts, including 8092. Work to stabilize neighborhoods with high foreclosures and vacancies, including Census tracts 8092 and 8102, will continue to be a priority in 2013.

The majority of Evanston's African American and Hispanic residents, as well as Housing Choice Voucher holders, reside in the CDBG Target Area, particularly in census tracts 8092 and 8102, the City's NSP2 target geography. Census tract 8096, block groups 2 and 3, and census tract 9097, block groups 2 and 3, in the west NRSA, have a substantial Hispanic population. The Hispanic population grew over 30% from 2000 to 2010, to 9.05% of the total population. The Hispanic population also grew in the far southwest section of Evanston based on elementary school demographic data from School District 65.

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 2013, the City will continue to pursue opportunities to increase affordable housing choices using HOME, CDBG and Affordable Housing funds in conjunction with NSP2.

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 2013. Because of the reduction in HOME funds, the city will focus primarily on affordable rental housing projects. Specifically, the City will look to fund projects that are affordable for a range of household sizes with incomes between 30% and 80% AMI, targeted primarily at households below 60% AMI. Any ownership housing projects undertaken in 2013 with HOME funds will be targeted to households between 60% and 80% AMI. The City will suspend its Down Payment Assistance (DPA) Program in 2013 because of the availability of NSP2 homes for purchase by income-eligible households. All ownership activities will continue to use rigorous underwriting and include home ownership education.

The City will encourage rental proposals from both for-profit and not-for-profit developers. Rehabilitation of rental units will most likely be small properties, with two to four units, based on the current inventory of properties in Evanston. Through its experience with NSP2, the City has found that the per-unit cost to purchase and rehab foreclosed and vacant buildings will likely exceed the HOME per unit subsidy amount permitted by

HUD. Because there are very limited other sources of financing for affordable small rental projects, development of new affordable rental continues to be very challenging. The City plans to launch Tenant Based Rental Assistance (TBRA) using HOME funds as one way of addressing this issue. TBRA can provide additional benefits, including creating affordable housing more rapidly than with project-based assistance by using existing rental housing and integrating affordable housing in neighborhoods where project-based projects are unfeasible due to real estate costs. The City is currently receiving HUD approved technical assistance to review its proposed TBRA program and procedures.

Historically, the City has accepted HOME funding applications on a rolling basis. In 2012, the City implemented use of application deadlines for HOME funds. The Housing Commission and Staff recommended this change to help the City efficiently and effectively manage HOME funds to achieve City goals as described in the Consolidated Plan and comply with HUD deadlines for use of HOME funds. An application deadline enables a comparative review of development projects to ensure the City's limited HOME resources are recommended for the strongest project or projects. The 2012 funding deadline is October 31, 2012 with the expectation that funding commitments will be made in early 2013. The 2013 application deadline is expected to be in the second half of the year; timing will be finalized by the Housing & Homelessness Commission. The Housing Planner works with applicants and underwrites proposed projects before they are presented to the Housing and Homelessness Commission for review and approval. Applications are then reviewed by the Planning and Development Committee or Human Services Committee before going to City Council. Council approval is required before HOME funds are committed to a project. All Commission, Committee and Council meetings are open to the public and offer the opportunity for public comment. The City reserves the option of awarding HOME funds to projects proposed outside a formal application deadline process in order to retain the flexibility to take advantage of development opportunities that may arise. Any projects would be subject to the same underwriting standards and approval process.

The CDBG Targeted Code Enforcement Program will continue to be a primary tool for maintaining housing quality, particularly of rental units, 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 continue to be made on a weekly basis in two census tracts, 8092 and 8102, and portions of 8096 and 8097, to cite violations and correct 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 help income-eligible property owners make needed repairs and rehabilitate their properties. Low-interest and title transfer loans will be used to rehab single-family and multi-family units, ensuring decent, safe and sanitary housing. Housing Rehab Administration is funded by CDBG and loans for the construction are provided from the City's CDBG Revolving Fund. Loan repayments returned to the Fund are usually sufficient to fund these rehabilitation projects, however CDBG entitlement funds allocated for housing rehabilitation in prior years but not expended because of available funds in the Revolving Loan Fund will likely be used in 2013, 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.

In August 2012, the City amended its Action Plan to cancel \$93,000 in CDBG funding for CEDA's Minor Repair and Paint program when informed by that agency that it lacked the capacity to undertake it in 2012. Those funds were allocated the Essential Repair Program, a new grant program managed by the City's Housing Rehab staff. The program is limited to income-eligible single-family owner occupied homes with life safety issues, including failed furnaces, roofs and lateral sewer lines, whose owners apply, but do not qualify for, a rehab loan. Usually

this is because their loan to value exceeds 80% due to a drop in property value. Funds are restricted to one-time grants for work needed to address the life safety issue only, with additional limits based on the nature of that work. Separate activities will be opened for this program in the West and South NRSAs as needed in order to track spending in those areas. We anticipate most projects will be completed in 2013.

Another program that demolishes dangerous garages for income eligible homeowners and provides concrete parking pads to maintain zoning compliance will continue in 2013, using funds from the Revolving Loan Fund for title-transfer loans that are ultimately returned as Revolving Loan income. The removal of dangerous trees will also continue to be handled through this same process for income-eligible property owners as needed.

CDBG funds will continue to support Homesharing, Open Communities' (formerly Interfaith Housing Center of the Northern Suburbs) 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. Rents are significantly below market rate and often in neighborhoods with primarily single-family housing.

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 weather stripping and caulking to improve energy efficiency, installing smoke and carbon monoxide detectors and fixing leaky faucets to reduce water consumption.

The following table summarizes housing goals for 2013:

2013 Annual Housing Goals – Table 3B

	CDBG		HOME		Total	
	Goal	Completed	Goal	Completed	Goal	Completed
Annual Affordable Rental Housing (Section 215)						
Acquisition of existing units	0		0		0	0
Production of new units	0		0		0	0
Rehabilitation of existing units	10		26		36	0
Rental Assistance	0		15		15	0
Total Section 215 Rental Goals	10		41		51	0
Annual Affordable Owner Housing (Section 215)						
Acquisition of existing units	0		0		0	0
Production of new units	0		0		0	0
Rehabilitation of existing units	12		5		17	0
Homebuyer Assistance	0		0		0	0
Total Section 215 Owner Goals	12		5		17	0
Annual Affordable Housing (Section 215)						
Homeless	0		15		15	0
Non-Homeless	22		7		29	0
Special Needs	0		24		24	0
Total Section 215 Affordable Housing	22		46		68	0
Annual Housing						
Rental Housing	22		41		63	0
Owner Housing	132		5		137	0
Total Annual Housing	154		46		200	0

*Goals for small-scale rehab programs, including the Handyman Program, Neighborhood Security Program and Self-Help Paint Program are included in totals, in addition to unit goals for substantial rehab shown in the above sections of the chart.

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 September 2012, there were 695 Housing Choice Voucher holders residing in Evanston. This marks the continuing increase of Voucher holders. As of September 2012, 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 HACC has recently reclassified census tract 8092 in west Evanston as a "traditional tract" and no longer permits the higher rent standard in the calculation of allowable rent limits. This change could have the effect of reducing the concentration of voucher holders in this area but may also negatively impact landlords in the area that depend on the higher rent limits.

The City will continue to work closely with the Housing Authority and private landlords on property code and landlord management issues. The City is co-hosted training for landlords interested in HACC and the voucher program at the Civic Center on October 11, 2012. The City will continue to co-host trainings with the HACC in 2013. 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.

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 extended in 2012 with a grant of \$80,000 in 2011. As for September 2012, approximately \$3,000 of the \$80,000 has been spent. The remaining funds will be continued to be spent down in 2013. The funding will be used for stand-alone projects that mitigate lead hazards and for Housing Rehab projects for eligible households whose primary source of funding is CDBG loans.

The City is a delegate agency for the State of Illinois and enforces its lead act and codes. City staff receives lead test information for children residing in Evanston, investigates all cases when elevated lead levels are found and takes appropriate action. Children with Elevated Blood Lead (EBL) levels above 5 mg/dl (micrograms/deciliter) receive case management services to educate the families about potential sources and lead safe practices. Any child with an EBL between 6 and 9 is contacted by the Health Department and an assessment of the home is performed if requested by a physician. The Health Department contacts the parent or guardian of any child testing at a level of 10 mg/dl or greater and performs a lead assessment of the property. Lead Assessments are performed by the City's Licensed Lead Assessors in the Health Department. In addition, families concerned about lead that have children under 6 years of age may have their home tested.

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 convened a Task Force on Homelessness in 2011, comprising business, civic, service, education and faith-based leaders in the community as well as City staff appointed by Mayor Tisdahl. The Task Force developed a plan to address and prevent homelessness in Evanston through a community-wide effort. The Plan was adopted by City Council in April of 2012. The first recommendation from the Homeless Task Force was to expand the scope of the Housing Commission's responsibilities to include homeless issues. An amendment to the Housing Commission ordinance was approved at the September 24, 2012 City Council meeting. Recommendations from the new Housing & Homelessness Commission relating to housing development will continue to go to the Planning & Development Committee of City Council and City Council for approval. Recommendations relating to services for the homeless and those at risk of homelessness will go to the Human Services Committee of City Council and City Council for approval.

In 2013, the City of Evanston expects to continue to use ESG, CDBG and Mental Health Board funds to provide housing and services to homeless individuals and families, or those threatened with homelessness, as well as case management services, job counseling and placement/follow-up assistance. Mental health and substance abuse services are also provided to stabilize individuals' lives, as well as employment and housing services.

There continues to be significant demand for basic services at social services agencies including Connections for the Homeless, the Salvation Army and area soup kitchens. City staff will continue to work with Connections for the Homeless and the faith-based community to provide 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 unduplicated count of homeless individuals was between 200 and 250 annually; most were single adults. In recent years, that number has risen to about 550 people annually. Of that total, about 45% come from other jurisdictions (primarily Chicago). Approximately 40% are chronically homeless and candidates for Permanent Supportive Housing (PSH).

In addition to the rise in homeless single adults, the number of homeless families has increased dramatically. School District 65 has identified approximately 259 homeless children through its registration process and District 202 has identified approximately 100 homeless teens. Taken together this represents an estimated 210 homeless families. Though homeless, they are not necessarily unsheltered; most are doubling up with other families or couch surfing.

Evanston has a significant shortage of shelter beds. Connections for the Homeless has a 20-bed shelter that serves about 120 adults each year. At least 30 additional shelter beds are needed for the estimated 180 Evanston connected homeless. During extremely cold weather, Connections collaborates with the City of Evanston and Interfaith Action to provide a 40-bed emergency shelter program. Family Promise provides overnight shelter to 4 families at a time but because there is no other general shelter program for families, it is difficult to estimate the need for family shelter beyond the School Districts' count of 210 homeless families who are living in shelters in

Chicago or are couch surfing.

The YWCA provides emergency shelter to single women and families who are victims of domestic violence. Domestic violence programs typically do not house clients from the community in which they are located, but rather refer them to facilities in other communities where they are thought to be safer, making it difficult to estimate the need for additional DV beds in Evanston.

Evanston does not have emergency shelters for runaway or locked out teens, however Youth Organizations Umbrella and the Harbour provide housing in nearby suburbs for unsheltered teens and transport them to school and other services. If 20% of the 100 teens cited by District 202 are also disconnected from their families, up to 20 beds would be needed for this population.

Evanston currently has 50 permanent supportive housing beds for singles, and 11 units for families. To house only the chronically homeless who have an Evanston connection (about 300 individuals), approximately 120 additional beds would be needed. This estimate reflects a turnover rate of approximately 10% in current PSH beds. If only 25% of homeless and doubled up families are in need of PSH, Evanston has a shortage of at least 50 family PSH units (25% of 210 families).

There is also a shortage of affordable housing for very low- and low-income single adults who are not disabled. The McGaw YMCA, which is the largest provider of such housing with 172 beds for men, has a turnover of about 20 beds a year. Availability through other subsidized programs adds about 10 vacancies a year. This leaves an estimated 150 individuals either homeless or with extreme rent burdens. Evanston continues to have a severe shortage of affordable housing for very low- and low-income families, providing very limited options for the estimated 160 homeless families (210 – 50 families) who are not eligible for permanent supportive housing.

