

2/24/2015

**27-R-15**

**A RESOLUTION**

**Approving the City of Evanston's 2015-2019 HUD Consolidated Plan**

**WHEREAS**, the Congress of the United States did pass Public Law 93-383, Title I of the *Housing and Community Development Act of 1974* (which established the Community Development Block Grant {CDBG} Program); Public Law 101-625, the *Cranston-Gonzales National Affordable Housing Act* (which established the HOME Investment Partnerships Program); and 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 Grant ("ESG") Program; and

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

**WHEREAS**, the City of Evanston, as a HUD entitlement community, is required to periodically (every three to five years) submit its Consolidated Plan to HUD that states in one document its plan and specific strategies to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. Said plan is to detail community planning and development programs, as well as housing programs, against whose goals the plan and the jurisdiction's performance under the plan will be evaluated by HUD; and

**WHEREAS**, HUD encourages jurisdictions to identify locally designated areas where geographically targeted revitalization efforts will be carried out through multiple activities in a concentrated and coordinated manner and develop one or more Neighborhood Revitalization Strategy Area (NRSA) plans which, when approved by HUD, allow greater flexibility in the use of CDBG funds in the revitalization area(s) as described in 24 C.F.R. §§ 91.1-600 (2014), as amended; and

**WHEREAS**, HUD requires jurisdictions to encourage citizen participation in the development of any Consolidated Plan, Substantial Amendment to that plan, as well as One Year Action Plans and Consolidated Annual Performance and Evaluation Reports relating to that Plan, particularly by low- and moderate-income persons living in areas where CDBG funds are proposed to be used. In order to achieve such requirement, jurisdictions shall apply and adopt a Citizen Participation Plan which must afford citizens a reasonable opportunity to comment on the Consolidated Plan and any amendments thereafter, and make said Plan or subsequent amendments publicly accessible, as well as fulfill any and all requirements set forth in 24 C.F.R. § 91.105 (2014), as amended.

**WHEREAS**, the Community Development Department of the City of Evanston, as the lead agency for the development of the 2015-2019 Consolidated Plan, developed said plan in accordance with the Consolidated Plan Regulation 24 C.F.R. §§ 91.1-600 (2014), as amended; and

**WHEREAS**, the 2015-2019 Consolidated Plan includes the required Citizen Participation Plan and consultation; detailed analyses of housing and community

development needs; priority needs of the community and strategies to address those priority needs, including one Neighborhood Revitalization Strategy Area plan; and

**WHEREAS**, the City Council's Housing and Community Development Act Committee is charged with oversight of the City's Consolidated Planning process and CDBG program; the Evanston Housing and Homelessness Commission is charged with oversight of the City's HOME and Emergency Solutions Grant programs; and

**WHEREAS**, the City published a draft of the 2015-2019 Consolidated Plan, including the NRSA and Citizen Participation Plans, , for public comment from October 3, 2014, to November 2, 2014; and the Housing and Community Development Act Committee conducted a public hearing to receive input on the plan on October 21, 2014, and recommends approval by the Evanston City Council of the aforementioned 2015-2019 Consolidated Plan, including the Citizen Participation and the Neighborhood Revitalization Strategy Area Plans;

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

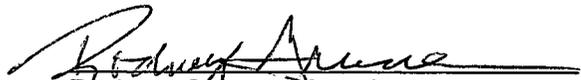
**SECTION 1:** That the City's 2015-2019 Consolidated Plan, including its Citizen Participation and NRSA Plans, (attached hereto as Exhibit A and incorporated herein by reference) is approved.

**SECTION 2:** That the City Manager of the City of Evanston is hereby authorized to transmit said 2015-2019 Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) and to provide any additional information as may be required by HUD.

**SECTION 3:** That this resolution shall be in full force and effect from and after the date of its passage and approval in the manner provided by law.

  
Elizabeth B. Tisdahl, Mayor

Attest:

  
Rodney Greene, City Clerk

Adopted: March 9, 2015

EXHIBIT A

**City of Evanston's 2015-2019 Consolidated Plan**

<http://www.cityofevanston.org/planning-zoning/community-dev-block-grant/consolidated-plan/>

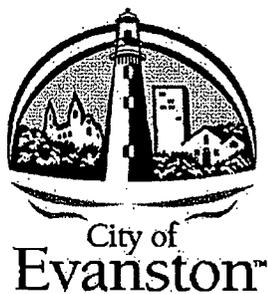
City of Evanston

# Neighborhood Revitalization Strategy Area Plan

Proposed as part of the 2015-2019 Consolidated Plan

October 3, 2014

Revised/Corrected October 17, 2014



## Introduction

The City of Evanston requests a Neighborhood Revitalization Strategy Area (NRSA) designation, as defined by the Department of Housing and Urban Development (HUD) CPD Notice 96-01, for a section of west and central Evanston. This area comprises some of the most distressed residential neighborhoods in the city and qualifies as a NRSA based on the high percentage of low- to moderate-income (LMI) residents. The proposed NRSA includes most of the census block groups that made up the West NRSA that was approved by HUD in 2010. The Southeast NRSA approved at that time no longer qualifies as a NRSA based on the new low/mod income area data that went into effect in July 2014.