The City's Housing and Homelessness Commission (HHC) will be looking at community-wide strategies to address these gaps in housing and services. Emergency Solutions Grant funds will continue to be used to provide operating support for emergency shelters and transitional housing and help individuals and families who are homeless or at high risk of becoming homeless secure rental housing or remain housed through the new Re-housing and Prevention components of ESG that implement the HEARTH Act. The HHC will also look at broader policy responses to homelessness, including discharge planning and the creation of additional affordable units appropriate for homeless households. 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 is also required. A TBRA program administered by an agency that has other sources of funds to provide the social services component may address some of this need. A HOME-funded TBRA program would offer greater to assist homeless households with children that are ineligible for Re-housing under ESG but need rental assistance to achieve housing stability.

The Evanston Continuum of Care (CoC) merged with the Suburban Cook County Continuum and the Suburban Cook County Alliance on Homelessness, lead agency for the Suburban Cook County Continuum, prepares and oversees implementation of the combined CoC plan. Evanston maintains strong involvement in the Suburban Cook County Alliance to End Homelessness. The City's Housing Planner was recently named to their board of directors and staff members of Evanston agencies are also board members in order to coordinate required uniform intake and assessments and other requirements of the HEARTH Act.

Evanston-based projects currently funded through the CoC are shown in the chart below. All are renewals.

Award	Applicant	Project Name
\$413,908	Connections for the Homeless	PSH for Families (includes funding for beds located outside of Evanston)
100,160	Connections for the Homeless	PSH for Single Adults (2 year contract)
117,197	Connections for the Homeless	Hilda's Place, 20-bed transitional shelter
112,560	Connections for the Homeless	Entry Point—street outreach and support services
120,413	Housing Options	Pathways Plus PSH
129,844	Connections for the Homeless	PSH for Single Adults
112,962	Housing Options	Pathways PSH
17,750	Housing Opportunity Development Corp	Claridge Apts PSH
83,560	Housing Options	Claire/Ganey PSH
43,682	Connections for the Homeless	Homeless Management Information System**
\$1,252,036		

**In 2013, the HMIS contract will be absorbed by the Suburban Cook Alliance.

Housing Activities for Non-Homeless Special Needs

The City of Evanston anticipates undertaking some housing activities to benefit special needs populations in 2013, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with physical disabilities through the CDBG-funded Housing Rehab program. The City will continue to monitor the progress of the Williams Consent Decree which will moved some residents of Institutes of Mental Disease (IMDs) into community-based housing. Evanston has two IMDs with a total of 562 beds. Implementation of the Williams Consent Decree will require affordable and accessible housing units.

Housing Options for the Mentally Ill, an Evanston agency that provides permanent supportive housing for persons with mental illnesses, plans to submit an application for HOME funds to rehab up to 26 existing scattered-site rental units. In addition, foreclosed homes acquired through the City's NSP2 program will be rehabbed as accessible housing where practical, based on the individual properties. An accessible single-family home for ownership currently under construction through that program is expected to be listed for sale in late 2012.

Barriers to Affordable Housing

The City of Evanston will continue to use a variety of strategies and tactics to address barriers to affordable housing in 2013 including:

- Implementation of its NSP2 grant to provide over 100 units of rental and ownership housing for households whose incomes do not exceed 120% of the area median income through the purchase and rehab of foreclosed properties and construction of Emerson Square
- Introduction of new housing types such as small lot homes and granny flats in new developments
- A variety of CDBG-funded rehab programs that address needs from substantial rehabilitation using below market rate loans to minor repairs using grants to maintain and improve housing quality and address code violations for units occupied by income-eligible households.

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. Households with incomes below 80% of area median often are unable to obtain mortgages due to more rigorous underwriting guidelines.

High property taxes are often cited as a deterrent to affordable housing, though City taxes comprise only a small percentage of the tax bill. Low and moderate income owners of housing developed with City assistance and subject to resale restrictions to maintain affordability may be eligible for 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.

Foreclosure activity is anticipated to carry into 2013, 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 the NRSAs, 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 through foreclosure prevention counseling and education by Interfaith Housing Center of the Northern Suburbs, recently renamed Open Communities, provided at the Lorraine H. Morton Civic Center as well as trainings and outreach events throughout the City and through referrals to the State of Illinois Hardest Hit program.

Impediments to Fair Housing

Testing of housing sales and rental practices by Interfaith Housing Center in 2011 did not find discriminatory comments or obvious agent misconduct with sales, however, subtle differential treatment of families of different races was seen. Any signs of discrimination found in the rental testing were only discernible through a direct comparison of both testers' reports. Regardless of race, testers were treated courteously and were all able to view apartments in which they voiced interest. Overall, the testing identified the need to continue realtor and landlord education regarding their responsibility to provide information on fair housing to all buyers.

Other issues or concerns relating to fair housing

While student status is not protected under fair housing laws, familial status is, and a student-only preference can violate fair housing laws by actively discouraging families. Interfaith's research and other testing over the years have shown that within the immediate area of Northwestern, there is a large number of 2, 3 and 4 bedroom units that are specifically advertised to students. This is likely because landlords can charge a higher per room rent, as opposed to rent per unit.

As detailed in the 2010-2014 Evanston Consolidated Plan, there is a shortage of larger rental housing for families with children in the city (pages 42-43). Additional 2-3 bedroom units for larger families is a high need and this practice of renting to students presents an impediment 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.

Another issue identified by Interfaith Housing throughout their 16-community service 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. Its Fair Housing brochure was recently updated to focus on issues identified in the testing conducted by Interfaith Housing Center as described above. The brochure is available in English and Spanish to reach the City's expanding Hispanic population more effectively.

Evanston recently released a Request for Proposals for its *Analysis of Impediments to Fair Housing Choice* and anticipates having a comprehensive report complete in summer of 2013.

The City of Evanston also continues its partnership with Open Communities (formerly interfaith Housing Center of the Northern Suburbs) to help educate and reach tenants and landlords on Tenant-Landlord issues. City staff and Interfaith staff have conducted trainings and outreach to City of Evanston police, have organized troubled buildings and have conducted multiple trainings for both tenants and landlords. Interfaith continues to hold office hours at the Lorraine Morton Civic Center on Thursday mornings to have face-to-face meetings with Evanston residents requiring tenant or landlord assistance.

Other Actions

As noted above, Evanston continues to be impacted by mortgage foreclosures. Census tracts 8092, 8096, 8097 and 8102, all within our CDBG Target Area and NRSAs, are most heavily affected. Initiatives in response include:

- The Neighborhood Stabilization Program (NSP2) scattered site project to acquire foreclosed or abandoned properties and develop units of rental and ownership housing that are affordable to households at or below 120% of the area median.
- Expanded work by the City's Property Standards division 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.

The first phase of Emerson Square, a new infill development comprising 32 units of mixed income rental housing in west Evanston, begins implementation of the West Evanston Master Plan. This project is funded with NSP2, Low Income Housing Tax Credits, TIF, HOME, private financing and other sources and will increase affordable rental housing and replace a vacant and blighted industrial site, improving land use and unifying residential neighborhoods.

In 2012, the City expanded CDBG-supported economic development activities to include loans to for-profit businesses and consolidated planning and implementation of CDBG-funded economic development activities under the Economic Development Division. Economic development projects and programs are evaluated and recommended for funding by the City's Economic Development staff, following City and CDBG underwriting guidelines for direct assistance to businesses and working with the Housing & Grants Administrator to ensure compliance with federal regulations. Projects and programs are then evaluated/approved by the Economic Development Committee and City Council. In 2013, the City is expanding the scope of activities that can be funded through this process to include business consulting services (CDBG categories of Technical Assistance and Micro-Enterprise Assistance). This provides greater flexibility to respond to opportunities as they arise and enables more efficient layering of CDBG with TIF and/or Economic Development Funds, as appropriate.

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 2013 CDBG funds are described in brief narrative form below. Objectives and outcomes, estimated funding and beneficiaries for each project or program are shown in Table 3A that follows the narrative section of this Plan. When CDBG sub-awards are finalized following the City's receipt of its 2013 grant amount, adjustments will be made to budgets and beneficiaries by activity that reflect actual funding.

If the City's 2013 CDBG grant is larger than estimated, additional funds may be used for CDBG administration and planning, up to 20% of the 2013 CDBG grant plus 2013 program income. Additional funds may be awarded to programs and projects that were funded at levels below their request, or added to programs funded in prior years, such as the Essential Repairs program. These actions would not trigger an amendment to the Consolidated Plan or Action Plan.

Public Facilities and Infrastructure

Parks and Recreational facilities (matrix code 03F) were identified as a high priority in the City's Consolidated Plan. In 2013, the City has allocated CDBG for the renovation of four parks that serve low- and moderate-income neighborhoods:

- An additional \$40,000 of 2013 CDBG will be combined with \$35,000 allocated in 2012 and Capital Improvement funds to renovate the playground portion of Fireman's Park in census tract 8093, bringing equipment up to current safety requirements and providing new options for active play for children in the neighborhood. Lighting and a drinking fountain will also be installed, completing the park renovations.
- The design and engineering phase of a multi-year project to renovate Penny Park, in census tract 8096, will receive \$30,000 in 2013 CDBG funds that will be combined with Capital Improvement funds. Additional funding will be sought in 2014 for its construction.
- The Grandmother Park Initiative, a non-profit organization formed by residents of a neighborhood in the west Evanston NRSA that lacks a tot lot, census block group 8096.02, is raising funds to acquire property on which one will be built. An additional \$5,000 in 2013 CDBG has been allocated and will be combined with \$7,000 in 2012 CDBG funds and over \$200,000 in private funding. Open Lands acquired the property on the behalf of Grandmother Park Initiative, who will purchase it when all funds are raised. The land and funds to construct the park will be turned over to the City, who will oversee its design and construction. Upon completion, the park will become part of the City park system.
- The Ridgeville Park District will receive \$15,000 to renovate Reba Park, a pocket park in census block group 8101.02. The park serves a four-block area comprising primarily low- and moderate income multi-family rental housing. The City established the area as eligible for CDBG on an area basis using a mailed survey approved by HUD.

Infrastructure improvements (matrix codes 03K, 03L and 03J) were identified as a high priority in the Consolidated Plan. 2013 CDBG funds have been allocated for the following projects:

- \$155,000 for Alley Paving. In 2013, the City will use CDBG funds in conjunction with Capital Improvement funds to install needed drainage and pave unimproved alleys that serve residential neighborhoods with primarily low- and moderate-income residents. Locations will be finalized following receipt of the City's 2013 CDBG grant and the amount allocated for alley paving.
- \$50,000 in CDBG has been allocated for Alley Special Assessment Assistance to pay the special assessments for alley paving for income-qualified owner-occupied households, relieving them of the financial burden of this important infrastructure improvement. Beneficiaries will be property owners who reside in their residential unit and whose alleys were paved in 2012 using Capital Improvement Funds and special assessments. In addition, homeowners whose alleys were paved in prior years but did not apply for or were not eligible for reimbursement at that time will be considered on a case-by case basis if income qualified and if funds are available.
- \$85,800 in CDBG for Block Curb & Sidewalk and ADA Curb Ramps. This program replaces broken sidewalk and curb sections and installs ADA curb ramps to improve safety and walkability of Evanston neighborhoods. Block Curb & Sidewalk work is limited to neighborhoods that are primarily low- and moderate-income; ADA curb ramps may be installed throughout the city.
- Street lighting improvements will be made in a neighborhood in the south or west NRSA as part of the Safer Neighborhood Area Project (SNAP) Lighting for Safety program using \$25,000 in 2013 CDBG, combined with \$30,000 allocated in 2012 for this purpose. Additional lighting has been identified as one of the primary Crime Prevention Through Environmental Design principles to address issues of chronic crime. One of the locations being evaluated for SNAP lighting based on input from the Evanston Police and the ward alderman is Lyons Street from Dodge Avenue east to where the street dead ends. This neighborhood is in the City's west NRSA. Additional locations under consideration are the 1700-1900 blocks of Grey and Brown Avenues and Hovland Court.

CDBG funds have been allocated for Public Facilities improvements (matrix codes 03, 03C, 03D, 03E and 03M) that serve primarily low and moderate income persons:

- The Child Care Center of Evanston will receive \$5,000 in CDBG funds to run plumbing lines and install a hand washing sink in the 2nd floor Montessori classroom in its Annex building. This will reduce the spread of germs through more frequent hand washing and reduce teacher and student time away from the classroom for this need.
- Family Focus will receive \$50,000 in CDBG to make improvements to its aging heating system and for energy efficient lighting.
- PEER Services will receive \$5,000 in CDBG to replace single-pane windows with energy efficient, dual-pane windows. This will improve their operating efficiencies by reducing heating and cooling costs.
- The Youth Organizations Umbrella (YOU) will receive \$27,000 for the second phase of the renovation of its Nichols Youth Center. YOU is the largest provider of out of school services to low income children in Evanston. The Nichols Youth Center provides after-school programs for 50-70 middle school age youth each day and houses the administrative offices of the organization.
- The YWCA Evanston-North Shore will receive \$30,000 in CDBG funds to install new electrical wiring and outlets in compliance with current code in its domestic violence shelter.
- The McGaw YMCA will receive \$30,000 in CDBG to build a kitchen in its Mosaic Room for use by low-income men residing in its 172 room Single Room Occupancy residence facility. The cooking and food storage facilities will provide space for residents to prepare and store fresh produce and frozen foods to reduce dependence on prepared foods and improve residents' diets, particularly those with diabetes, heart disease and other chronic conditions.

Public Services

Public Services, particularly those focused on the wide array of needs of low- and moderate-income youth, seniors and special needs residents are identified as high need in the Consolidated Plan In 2013, the City of Evanston will use CDBG to support 13 different programs in the Public Services category.

Senior services (matrix code 05A). Two programs that provide for the needs of low- and moderate-income seniors and enable them to age in place will receive CDBG funding in 2013:

- Meals at Home will receive \$14,000 in CDBG funding to provide home-delivered meals to low-income Evanston homebound seniors and disabled residents. Meals At Home works with hospital dietitians to provide specialized dietary needs including salt-free, renal, diabetic, chopped and pureed food.
- The North Shore Senior Center's Evanston Skokie Valley Senior Services will receive \$18,000 in CDBG for case management services for low income Evanston seniors, many of whom are frail elderly.

Legal Services (matrix code 05C). LAF, formerly the Legal Assistance Foundation of Metropolitan Chicago, will receive \$7,000 in CDBG funds to provide free legal services to low income residents relating to civil cases in their five core practice areas that address the needs of low-income persons: Housing, Children and Families, Public Benefits, Consumer, and Immigrants and Workers' Rights. Issues addressed include foreclosures and evictions, domestic violence cases and obtaining social security and other benefits. LAF works closely with other service providers, including Open Communities and the YWCA Evanston/North Shore.

Youth services (matrix code 05D). Five programs that address the needs of low- and moderate-income youth will receive 2013 CDBG funds:

- The Moran Center for Youth Advocacy will receive \$33,000 to provide legal representation and social services for at risk youth with school-related issues such as suspensions, behavioral and/or learning disabilities and criminal cases. Services for youth and their families include representation in court, at IEP and school disciplinary meetings, and compliance with parole or other requirements to reduce recidivism.
- The Open Studio Project will receive \$3,500 for its Art and Action program to help at-risk youth use art, journaling and other creative methods that help them to channel strong emotions of anger and frustration into positive, creative outlets.
- The Girl Scouts of Greater Chicago and Northwest Indiana will receive \$5,000 to serve low-income girls in their Healthy Living Initiative after school. This program helps girls expand their physical activity, develop healthy eating habits, positive self-image and sound decision making skills that enable them to avoid drug and alcohol use and other unhealthy behaviors.
- Family Focus will receive \$22,500 for its Future Focus Teen Program to engage high school youth living in the west NRSA who are not involved in structured after-school activities in a variety of activities including, leadership development and community service projects in their neighborhoods.
- The City's Summer Youth Employment and Young Adult Certificate of Rehabilitation program will receive \$50,000 in CDBG to provide workforce experience and training to low-income youth ages 14-25. The program has two components: summer employment for high school students and a career path development program for 18-25 year olds without post high school education plans or employment, including youth with criminal records. The latter group will receive a broad range of educational and support services and be placed in on-the-job training with participating employers. Clients that complete this program successfully will receive Certificates of Rehabilitation under Illinois Senate Bill 1050.

Battered and Abused Spouses (matrix code 03Q). The YWCA Evanston-North Shore will receive \$25,000 in CDBG funding to provide a wide range of services to women and children who are victims of domestic violence.

Employment training (matrix code 05H). Two job training programs will receive CDBG funding in 2013:

- The Youth Job Center of Evanston will receive \$35,000 in CDBG to provide job readiness training, job placement and follow up services to low-income youth between the ages of 14-25 with barriers to employment.
- Housing Options for the Mentally Ill will receive \$20,000 to expand its I-WORK program to serve persons with mental illnesses who are not in their residential program. I-WORK staff place clients in jobs that are compatible with their interests and abilities and provide supportive services to both the employee and employer.

Other Public Services (matrix code 05). Two programs will be funded with CDBG in 2013:

- Open Communities (formerly Interfaith Housing Center of the North Suburbs) will receive \$13,000 for its Homesharing program, which matches low-income people seeking affordable housing with home owners who have a room to rent and need additional income to pay their mortgage, property taxes, etc.
- The City's Graffiti Removal program will receive \$33,800 to remove graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.

Housing Rehabilitation

Maintaining decent, safe and affordable housing is a high priority in the Consolidated Plan and a number of activities will be funded with CDBG in 2013 to continue to address this goal:

- The City's Housing Rehab Administration program (matrix code 14H) will be funded with \$185,000 in 2013 CDBG to continue to assist income-eligible single-family property owners with home repairs and improvements that ensure they live in decent, safe and sanitary housing. Investor owned multi-family properties with 51% or more residents that are income eligible may also be served.
- Single- and Multi-Family Housing Rehabs (matrix codes 14A & 14B) will be funded with low interest and title transfer loans from the City's Revolving Fund. In addition, vouchers for up to \$450 in paint and supplies will be issued to income-eligible residents for exterior painting projects. Loan payments of \$90,000 made in 2012 will be returned to this fund and used for the new rehabilitation projects. Entitlement funds allocated in prior years for Housing Rehabilitation projects will be used to fund additional projects when the loan fund balance is exhausted.
- The City's Handyman program (matrix code 14A) will receive \$12,000 in CDBG funds to 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 weather stripping and caulking to improve energy efficiency, smoke and carbon monoxide detectors for safety and fixing leaky faucets, toilets and other plumbing issues to conserve water.
- SHORE Community Services will receive \$22,500 to correct ventilation problems causing a build-up of humidity, as well as other improvements, in its five-unit Patricia Lloyd townhomes property, affordable rental that houses adults with developmental disabilities.

Programs funded in prior years, including Neighborhood Security that provides small grants for safety and security improvements to residential housing in the CDBG Target Area and Essential Repairs described on page 8.

Code Enforcement

Ensuring that affordable housing in Evanston is decent, sanitary and meets City code is a high priority in the Consolidated Plan. The CDBG Targeted Code Enforcement Program (matrix code 15) will receive \$400,000 in 2013 CDBG funds to 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 are 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).

Economic Development

Expanding economic opportunity, particularly in the City's two NRSAs, is a high priority in the Consolidated Plan. In 2013, \$75,000 in CDBG will be allocated to the City's CDBG Economic Development Fund to support Economic Development projects and programs (matrix codes 18A, 18B, 18C), particularly in the City's two NRSAs. Historically, the City used CDBG for 50/50 matching grants for retail/commercial façade improvements in primarily low- and moderate-income neighborhoods and to support business consulting services provided by non-profits to small businesses or persons seeking to start businesses. In 2012, CDBG and CDBG-R funds were used to provide loans to assist new businesses to open in vacant properties in the City's south and west NRSAs. The CDBG Economic Development Fund expands the scope of activities that may be funded through the newly named CDBG Economic Development Fund as described above to include loans or grants to for profit businesses and programs that provide technical assistance to micro-enterprises and start-up businesses, particularly in the NRSAs. Loan payments will be used to develop a revolving loan fund for economic development that will support additional projects in future years.

Other

\$308,000 in CDBG funds has been allocated for grant administration and compliance and for neighborhood planning activities in the NRSAs and CDBG Target Area (matrix code 21A).

The following chart shows the funding recommendations made by the Housing & Community Development Act Committee on September 27, 2012. Additional detail may be found in Tables 3A and 3C following the narrative section of this plan.

Organization	Program/Project	CDBG Funding
Public Facilities & Infrastructure		
City-Parks, Recreation & Comm Svcs	Fireman's Park Renovations	\$40,000
City-Parks, Recreation & Comm Svcs	Penny Park Renovations	\$30,000
Grandmother Park Initiative	Grandmother Park Initiative	\$5,000
Ridgeville Park District	Reba Park Renovations	\$15,000
City-Public Works	Alley Paving Program	\$155,000
City-Public Works	Alley Special Assessment Assistance	\$50,000
City-Public Works	Block Curb & Sidewalk and ADA Ramps	\$85,800
City-Public Works	SNAP - Lighting for Safety	\$25,000
Child Care Center of Evanston	Handwashing Sink for Montessori Classroom	\$5,000
Family Focus	Weissbourd-Holmes Center Repairs	\$50,000
PEER Services	Energy Efficient Windows Installation	\$5,000
Youth Organizations Umbrella	Renovation of Nichols Youth Center-Phase 2	\$27,000
YWCA Evanston-North Shore	Electrical System Upgrades	\$30,000
McGaw YMCA	Kitchen for Men's Residence	\$30,000
	Subtotal	\$552,800
Public Services		
Meals at Home	Home-Delivered Meals for Seniors & Disabled	\$14,000
North Shore Senior Center	Case Management Services	\$18,000
LAF (Legal Assist. Foundation)	Evanston Legal Services	\$7,000
Moran Center for Youth Advocacy	Legal/Social Work	\$33,000

Organization	Program/Project	CDBG Funding
Open Studio Project	Art & Action Program for At-Risk Youth	\$3,500
Girl Scouts of Greater Chicago/NW IN	Healthy Living Initiative	\$5,000
Family Focus	The Future Focus Teen Program	\$22,500
City-Parks, Recreation & Comm Svcs	SYEP & Young Adult Cert. of Rehabilitation	\$50,000
YWCA Evanston-North Shore	YWCA Domestic Violence Services	\$25,000
The Youth Job Center of Evanston	Youth Employment Programs	\$35,000
Housing Options for the Mentally Ill	I-WORK	\$20,000
Open Communities (Interfaith Housing)	Homesharing Program	\$13,000
City-Community & Economic Develop	Graffiti Removal Program	\$33,800
	Public Services Subtotal	\$279,800
Housing Rehabilitation		
City-Community & Economic Develop	Housing Rehab Administration	\$185,000
City-Community & Economic Develop	Revolving Loan Fund	\$90,000
City-Parks, Recreation & Comm Svcs	Handyman Program	\$12,000
SHORE Community Services	Rehab of P. Lloyd Townhomes	\$22,500
	Subtotal	\$309,500
Code Enforcement		
City-Community & Economic Develop	CDBG Target Area Code Compliance	\$400,000
	Subtotal	\$400,000
Economic Development		
City-Community & Economic Develop	CDBG Economic Development Fund	\$75,000
	Subtotal	\$75,000
Other-Administration		
City-Community & Economic Develop	CDBG Administration	\$308,000
	Subtotal	\$308,000
	Grand Total	\$1,925,100

HOME Investment Partnerships

The City of Evanston has estimated its 2013 HOME grant at \$221,600, a slight reduction from 2012, for planning purposes. Up to 10%, estimated at \$22,160, will be used for administration of the HOME program. The remaining \$199,440 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 current real estate market, rental housing will continue to be the focus of the City's HOME program. HOME funds may be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or forgivable loans/grants, consistent with Section 92.205(b).