The proposed Evanston NRSA continues the collaborative efforts of the City's Community Development department, Economic Development Division, and a broad range of community stakeholders. Over the years, these participants have worked steadfastly to revitalize Evanston neighborhoods and retail/commercial corridors in the proposed NRSA. These efforts have resulted in the development of two comprehensive neighborhood plans: 1) the Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (2005) and 2) the West Evanston Master Plan (2007). In addition, the West Evanston Tax Increment Financing district was developed to foster redevelopment within this area, and two major housing programs, the Neighborhood Stabilization Program 2 and Evanston Community Revitalization Partnership (ECRP), have focused on addressing problems stemming from foreclosed and blighted housing.

Many of the goals and objectives cited in these plans continue to be addressed or have been carried out through the implementation of several short- and long-term targeted programs and projects. However, there remain pressing needs, particularly for maintaining the quality and affordability of housing, and providing economic opportunity for residents. The NRSA designation will enhance these efforts by developing complementary strategies that prioritize the use of CDBG resources.

The NRSA designation will encourage the development of innovative services and projects eligible for CDBG support, since a community with an approved NRSA is relieved of some regulatory requirements when undertaking economic development, housing, and public service activities with those funds. Future activities will function with fewer administrative requirements over the course of the five-year NRSA designation. City divisions, for-profit and non-profit groups will embark on programs and projects to improve neighborhood cohesion by alleviating economic and social disparity. Each activity will address one of the CDBG national objectives:

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

In this submission, performance benchmarks are determined based on need and the feasibility of achieving goals with resources that are anticipated to be available. Performance will be monitored over the five-year duration of the NRSA designation to ensure that satisfactory progress is made. The implementation of certain strategies may continue beyond the five-year period and performance will be monitored accordingly. Nevertheless, it is imperative that program initiatives have both near term and lasting effects. Finally, *the NRSA strategy will be integrated into the City's Action Plans and Consolidated Annual Performance and Evaluation Reports as a component of the City's community development and revitalization activities.*

### Purpose

A Neighborhood Revitalization Strategy Area is established within the Community Development Block Grant (CDBG) Program to enhance a community's ability to engage in comprehensive revitalization strategies. The focus of the strategy for the NRSA must be economic empowerment of the low and moderate income population of the area, defined as those with incomes that do not exceed 80% of area median income. CDBG regulations permit certain regulatory flexibilities and better coordination of resources in these areas. *Partnerships among local government, the private sector, community organizations and neighborhood residents are formed to collectively pursue innovative ways to "reinvest" in human and economic capital to empower low-income residents. Successful neighborhood revitalization strategies are those that bring together neighborhood stakeholders to forge partnerships that:*

- Obtain commitments to neighborhood building
- Make neighborhoods attractive for investments, thereby creating a market for profit

- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development
- Support the use of neighborhood institutions to bridge the gaps between local government, the business community, community groups, and residents
- Foster the growth of resident-based initiatives to identify and address their housing, economic, and human services needs.

## Neighborhood Revitalization Strategy Guidelines

### Benefits

The benefits are described in detail in amendments to the CDBG regulations at 24 CFR 570 published in the Federal Register on January 5, 1995, and updated in the Final Rule dated November 9, 1995:

1. **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));
2. **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)); and
3. **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community-Based Development Organization may be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)).
4. **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criterion, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));

### Requirements

CPD Notice 96-01 contains certain criteria directed to public agencies when applying for an NRSA designation. This application meets all expectations included in the Notice for the West Evanston NRSA, as stated below:

1. The NRSA must be submitted with the 5-Year Consolidated Plan, or it must be made an amendment to the existing Consolidated Plan;
2. Grantee must clearly identify the neighborhood's boundaries and the boundaries must be contiguous;
3. The designated area must be primarily residential and contain a percentage of low- to moderate-income residents equal to the grantee's "upper quartile percentage," as determined by the most recent decennial census;
4. The strategy must be developed in consultation with the areas' stakeholders, residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the neighborhood;
5. An economic assessment of the area must be completed to examine (a) the current economic and neighborhood conditions, (b) opportunities for improvement, and (c) problems that are likely to be encountered within the area;
6. The implementation plan must promote the area's economic progress with a focus on activities that will create meaningful jobs for the unemployed and low- to moderate-income residents of the area;
7. The plan must promote activities for the substantial revitalization of the neighborhood;
8. The strategy must identify readily achievable performance benchmarks.