City staff continues to participate in HOME training sessions on program regulations, written agreements and rental compliance. The City began to receive technical assistance in fall 2012 on Tenant Based Rental Assistance (TBRA) with the goal of launching TBRA through a subrecipient agreement in 2013. Evanston first identified TBRA as a potential strategy to address the need for affordable housing in the 2009 Affordable Housing Task Force Plan, and subsequently in both its 2010-2014 Consolidated Plan and the 2012 Homeless Task Force Plan. TBRA could enable the City to provide affordable housing more rapidly than with project-based assistance and with less risk. In addition to benefiting households housed with TBRA, this program may also benefit Evanston rental

property managers who have higher than average vacancies or high turnover of tenants and enable the City to achieve broader geographic disbursement of affordable housing.

HOME regulations require that 15% of a Participating Jurisdiction's annual allocation of funds be reserved for projects undertaken by Community Housing Development Organizations (CHDOs). To determine eligibility for these funds, City staff has provided CHDOs the 2013 CHDO certification application package. Those seeking recertification must return their completed application to the Housing Planner by November 2, 2012. CHDO certification recommendations for 2013 will be reviewed by the Housing and Homelessness Commission at its November 15, 2012 meeting.

Historically, Evanston has allocated significantly more than the required 15% of funds for CHDO projects, therefore is not required to fund CHDO reserve projects in 2013. Although up to 5% of the City's HOME grant may be used for (CHDOs) as operating support, the City does not plan to use HOME for CHDO operating support at this time. The City has had preliminary discussions in 2012 with two CHDOs about HOME funding: Community Partners for Affordable Housing (CPAH), and Reba Place Development Corporation. CPAH is a new Evanston CHDO that absorbed a former Evanston CHDO, the Citizen's Lighthouse Community Land Trust. CPAH is an established and experienced developer that has been working in the northern suburbs for the past 10 years and has developed 41 units. CPAH plans to focus on developing rental within their land trust. Reba Place Development Corporation's proposed project is renovation of an 11 unit co-op.

The City will continue to consider additional opportunities to layer HOME funds with NSP2 to rehab rental units for households at or below 50% AMI in 2013. In instances where HOME and NSP2 funds are layered, HOME affordability restrictions will apply when they are the most restrictive.

The City will set one or more application deadlines for HOME funding in 2013, following the institution of this practice in 2012. The City anticipates the 2013 deadline will be in the second half of 2013, based on the expectation that one or more projects will be funded in early 2013 from applications submitted for the October 31, 2012 deadline. Appropriate notice will be provided to potential applicants through announcements on the City website and outreach to developers that have indicated an interest in working in Evanston. The City reserves the option of awarding HOME funds to projects proposed outside a formal application deadline process in order to retain the flexibility to take advantage of development opportunities that may arise. Any projects would be subject to the same underwriting standards and approval process.

The City does not plan to use HOME funds for the Downpayment Assistance Program (DPA) in 2013 because NSP2 for-sale homes will continue to provide opportunities to households that would be eligible for DPA and the City's priority of HOME funds for rental. The City will evaluate the need for DPA when NSP2 sales are complete.

HOME underwriting policies and procedures

HUD Notice CPD 12-007 established new requirements that must be met prior to the commitment of 2012 HOME funds. HOME Participating Jurisdictions (PJs) must develop and implement written policies and procedures for assessing CHDO capacity, project underwriting, evaluating developer capacity and analyzing market conditions to ensure demand for projects. Staff has developed the "HOME Program Guidelines, Policies and Procedures" manual, which will be posted on the City website and provided to all potential applicants for HOME funds from the City's 2012 and subsequent year grants.

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

- a. To ensure that rehabilitation is the primary eligible activity, HOME funds may be used only to refinance the rehabilitation portion of a loan and up to 40% of acquisition financing.
- 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 project must be located in Evanston.
- g. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Evanston does 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) used to maintain compliance. The length of the affordability period is based on the amount of HOME subsidy and is forgiven on a pro-rata basis as long as the property remains the owner’s primary residence. The balance is due only if the property is sold or ceases to be the buyer’s primary residence before the end of the affordability period, subject to net proceeds.

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

Amount of HOME Subsidy Per Unit	Minimum Affordability Period
\$1,000 to \$14,999	5 years, at the rate of 1/60 th per month
\$15,000 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 records a Junior Mortgage and Land Use Regulatory Agreement (LURA) deed restriction that acts as the Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the unit does remain the principal residence of the purchaser for the length of the affordability period. Buyers 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 amount does not exceed the original first mortgage with allowances for generally accepted financing costs. The City will not subordinate to a negative amortization loan or any loan it deems to be predatory.

Resale Restrictions

The City will use resale restrictions to enforce the affordability period only for ownership projects in a land trust in order to maintain consistency with the long-term affordability restrictions of the land trust. 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 total 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 who will occupy it as a primary residence. If the original homebuyer retains ownership for the full affordability period, no resale restrictions would apply.

HOME Buyer Requirements

An eligible buyer must agree to occupy the property as their primary residence and have an annual household income that does not exceed eighty percent (80%) of the Chicago-area Median Income based on household size as established by the United States Department of Housing and Urban Development. Income limits are revised approximately annually by HUD.

HOME Buyer and Renter Income Certification

The City of Evanston will continue to use the Part 5 definition for income verifications for all HOME programs. Part 5 is also used in the CDBG Housing Rehab program and the City's NSP2 program.

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 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 resale formula to their situation with approval of the staff and Housing Commission.

Enforcement Mechanism

The resale restriction is enforced through a Land Use Regulatory Agreement (LURA) deed restriction 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 (HACC) 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 rent from private landlords in the City has increased since 2009, from 529 in September 2009 to 695 as of September 2012. Even with the increase in voucher holders, the City estimates there is an unmet need for public housing resources, particularly for tenant-based vouchers. The HACC has a waiting list of over 8,700 and it is currently closed to new applicants. The most recent American Community Survey data shows a significant increase in poverty levels in Evanston. Combined with Evanston's high-cost housing market, the demand for affordable housing continues to outweigh the supply significantly. The City will continue to work with the HACC regarding its Housing Choice Voucher program, scattered site family housing and elderly/disabled housing, to maintain and increase affordable housing.

Public Housing Improvements and Resident Initiatives

The Buildings and Inspections Department works with property managers to ensure that the HACC buildings are safe and code compliant. The Housing Planner reached out to the property managers of HACC owned buildings for information about capital improvements and resident initiatives planned for 2013 and is awaiting their response.

Emergency Solutions Grant (ESG)

The City of Evanston has estimated its 2013 ESG grant at \$147,300, slightly less than its 2012 grant, for planning purposes. Funds will be used for essential services, operating expenses of homeless shelters, rapid re-housing for homeless individuals and families, homeless prevention for households at high risk of homeless, HMIS and program administration. The City anticipates increasing ESG dollars allocated for re-housing and prevention activities, following the priorities of the HEARTH Act as shown in the table below.

Eligible Activities	% of 2012 Grant	% of 2013 Grant
Emergency Shelter	36.88%	33.50%
Street Outreach-Essential Services	10.76%	10.00%
HMIS	5.00%	5.00%
Rapid Re-housing	19.93%	22.00%
Homelessness Prevention	19.93%	22.00%
Administration	7.50%	7.50%

Evanston's ESG funds are usually allocated among three to four non-profit organizations that are members of the Continuum of Care and provide services to the homeless in Evanston. The City expects to continue to implement ESG through agencies funded in 2012 but may issue a request for proposals if additional capacity is needed or if subrecipients are determined to be inadequate. City staff will continue to participate in the selection review committee with local service providers to ensure all requirements for re-housing and prevention activities are met, including the rejection and appeal process. The HHC and Human Services Committee will review and recommend specific funding allocations for subrecipients to the City Council for approval following receipt of the 2013 ESG allocation.

Evanston's 2013 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, to meet the match requirement for ESG.

HOPWA

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

Monitoring and Compliance

City staff monitors all activities funded through its CDBG, HOME and ESG programs to ensure that goals are met and federal funds are spent on items/activities in the agreed scope of work and that are grant eligible. In addition, Planning Division staff monitors the amount of funding allocated, committed and expended to assure compliance with grant agreements and HUD requirements, including timeliness of use of funds, using the City of Evanston's financial management software (IRIS) and HUD's IDIS system.

Progress in addressing the goals and objectives set forth in the City's Consolidated Plan will be evaluated at least annually and reported in the City's Consolidated Annual Performance and Evaluation Report. Measures such as the number of housing units improved, people served by programs, etc., will be compared against annual and five-year numeric goals and factors contributing to any underperformance will be identified so that plans can be developed to address them.

Community Development Block Grant

Desk monitoring is used for all subrecipients and City programs and projects. Quarterly or semi-annual program reports are submitted for CDBG-funded programs showing the number and demographics (income, gender, racial/ethnic category, female head of household, etc.) of persons or households receiving assistance; progress toward achieving program goals; and program expenditures as detailed in each subrecipient agreement. These reports and required source documents for CDBG-funded expenditures are reviewed by the Housing & Grants Administrator to ensure eligibility of CDBG-funded expenses and monitor program/project progress. Subrecipients are required to inform the City of any significant changes to the approved scope of work in their grant agreements. Examples include changes in schedules or program/project delays, reduced funding from other sources that may impact program capacity to serve the number of people projected, and staffing changes. The Housing & Grants Administrator provides updates to the Housing & Community Development Act Committee at its regular meetings.

The Housing & Grants Administrator conducts subrecipient monitoring visits to review financial and record keeping procedures, methods for determining eligibility for programs and services, and outcome measures. Subrecipients are prioritized for monitoring based on a risk assessment model that uses factors including the type of project, the subrecipient's experience managing federal grants and historical compliance with CDBG and federal cross-cutting requirements. Reporting and monitoring for subrecipients that also receive City of Evanston Mental Health Board funds is coordinated with Health department staff. In addition to the Housing & Grants Administrator, the City's Housing Rehab Specialist and Building Inspectors conduct site visits and inspections for capital projects to ensure compliance with building code. Engineers and project managers in Public Works and Parks monitor all City capital projects funded with CDBG.

Davis-Bacon and Section 3 Compliance: The Project Manager for each CDBG-funded City or subrecipient project is responsible for ensuring compliance with Davis-Bacon and Related Acts and Section 3, as appropriate. The Project Manager reviews certified timesheets and is responsible for identifying any underpayments or incorrect job classifications, as well as reports on outreach to potential Section 3 workers and any Section 3 workers hired. The Housing & Grants Administrator provides technical support to Project Managers relating to these requirements.

HOME

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

For rental projects, tenant income and rent statements are requested annually and reviewed to ensure compliance with HOME regulations for assisted units. The property owner must obtain a signed statement of the household income and size for each HOME-assisted unit that allows for third party verification. Income statements that include source documents are required every six years. Onsite inspections of HOME-assisted rental projects with 5 to 25 assisted units are done every two years to verify compliance with the City's property standards. Smaller rental projects are inspected every three years. Inspections may be conducted by City property standards inspectors or the Housing Planner.

Emergency Solutions Grant

ESG-funded programs are administered and monitored by the City's Housing Planner. ESG subrecipients will submit quarterly reports that are reviewed by City staff, the HHC and the Human Services Committee.

NEPA Compliance

Activities funded by CDBG, HOME and ESG are reviewed for compliance with the National Environmental Protection Act (NEPA), as required. Many funded activities are exempt or categorically excluded and do not require a full environmental review. Infrastructure projects such as alley paving and curb/sidewalk replacement, and housing and rehab activities are subject to a site-specific review for historic preservation and environmental contaminants, including lead hazards, underground storage tanks and other issues, as specific project sites are identified.

TABLE 3A - 2013 ACTIVITIES

Availability/Accessibility of Decent Housing (DH-1)						
Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH-1 Handyman Program -- Home repairs that do not require a licensed tradesperson serving low/moderate senior homeowners	CDBG	2010	Number of housing units improved LMH	100	135	135%
	CDBG	2011		100	114	114%
	CDBG	2012		100		0%
	CDBG	2013		110		0%
		2014		100		0%
	Multi-Year Goal:			510	249	49%
DH-1 Housing Rehab Administration -- Administration of SF & MF rehabs, Weatherization, Self-Help Paint, Garage Demolition and Dangerous Tree Removal programs for low/moderate income households	CDBG	2010	Weatherization units where EECBG are reported here; CDBG-funded construction reported in activities below LMH	0	31	
	CDBG	2011		0	8	
	CDBG	2012				
	CDBG	2013				
		2014				
Multi-Year Goal:			0	39		
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 improved LMH	8	3	38%
	Rev Loan	2011		8	3	38%
	Rev Loan	2012		10		0%
	Rev Loan	2013		10		
		2014				
Multi-Year Goal:			36	6	17%	
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 improved LMH	8	0	0%
	Rev Loan	2011		8	6	75%
	Rev Loan	2012		6		0%
	Rev Loan	2013		5		0%
		2014				
Multi-Year Goal:			27	6	22%	
DH-1 Self-Help Paint Program - Income-eligible homeowners may qualify for up to \$400 in paint and supplies to paint their home exterior.	Rev Loan	2010	Number of housing units improved LMH	4	11	275%
	Rev Loan	2011		4	9	225%
	Rev Loan	2012		4		0%
	Rev Loan	2013		8		0%
		2014				
Multi-Year Goal:			20	20	100%	
DH-1 Kitchen for Men's Residence -- The McGraw YMCA will build a kitchen in its Mosaic Room for use by low-income men residing in its 172 Single Room Occupancy residence facility.		2010	Facilities improved LMC			
		2011				
		2012				
	CDBG	2013		1		0%
		2014				
Multi-Year Goal:			1	0	0%	
DH-1 Rapid Re-housing -- Homeless households with incomes < 30% of AMI will receive rental assistance and services to become stably housed		2010	Households assisted LMH			
		2011				
	ESG	2012		5		0%
	ESG	2013		5		0%
		2014				
Multi-Year Goal:			10	0	0%	

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Affordability of Decent Housing (DH-2)						
DH-2 Homesharing Program -- Matches low-income people seeking affordable housing with home owners who have a room to rent in their home or apartment and need additional income in order to pay their mortgage, property taxes, etc.	CDBG	2010	Number of people maintaining or acquiring affordable housing LMC	32	36	113%
	CDBG	2011		32	30	94%
	CDBG	2012		32		0%
	CDBG	2013		30		0%
		2014				
		Multi-Year Goal:			126	66
DH-2 HOME Ownership -- Funds for acquisition, construction or rehab of owner-occupied affordable homes	HOME	2010	Housing units acquired, constructed or rehabbed LMH	5	9	180%
	HOME	2011		5	2	40%
	HOME	2012		7		0%
		2013				
		2014				
	Multi-Year Goal:			17	11	65%
DH-2 HOME TBRA -- Funds for rental subsidies for income-eligible households		2010	Households assisted LMH			
		2011				
	HOME	2012		5		0%
	HOME	2013		15		0%
		2014				
	Multi-Year Goal:			20	0	0%
DH-2 HOME Rentals -- Funds for acquisition, construction or rehab of affordable rental housing	HOME	2010	Housing units acquired, constructed or rehabbed LMH	10	37	370%
	HOME	2011		10	10	100%
	HOME	2012		10		0%
	HOME	2013		26		0%
	HOME	2014				
	Multi-Year Goal:			56	47	84%
DH-2 Homeless Prevention -- Households at high risk of becoming homeless will receive rental subsidies and services to maintain stably housed		2010	Households assisted LMH			
		2011				
	ESG	2012		5		0%
	ESG	2013		5		0%
		2014				
	Multi-Year Goal:			10	0	0%
Sustainability of Decent Housing (DH-3)						
DH-3 Target Area Housing Code Compliance - Inspection of rental units and area surveys in the CDBG Target Area for code violations	CDBG	2010	Housing units inspected, violations cited, re inspections LMA	3,000	3,750	125%
	CDBG	2011		3,000	3,156	105%
	CDBG	2012		3,000		0%
	CDBG	2013		3,000		0%
		2014				
	Multi-Year Goal:			12,000	6,906	58%
DH-3 Neighborhood Security -- a 50/50 cost sharing program that funds installation of security features to improve safety for residents of the property and neighborhood. CDBG funding was allocated prior to 2010	CDBG	2010	Housing units improved LMH	5	0	0%
		2011		5	29	580%
		2012		0		
		2013		14		0%
		2014				
	Multi-Year Goal:			24	29	121%
DH-3 Rehabilitation of P. Lloyd Townhouses - funds will be used to correct problems with ventilation that cause build up of moisture and other repairs		2010	Housing units improved LMH			
		2011				
		2012				
	CDBG	2013		5		0%
		2014				
	Multi-Year Goal:			5		0%

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Availability/Accessibility of Sustainable Living Environment (SL-1)						
SL-1 Connections for the Homeless -- services for homeless clients of Entry Point outreach program for homeless men and women	CDBG	2010	Individuals served LMC	300	292	97%
	CDBG	2011		254	303	0%
	CDBG	2012		225		0%
		2013				0%
		2014				0%
		Multi-Year Goal:		779	595	76%
SL-1 Moran Center for Youth Advocacy -- Legal Assistance in criminal matters and social services for low/moderate income youth	CDBG	2010	Individuals served LMC	120	189	158%
	CDBG	2011		206	294	0%
	CDBG	2012		100		0%
	CDBG	2013		150		0%
		2014				0%
		Multi-Year Goal:		576	483	84%
SL-1 Girl Scouts-Healthy Living Initiative -- Life skills and self-esteem building programs for low/moderate income girls	CDBG	2010	Individuals served LMC	150	396	264%
		2011				
	CDBG	2012		30		0%
	CDBG	2013		60		0%
		2014				
		Multi-Year Goal:		240	396	165%
SL-1 LAF (Legal Assistance Foundation of Chicago) -- Free legal assistance for low/moderate income individuals and seniors in civil cases	CDBG	2010	Individuals served LMC	450	428	95%
	CDBG	2011		350	354	0%
	CDBG	2012		220		0%
	CDBG	2013		375		0%
		2014				
		Multi-Year Goal:		1,395	782	56%
SL-1 Meals At Home -- Meals delivered to home-bound seniors and the disabled in Evanston	CDBG	2010	Individuals served LMC	75	71	95%
	CDBG	2011		75	96	128%
	CDBG	2012		75		0%
	CDBG	2013		75		0%
		2014				
		Multi-Year Goal:		300	167	56%
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 LMC	1,500	1,822	121%
	CDBG	2011		1,500	1,748	117%
	CDBG	2012		1,500		0%
	CDBG	2013		1,500		0%
		2014				
		Multi-Year Goal:		6,000	3,570	60%
SL-1 Open Studio Project-Art & Action -- after-school program using art and writing for self expression and anger management	CDBG	2010	Individuals served LMC	25	25	100%
	CDBG	2011		25	27	0%
	CDBG	2012		35		0%
	CDBG	2013		35		0%
		2014				
		Multi-Year Goal:		120	52	43%
SL-1 SYEP/Young Adult Employment Program -- summer jobs, employment training and Certificate of Rehabilitation for low/moderate income 14-25 year olds	CDBG	2010	Individuals served LMC	150	146	97%
	CDBG	2011		180	153	85%
	CDBG	2012		150		0%
	CDBG	2013		175		0%
		2014				
		Multi-Year Goal:		655	299	46%

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-1	Youth Action Ministry -- college tour for local high school age students to encourage them to pursue post high school education		2010	Individuals served LMC			
		CDBG	2011		40		0%
		CDBG	2012		10		0%
			2013				
			2014				
Multi-Year Goal:				50	0	0%	
SL-1	YWCA Domestic Violence Services -- Housing, counseling, case management and legal advocacy for victims of domestic violence	CDBG	2010	Individuals served LMC	450	691	154%
		CDBG	2011		450	826	184%
		CDBG	2012		450		0%
		CDBG	2013		450		0%
			2014				
Multi-Year Goal:				1,800	1,517	84%	
SL-1	Grandmother Park Initiative -- building Grandmother Park in west Evanston NRSA		2010	Individuals served LMA			
			2011				
		CDBG	2012		1,400		0%
		CDBG	2013				
			2014				
Multi-Year Goal:				1,400	0	0%	
SL-1	Future Focus Teen Program -- Family Focus after-school program for teens who are not involved in extracurricular activities at ETHS		2010	Individuals served LMC			
			2011				
			2012				
		CDBG	2013		60		0%
			2014				
Multi-Year Goal:				60	0	0%	
SL-1	Emergency Shelter Grant Program -- operational support for shelters and outreach/essential services for homeless individuals	ESG	2010	Individuals served LMC	400	855	214%
		ESG	2011		400	826	207%
		ESG	2012		400		0%
		ESG	2013		400		0%
		ESG	2014		400		0%
		Multi-Year Goal:				2,000	1,681
Affordability of Suitable Living Environment (SL-2)							
SL-2	Alley Special Assessment Assistance -- Program pays the special assessment for alley improvements for low/moderate income households	CDBG	2010	Households assisted LMH	20	23	115%
		CDBG	2011		20	4	20%
		CDBG	2012		20		0%
		CDBG	2013		15		0%
		CDBG	2014				
		Multi-Year Goal:				75	27
Sustainability of Suitable Living Environment (SL-3)							
SL-3	YWCA Evanston/Northshore DV shelter - Exterior repairs (2012) Electrical improvements (2013)		2010	Facilities improved LMC			
			2011				
		CDBG	2012		1		0%
		CDBG	2013		1		0%
			2014				
Multi-Year Goal:				2	0	0%	
SL-3	Youth Organizations Umbrella -- rehab/repair of Nichols Youth Center; window replacement (2012); Phase 2 renovation (2013)		2010	Facilities improved LMC			
			2011				
		CDBG	2012		1		0%
		CDBG	2013		1		0%
			2014				
Multi-Year Goal:				2	0	0%	

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-3	Alley Paving -- Improvements to alleys in low/moderate income neighborhoods	CDBG	2010	Facilities improved LMA	24,000	27,424	114%
			2011				
		CDBG	2012		3	0%	
		CDBG	2013		2	0%	
			2014				
	Multi-Year Goal:			24,005	27,424	114%	
SL-3	Fireman's Park Renovation -- renovation of an important neighborhood amenity in census block tract 8093		2010	Facilities improved LMA			
			2011				
		CDBG	2012		1	0%	
		CDBG	2013			0%	
			2014				
	Multi-Year Goal:			1	0	0%	
SL-3	SNAP Lighting Project -- new streetlighting in the west or south NRSA neighborhood	CDBG	2010	Individuals benefiting LMA	1,000	1,313	131%
		CDBG	2011		1,000	1,290	0%
		CDBG	2012		500	0%	
		CDBG	2013		500	0%	
			2014				
	Multi-Year Goal:			3,000	2,603	87%	
SL-3	Child Care Center of Evanston -- re-grading to correct drainage (2012) handwashing sink for Montessori classroom (2013)		2010	Individuals benefiting LMC			
			2011				
		CDBG	2012		90	0%	
		CDBG	2013		20	0%	
			2014				
	Multi-Year Goal:			110	0	0%	
SL-3	Evanston Day Nursery Association -- Health & Safety for Children		2010	Individuals benefiting LMC			
			2011				
		CDBG	2012		40	0%	
			2013				
			2014				
	Multi-Year Goal:			40	0	0%	
SL-3	Graffiti Removal Program -- Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	CDBG	2010	Individuals benefiting LMA	24,000	24,632	103%
		CDBG	2011		24,000	24,632	103%
		CDBG	2012		24,000	0%	
		CDBG	2013		24,000	0%	
		CDBG	2014		24,000	0%	
	Multi-Year Goal:			120,000	49,264	41%	
SL-3	Oakton School PTA -- Outdoor classroom project	CDBG	2010	Individuals benefiting LMC	400	403	101%
		CDBG	2011		400	407	102%
		CDBG	2012		400	0%	
			2013				
			2014				
	Multi-Year Goal:			1,200	810	68%	
SL-3	Penny Park Renovations -- The design and engineering phase of a multi-year project to renovate Penny Park, located in census tract 8096		2010	Individuals benefiting LMA			
			2011				
			2012				
		CDBG	2013		3,400	0%	
			2014				
	Multi-Year Goal:			3,400	0	0%	
SL-3	Reba Park Renovations -- Renovations of Reba Park, which serves a four-block area comprising primarily low-income residents.		2010	Individuals benefiting LMA			
			2011				
			2012				
		CDBG	2013		400	0%	
			2014				
	Multi-Year Goal:			400	0	0%	

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
SL-3	Block Curb & Sidewalk and ADA Ramps -- This program replaces broken sidewalk and curb sections and installs ADA curb ramps to improve safety and walkability in Evanston neighborhoods		2010	Individuals benefiting LMA			
			2011				
			2012				
		CDBG	2013		1,500		0%
			2014				
	Multi-Year Goal:			1,500	0	0%	
SL-3	Weissbourd-Holmes Center -- Repairs to heating system and installation of energy efficient lighting		2010	Facilities improved LMA			
			2011				
			2012				
		CDBG	2013		1		0%
			2014				
	Multi-Year Goal:			1	0	0%	
SL-3	PEER Services rehab -- energy efficient windows Installation, replacing single-pane windows with energy-efficient, dual-pane windows.		2010	Facilities improved LMC			
			2011				
			2012				
		CDBG	2013		1		0%
			2014				
	Multi-Year Goal:			1	0	0%	
Availability/Accessibility of Economic Opportunity (EO-1)							
EO-1	Technology Innovation Center -- loan counseling for micro enterprises and entrepreneurs seeking to start up businesses	CDBG	2010	Businesses and entrepreneurs receiving assistance LMC MC	5	7	0%
		CDBG	2011		10		0%
		CDBG	2012		5		0%
			2013				
			2014				
	Multi-Year Goal:			20	7	35%	
EO-1	Interfaith Action Council -- job counseling program for residents of Hilda's Place, transitional housing.	CDBG	2010	Individuals served LMC	75	62	83%
		CDBG	2011		80	85	0%
		CDBG	2012		80		0%
			2013				
			2014				
	Multi-Year Goal:			235	147	63%	
EO-1	Youth Job Center -- employment training and services for low-income individuals between 18 and 25 years of age	CDBG	2010	Individuals served LMC	600	605	101%
		CDBG	2011		500	506	0%
		CDBG	2012		800		0%
		CDBG	2013		800		0%
			2014				
	Multi-Year Goal:			2,700	1,111	41%	
EO-1	Housing Options I-WORK -- job training and placement program for persons with mental illness to develop self sufficiency and economic independence.		2010	Individuals served LMC			
			2011				
			2012				
		CDBG	2013		55		0%
			2014				
	Multi-Year Goal:			55	0	0%	
EO-1	CDBG Economic Development Fund -- grant and loans to for-profit businesses that generate jobs or provide needed goods & services to LMI neighborhoods, support LMI micro-enterprises or improve commercial facades in LMI neighborhoods		2010	Projects funded LMJ, LMC MC, LMA			
			2011				
		CDBG	2012		2		0%
		CDBG	2013		2		0%
			2014				
	Multi-Year Goal:			4	0	0%	

TABLE 3A - 2013 ACTIVITIES

Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
Other: (0-1)						
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:				
ESG Administration and HMIS -- management and administration of all ESG programs and the HMIS database	ESG	2010	Other			
	ESG	2011				
	ESG	2012				
	ESG	2013				
	ESG	2014				
		Multi-Year Goal:				
HOME Administration -- management of all HOME projects	HOME	2010	Other			
	HOME	2011				
	HOME	2012				
	HOME	2013				
	HOME	2014				
		Multi-Year Goal:				

City of Evanston
2013 One-Year Action Plan Goals

Project	Activity	Description	Objective Category	Outcome Category	Location/Target Area	Project ID	HUD Metric Code	2013 CDBG	2013 HOME	2013 ESG	2011 Funding	Cluiton	CDBG National Objective	Performance Indicator	Annual Units-estimated	Start Date	End Date	Priority Need
Handyman Program	Rehabilitation	Minor home repairs that do not require a licensed tradesperson for low/moderate senior homeowners Administration of housing rehab programs for low/moderate income households, self-help paint program and emergency rehab staff also handles garage demo & dangerous tree removal	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 12,000	\$ -	\$ -	\$ 12,000	570.202	LMH	housing units	110	1/1/2013	12/31/2013	H
Housing Rehab Administration	Rehabilitation	Rehab of low/moderate income owner occupied properties. Funded with low- or no-interest loans from the City's Revolving Loan Fund and entitlement allocated in prior years	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14H	\$ 185,000	\$ -	\$ -	\$ 185,000	570.202	LMH	NA	reported in Single- and multi-Family Rehab	1/1/2013	12/31/2013	H
Single-Family Rehab	Rehabilitation	Rehab of low/moderate income owner occupied properties. Funded with low- or no-interest loans from the City's Revolving Loan Fund and entitlement allocated in prior years	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 47,000	\$ -	\$ -	\$ 47,000	570.202	LMH	housing units	10	1/1/2013	12/31/2013	H
Multi-Family Rehab	Rehabilitation	Rehab of multi-family rental properties leased to low/moderate income households. Funded with low-interest loans from the City's Revolving Loan Fund and entitlement allocated in prior years	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14B	\$ 40,000	\$ -	\$ -	\$ 40,000	570.202	LMH	housing units	5	1/1/2013	12/31/2013	H
Self-Help Paint Program	Rehabilitation	Paint and supplies to enable LMI homeowners to make improvements to their homes	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 3,000	\$ -	\$ -	\$ 3,000	570.202	LMH	housing units	8	1/1/2013	12/31/2013	H
McGaw YMCA Kitchen for Men's Residence	Public Facilities	Kitchen in the Mosaic Room for use by SHO residents	Decent housing	Availability/ accessibility	1000 Grove St	TBD	3	\$ 30,000	\$ -	\$ -	\$ 30,000	570.201(c)	LMC	facilities improved	1	6/1/2013	12/31/2013	H
ESG Rapid Re-housing	Rental subsidies & services	Rental subsidies and case management services for homeless households with incomes < 30% AMI	Decent housing	Availability/ accessibility	Citywide	TBD	05S	\$ -	\$ -	\$ 32,406	\$ 32,406	91.105	LMH	households assisted	5	1/1/2013	6/30/2014	H
Homesharing Program	Public Services	Matches homeowners with an extra room with individual seeking affordable housing	Decent housing	Affordability	Citywide	TBD	5	\$ 13,000	\$ -	\$ -	\$ 13,000	570.201(e)	LMC	people	30	1/1/2013	12/31/2013	H
HOME TBRA	Housing Assistance	Rental subsidies to income-eligible households in order to achieve housing stability	Decent housing	Affordability	Citywide	TBD	05S	\$ -	\$ 100,000	\$ -	\$ 100,000	92.209	LMH	households assisted	15			
HOME Rentals	Assistance	Funds for acquisition, construction or rehab of affordable rental housing	Decent housing	Affordability	Citywide	TBD	14B	\$ -	\$ 110,940	\$ -	\$ 110,940	92.205	LMH	housing units	26	1/1/2013	12/31/2017	H
ESG Homeless Prevention	Rental subsidies & services	Rental subsidies and case management services for income eligible households at high risk of becoming homeless	Decent housing	Affordability	Citywide	TBD	05S	\$ -	\$ -	\$ 32,406	\$ 32,406	91.105	LMH	households assisted	5	1/1/2013	6/30/2014	H
Target Area Housing Code Compliance	Code Compliance	Inspection of rental units and area surveys in the CDBG Target Area for code violations	Decent housing	Availability/ accessibility	CDBG Target Area	TBD	15	\$ 400,000	\$ -	\$ -	\$ 400,000	570.202(c)	LMA	housing units inspected	3,000	1/1/2013	12/31/2013	H
Neighborhood Security Program	Rehab limited to	Funding for installation of security improvements to site income-eligible housing units using funds allocated in prior years	Decent housing	Sustainability	CDBG Target Area	TBD	14A, 14B	\$ -	\$ -	\$ -	\$ -	570.202	LMH	housing units improved	14	1/1/2013	12/31/2013	H
Patricia Lloyd Townhomes	Rehabilitation	Rehab work to correct ventilation problems that allow a build up of moisture and other repairs. The townhomes house adults with developmental disabilities	Decent housing	Sustainability	1825-31 Bunnell St, Evanston	TBD	14B	\$ 22,500	\$ -	\$ -	\$ 22,500	570.202	LMH	housing units improved	5	6/1/2013	12/31/2013	H
Moran Center for Youth	Public Services	Legal Assistance in criminal matters and social services for low/moderate income youth and their families	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 33,000	\$ -	\$ -	\$ 33,000	570.201(e)	LMC	people	150	1/1/2013	12/31/2013	H
Girl Scouts of Chicago/NW Ind Foundation	Public Services	Healthy Living Initiative out-of-school time program for girls that focuses on developing self esteem and sound decision making skills	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 5,000	\$ -	\$ -	\$ 5,000	570.201(e)	LMC	people	60	5/1/2013	12/31/2013	H
LAF (formerly Legal Assistance Foundation)	Public Services	Free legal assistance for low/moderate income individuals, primarily seniors, in civil cases	Suitable living environment	Availability/ accessibility	Citywide	TBD	05C	\$ 7,000	\$ -	\$ -	\$ 7,000	570.201(e)	LMC	people	375	1/1/2013	12/31/2013	H
Meals At Home	Public Services	Meals delivered to home-bound seniors and the disabled in Evanston	Suitable living environment	Availability/ accessibility	Citywide	TBD	05A	\$ 14,000	\$ -	\$ -	\$ 14,000	570.201(e)	LMC	people	75	1/1/2013	12/31/2013	H
North Shore Senior Center	Public Services	Case management services for low-income seniors assess needs and access benefits	Suitable living environment	Availability/ accessibility	Citywide	TBD	05A	\$ 18,000	\$ -	\$ -	\$ 18,000	570.201(e)	LMC	people	1,500	1/1/2013	12/31/2013	H
Open Studio Project	Public Services	Art and Action - After school program that uses art and writing for self expression & anger management	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 3,500	\$ -	\$ -	\$ 3,500	570.201(e)	LMC	people	35	9/1/2013	12/31/2013	H
STEP/Young Adult Employment Program	Public Services	Summer jobs, employment training and certificates of rehabilitation for low/moderate income 14-25 year olds	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 50,000	\$ -	\$ -	\$ 50,000	570.201(e)	LMC	people	175	1/1/2013	12/31/2013	H

City of Evanston
2013 One-Year Action Plan Goals

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	2013 CDBG	2013 HOME	2013 ESG	2013 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Start Date	End Date	Priority Need
YWCA Domestic Violence Services	Public Services	Housing, counseling, case management and legal advocacy for victims of domestic violence	Suitable living environment	Availability/ accessibility	Citywide	TBD	05G	\$ 25,000	\$ -	\$ -	25,000	570.201(e)	LMC	people	450	1/1/2013	12/31/2013	H
Grandmother Park Initiative	Public Improvement	Building a new park/lot in West Evanston NRSA in an underserved neighborhood	Suitable living environment	Availability/ accessibility	West NRSA; census block group 8096.02	TBD	1	\$ 5,000	\$ -	\$ -	5,000	570.201(c)	LMA	people	1,400	7/1/2013	12/31/2013	H
Family Focus	Public Services	Future Focus after-school programming for teens.	Suitable living environment	Availability/ accessibility	primarily in the West NRSA	TBD	05D	\$ 22,500	\$ -	\$ -	22,500	570.201(e)	LMC	people	60	1/1/2013	12/31/2013	H
Emergency Solutions Grant Program	Homeless Services	Operational support for shelters and outreach/essential services for the homeless	Suitable living environment	Availability/ accessibility	Citywide	TBD		\$ -	\$ -	\$ 64,076	\$ 64,076	91.105	LMC	people	400	1/1/2013	12/31/2013	H
Alley Special Assessment Assistance	Public Facilities	Program pays the special assessment for alley improvements for low/moderate income households	Suitable living environment	Affordability	Citywide	TBD	03K	\$ 50,000	\$ -	\$ -	50,000	570.201(c)	LMH	households	15	1/1/2013	12/31/2013	H
YWCA Evanston/North Shore	Public Facilities	Electrical systems upgrades.	Suitable living environment	Sustainability	Confidential	TBD	3	\$ 30,000	\$ -	\$ -	30,000	570.201(c)	LMC	facilities improved	1	5/1/2013	10/31/2013	H
YOU Nichols Youth Center rehab	Public Facilities	Phase 2 of the rehab of Nichols Youth Center	Suitable living environment	Sustainability	1027 Sherman Ave	TBD	03D	\$ 27,000	\$ -	\$ -	27,000	570.201(c)	LMC	facilities improved	1	5/1/2013	10/31/2013	M
Alley Paving	Public Facilities	Paving and drainage of alleys in south and west Evanston	Suitable living environment	Sustainability	NRSAs	TBD	03K	\$ 155,000	\$ -	\$ -	155,000	570.201(c)	LMA	facilities improved	2	4/1/2013	11/1/2013	H
Fireman's Park Renovations	Public Facilities	Improvement of a neighborhood park in Evanston's Fifth ward, census tract 8093	Suitable living environment	Sustainability	Census block group 8093.03	TBD	03F	\$ 40,000	\$ -	\$ -	40,000	570.201(c)	LMA	people benefitting	2,800	5/1/2013	10/31/2013	H
SNAP Lighting Project	Public Facilities	New streetlighting in a west or south NRSA neighborhood	Suitable living environment	Sustainability	West or South NRSA	TBD	03K	\$ 25,000	\$ -	\$ -	25,000	570.201(c)	LMA	people benefitting	1,290	8/1/2013	10/31/2013	H
Child Care Center of Evanston	Public Facilities	Installation of water and waste pipes and hand washing sink in Montessori classroom	Suitable living environment	Sustainability	1040 Asbury Avenue	TBD	03M	\$ 5,000	\$ -	\$ -	5,000	570.201(e)	LMC	people benefitting	20	5/1/2013	8/31/2013	H
Penny Park Renovations	Public Facilities	Design and engineering phase of a multi-year project to renovate Penny Park, located in census tract 809E	Suitable living environment	Sustainability	Lake St & Ashland Ave	TBD	03F	\$ 30,000	\$ -	\$ -	30,000	570.201(e)	LMA	facilities improved	1	5/1/2013	12/31/2013	H
Graffiti Removal Program	Public Services	Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	Suitable living environment	Sustainability	CDBG Target Area	TBD	5	\$ 33,800	\$ -	\$ -	33,800	570.201(c)	LMA	people benefitting	24,000	1/1/2013	12/31/2013	H
Reba Park Renovations	Public Facilities	Renovations to a small neighborhood park that serves residents of a four block area in east central Evanston	Suitable living environment	Sustainability	707 Reba Place	TBD	03F	\$ 15,000	\$ -	\$ -	15,000	570.201(c)	LMA	people benefitting	400	5/1/2013	7/15/2013	H
Block Curb Sidewalk & ADA Ramps	Public Facilities	Replacement of broken sidewalk and curbing in neighborhoods that are primarily low/moderate income, and installation of ADA curb ramp as needed.	Suitable living environment	Sustainability	NRSAs	TBD	03K	\$ 85,800	-	-	85,800	570.201(c)	LMA	people benefitting	1,500	5/1/2013	12/31/2013	H
Wellsbourd-Holmes Family Focus Center	Public Facilities	Repairs to heating system and installation of energy efficient lighting	Suitable living environment	Sustainability	West NRSA	TBD	03E	\$ 50,000	\$ -	\$ -	50,000	570.201(c)	LMA	facilities improved	1	6/1/2013	12/31/2013	H
PEER Services	Public Facilities	Installation of new double pane insulated windows for energy efficiency and to reduce operating costs	Suitable living environment	Sustainability	906 Davis Street	TBD	03P	\$ 5,000	\$ -	\$ -	5,000	570.201(c)	LMC	facilities improved	1	6/1/2013	12/31/2013	M
Youth Job Center	Public Services	Employment training and services for low-income individuals between 18 and 25 years.	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 35,000	\$ -	\$ -	35,000	570.201(e)	LMC	people	800	1/1/2013	12/31/2013	H
Housing Options I-WORK	Public Services	Job training and placement services for persons with mental illness	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 20,000	\$ -	\$ -	20,000	570.201(e)	LMC	people benefitting	55	1/1/2013	12/31/2013	H
CDBG Economic Development Fund	Economic Development	Funds for grants and loans to businesses to generate jobs and provide needed goods & services; may also fund technical assistance to businesses	Economic Opportunity	Availability/ accessibility	NRSAs	TBD	18A, 18B, 18C	\$ 75,000	\$ -	\$ -	75,000	570.201(e)	LMJ, LMCMC, LMA	jobs created, LMI micro-enterprises assisted	2	1/1/2013	12/31/2013	H
CDBG Administration	Administration	Management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	Other			TBD	21A	\$ 308,000	\$ -	\$ -	308,000		NA	NA	-	1/1/2013	12/31/2013	
ESG Administration & HMIS	Administration	Management and administration of all ESG programs and HMIS system	Other			TBD	21A	\$ -	\$ -	\$ 18,412	\$ 18,412	575.108		NA	-	1/1/2013	12/31/2013	
HOME Administration	Administration	Management of all HOME projects	Other			TBD	21A	\$ -	\$ 22,160	\$ -	\$ 22,160	92.207		NA	-	1/1/2013	12/31/2013	

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					
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					1								3	0%	H	Y	E, C	
03D Youth Centers 570.201(c)	facilities													0	0%	L	N		
03E Neighborhood Facilities 570.201(c)	facilities													5	0%	M	Y	C	
03F Parks, Recreational Facilities 570.201(c)	facilities					1								5	0%	H	Y	C	
03G Parking Facilities 570.201(c)	facilities													2	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					2		2						7	0%	H	Y	C	
03L Sidewalks 570.201(c)	projects		2			2		2						0	0%	H	Y	C	
03M Child Care Centers 570.201(c)	facilities					1		1						5	0%	H	Y	C	
03N Tree Planting 570.201(c)	facilities													3	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		2		2		3		3		3		13	0	0%	M	Y	E, C	
04 Clearance and Demolition 570.201(d)	housing units				1		1		1					5	0	0%	M	Y	O, C
04A Clean-up of Contaminated Sites 570.201(d)	businesses													3	0	0%	H	Y	O, C
05 Public Services (General) 570.201(e)	people	20,000		20,000		20,000		20,000		20,000				100,000	0	0%	M	Y	C
05A Senior Services 570.201(e)	people	350		350		350		350		350				1,750	0	0%	H	Y	C
05B Handicapped Services 570.201(e)	people	50		50		50		50		50				250	0	0%	H	Y	O
05C Legal Services 570.201(e)	people	500		500		500		500		500				2,500	0	0%	H	Y	C
05D Youth Services 570.201(e)	people	550		550		550		550		550				2,750	0	0%	H	Y	C
05E Transportation Services 570.201(e)	people	20		20		20		20		20				100	0	0%	H	Y	C, O
05F Substance Abuse Services 570.201(e)	people													0	0	0%	M	N	
05G Battered and Abused Spouses 570.201(e)	people	650		650		650		650		650				3,250	0	0%	H	Y	C
05H Employment Training 570.201(e)	people	700		700		700		700		700				3,500	0	0%	H	Y	C
05I Crime Awareness 570.201(e)	people													0	0	0%	M	N	
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	people													0	0	0%	M	Y	O
05K Tenant/Landlord Counseling 570.201(e)	people													0	0	0%	M	Y	O
05L Child Care Services 570.201(e)	people	20		20		20		20		20				100	0	0%	H	Y	O
05M Health Services 570.201(e)	people	75		75		75		75		75				375	0	0%	L	Y	O, C
05N Abused and Neglected Children 570.201(e)	people	4		4		4		4		4				20	0	0%	M	Y	E
05O Mental Health Services 570.201(e)	people													0	0	0%	M	Y	O
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	people													0	0	0%	M	Y	O
05Q Subsistence Payments 570.204	people													0	0	0%	L		
05R Homeownership Assistance (not direct) 570.204	households	50		50		50		50		50				250	0	0%	M		H, C
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204)	households													0	0	0%	H		H
05T Security Deposits (if HOME, not part of 5% Admin c)	households													0	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%	H	H	
13 Direct Homeownership Assistance 570.201(n)	households											0	0	0%	H	H, O	
14A Rehab; Single-Unit Residential 570.202	housing units	170		170		176		176		176		886	0	0%	H	C	
14B Rehab; Multi-Unit Residential 570.202	housing units	20		20		20		20		20		100	0	0%	H	C	
14C Public Housing Modernization 570.202	housing units											0	0	0%	M	O	
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	housing units											0	0	0%	M	O	
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	businesses											0	0	0%	H	C, O	
14F Energy Efficiency Improvements 570.202	housing units											0	0	0%	H	O	
14G Acquisition - for Rehabilitation 570.202	housing units											0	0	0%	H	H	
14H Rehabilitation Administration 570.202	NA											0	0	0%	H	C	
14I Lead-Based/Lead Hazard Test/Abate 570.202	housing units											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%	H	C	
16A Residential Historic Preservation 570.202(d)	housing units											0	0	0%	L	O	
16B Non-Residential Historic Preservation 570.202(d)	businesses											0	0	0%	L	O	
17A CI Land Acquisition/Disposition 570.203(a)	businesses											0	0	0%	M	O	
17B CI Infrastructure Development 570.203(a)	businesses											0	0	0%	M	O	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	businesses											0	0	0%	M	O	
17D Other Commercial/Industrial Improvements 570.203(a)	businesses											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%	M	O, C	
18B ED Technical Assistance 570.203(b)	businesses	10		10		10		10		10		60	0	0%	H	O, C	
18C Micro-Enterprise Assistance	businesses	15		15		15		15		15		75	0	0%	H	C	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	None											0	0	0%	NA		
19B HOME CHDO Operating Costs (not part of 5% Admin ca	None											0	0	0%	H	H	
19C CDBG Non-profit Organization Capacity Building	organizations											0	0	0%	M	C	
19E CDBG Operation and Repair of Foreclosed Property	housing units											0	0	0%	M		
19F Planned Repayment of Section 108 Loan Principal	None											0	0	0%	L		
19G Unplanned Repayment of Section 108 Loan Principal	None											0	0	0%	L		
20 Planning 570.205	None											0	0	0%	H	C	
21A General Program Administration 570.206	None											0	0	0%	H	C, H, E	
21B Indirect Costs 570.206	None											0	0	0%	L		
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	None											0	0	0%	M	O, C	
21E Submissions or Applications for Federal Programs 570.206	None											0	0	0%	M	C	
21F HOME Rental Subsidy Payments (subject to 5% cap)	None											0	0	0%	M		
21G HOME Security Deposits (subject to 5% cap)	None											0	0	0%	L	N	
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	None											0	0	0%	NA		
21I HOME CHDO Operating Expenses (subject to 5% cap)	None											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	18		18		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		51	0	0%	H	Y	RL	
	Homeownership assistance	households											0	0	0%				
HOME	Acquisition of existing rental units	housing units											0	0	0%	L	N		
	Production of new rental units	housing units	2		6		6		8		8		22	0	0%	H	Y	H	
	Rehabilitation of existing rental units	housing units	35		20		10		20		6		91	0	0%	H	Y	H	
	Rental assistance	households					2		4		10		15	0	0%	M	Y	H	
	Acquisition of existing owner units	housing units	2		2								4	0	0%	M	Y	H	
	Production of new owner units	housing units					4		2		2		8	0	0%	M	Y	H	
	Rehabilitation of existing owner units	housing units											0	0	0%	L	N		
	Homeownership assistance	households	10		10		10		10		10		50	0	0%	H	Y	H, O	
Totals			46	28,272	0	28,272	0	28,272	0	28,275	0	28,275	0	131,366	0	0%			

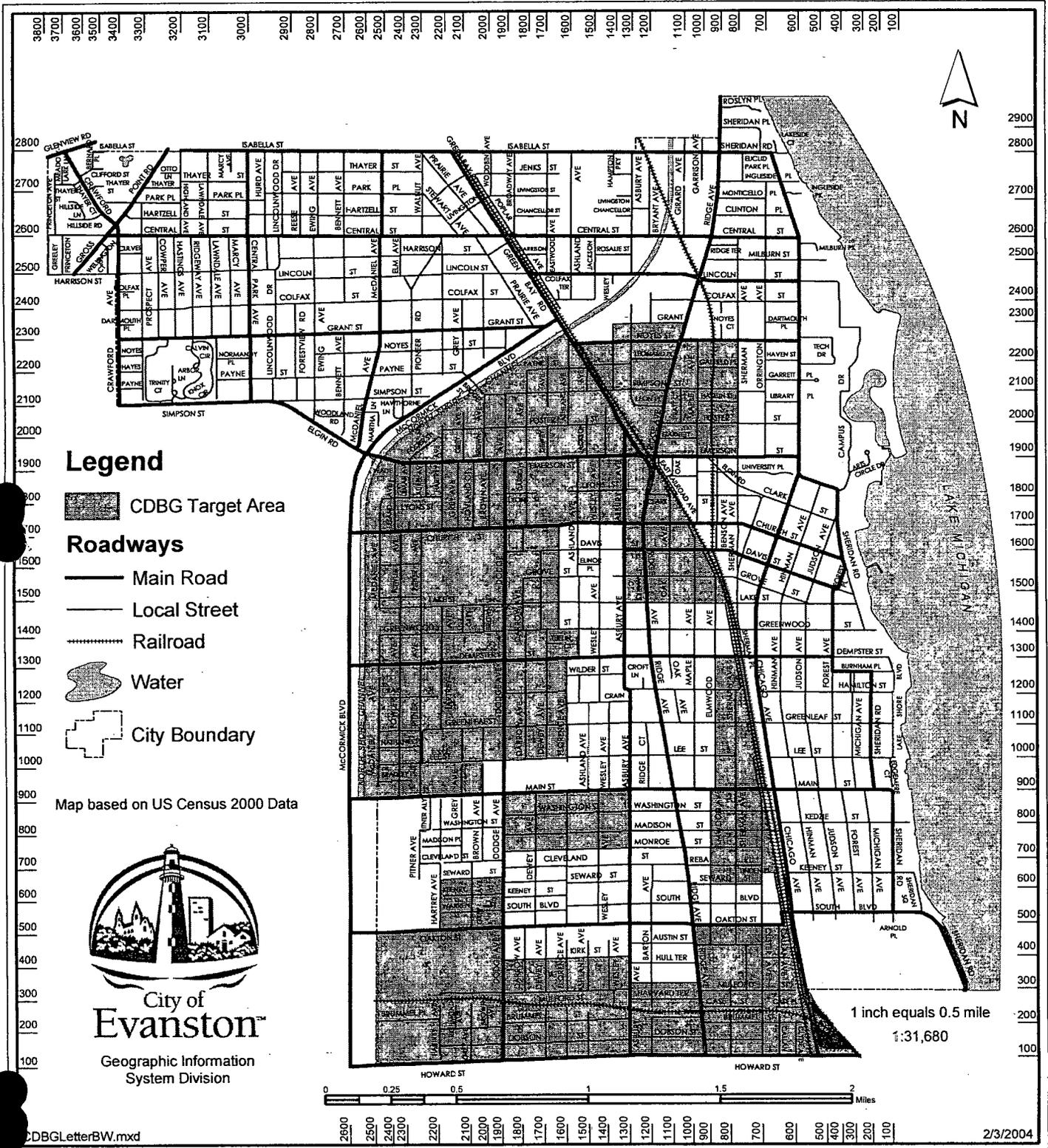
Priorities: H = high; M = medium; L = low; NA = not applicable

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.

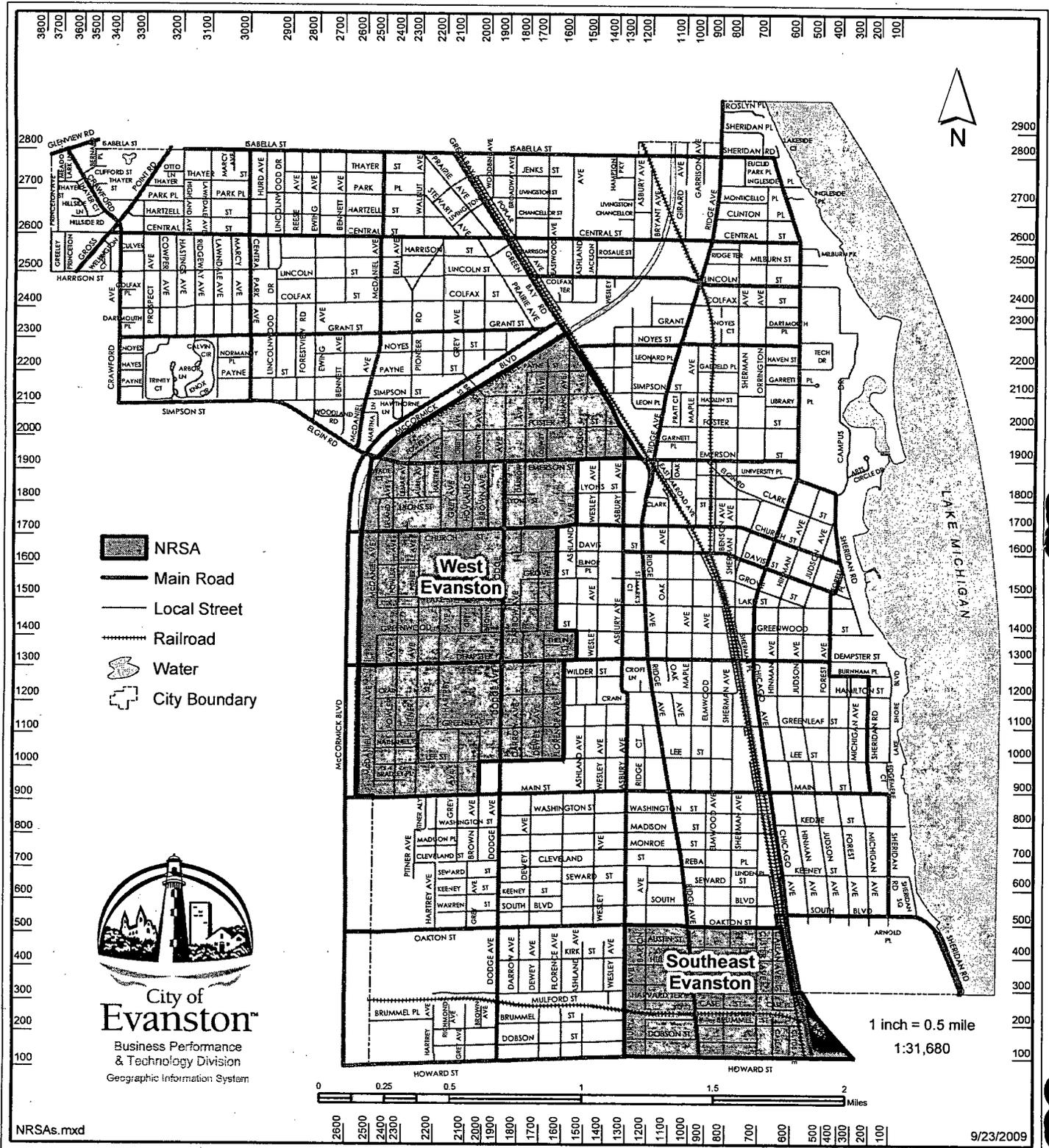
Housing rehab numbers reflected in the CDBG section under Unprogrammed Funds are emergency and substantial rehabs funded through the Revolving Loan

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



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

Flax, Sarah

From: janet parker <janetcparker2003@yahoo.com>
Sent: Tuesday, October 16, 2012 6:49 PM
To: cdbg
Cc: Janet Parker
Subject: Use of block grant money for low & moderate income Evanston residents

Dear Ms. Flax,

Here are some ideas for using money for low & moderate income Evanston residents. Expand the free farmer's market coupon program to include all residents living in affordable housing not just those 60 years old and over (We all need help). Underwrite recycling bins at affordable housing sites in Evanston. Pay for a TV, computers, a printer and Internet service at affordable housing sites. Consider adding discounted or free movie passes, local concert and theater events to the Evanston benefit card.

These ideas, if instituted, will add to the health, environmental and cultural enrichment of Evanston residents who otherwise must do without such important activities or events.

If you have any questions, please contact me.

Sincerely yours,
Janet C. Parker
847-217-2153

Sent from Yahoo! Mail on Android

To: the Housing and Homeless Commission, City of Evanston
From: Paul Selden, 1235 Maple, Evanston
Date: 10/18/12
Re: Comments on the 2013 Action Plan

I would like to draw your attention to page 10 of the 2013 Action Plan where staff have laid out the need for additional supportive housing.

"Evanston currently has 50 permanent supportive housing beds for singles, and 11 units for families. To house only the chronically homeless who have an Evanston connection (about 300 individuals), approximately 120 additional beds would be needed. This estimate reflects a turnover rate of approximately 10% in current PSH beds. If only 25% of homeless and doubled up families are in need of PSH, Evanston has a shortage of at least 50 family PSH units (25% of 210 families).

"There is also a shortage of affordable housing for very low- and low-income single adults who are not disabled. The McGaw YMCA, which is the largest provider of such housing with 172 beds for men, has a turnover of about 20 beds a year. Availability through other subsidized programs adds about 10 vacancies a year. This leaves an estimated 150 individuals either homeless or with extreme rent burdens. Evanston continues to have a severe shortage of affordable housing for very low- and low-income families, providing very limited options for the estimated 160 homeless families (210 - 50 families) who are not eligible for permanent supportive housing."

Given these stated shortfalls, the City's commitment to "ending homelessness" and the existence of this expanded committee, I confess I don't see in this plan a real commitment to addressing these realities. At a minimum, the plan is poorly targeted. Too much money is going to ownership projects. Too much money is being set aside for middle income households. Too much priority is being given to civic projects that have nothing to do with housing. There are some 3000 households in Evanston that are spending more than 50% of their income on housing costs. Extreme rent burdens such as this are unsustainable. Sooner or later these households will move away or become homeless.

As these households are disproportionately concentrated among households of color, Evanston needs to decide whether they are committed to maintaining an economically, racially and ethnically diverse community; because if they are, they need to target this community and focus on making affordable to it housing that is currently beyond its reach.

**CITY OF EVANSTON
UNEXPENDED CDBG FUNDS FROM PRIOR YEARS
FOR REALLOCATION IN FY2013**

PROGRAM YEAR	PROJECT/PROGRAM	AMOUNT
2009	1817 Church Street Disposition	\$ 11,203
2010	SNAP Lighting (1900 Jackson)	\$ 1,614
2011	CEDA Minor Repair & Paint Program	\$ 6,451
2011	Graffiti Removal	\$ 564
2011	Fleetwood Jourdain Art Room	\$ 795
2011	CDBG Administration & Planning	\$ 3,776
2011	Youth Action Ministry College Retreat	\$ 8,697
Total amount proposed for reallocation to FY 2013 CDBG Program:		\$ 33,100