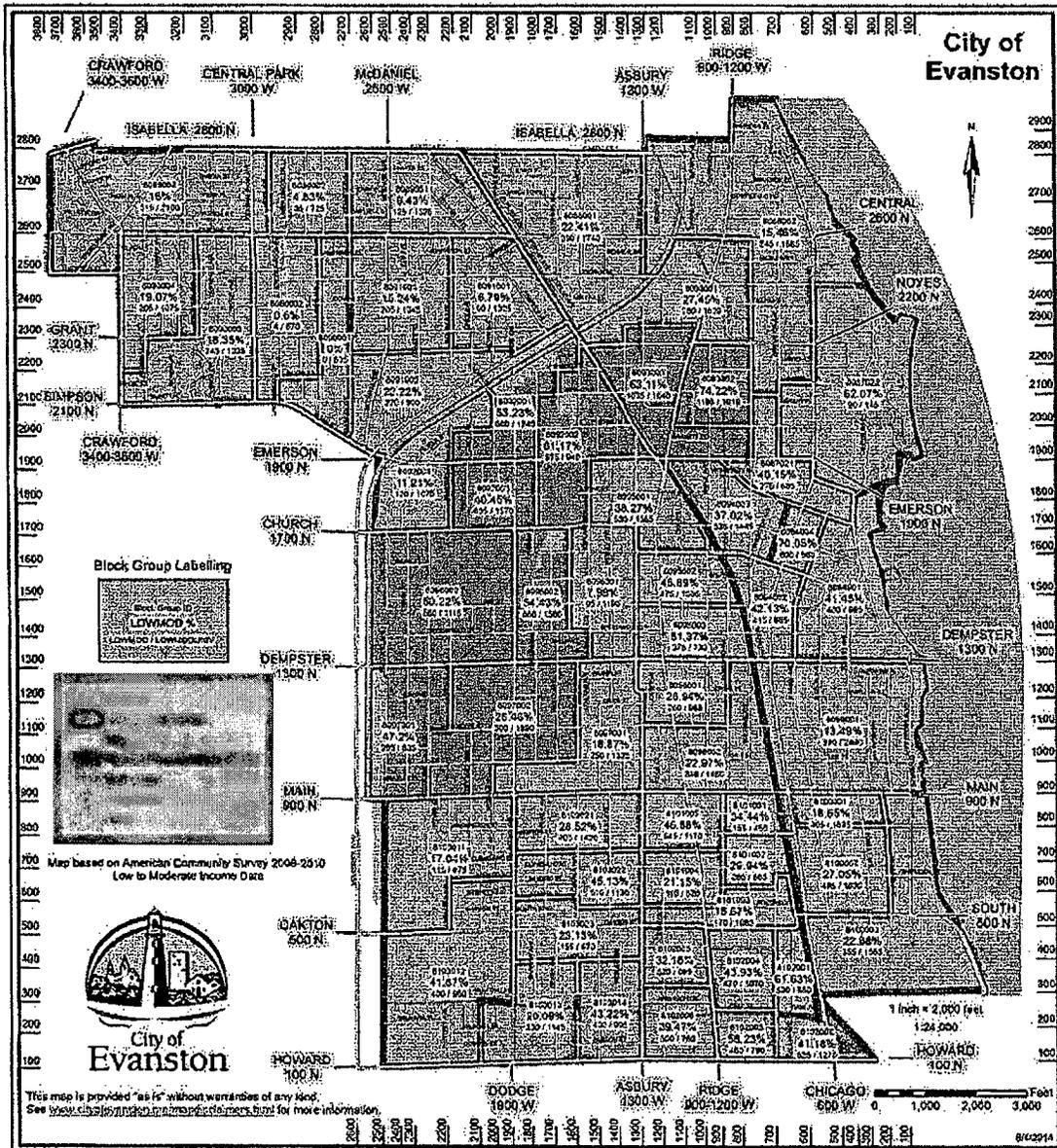
### Strategy Development

The City of Evanston consults and considers state, regional, and local planning efforts when formulating its own planning policies and priorities. This strategy builds upon the outcomes of City Council-approved neighborhood plans to identify the revitalization activities functioning in accordance with HUD's NRSA guidelines. These plans include:

- Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (Canal Report)
- West Evanston Master Plan
- Neighborhood Stabilization Program 2 Plan
- Evanston Community Revitalization Partnership
- Evanston Livability Plan

The NRSA also draws upon the Dodge Avenue and Church Street Tax Financing District Redevelopment Plan and Project (West Evanston TIF) when reporting on area economic conditions and opportunities in west Evanston. Moreover, review of citywide plans, including the Comprehensive Plan, approved in 2000, the 2015-2019 Consolidated Plan, and the city's Zoning Ordinance ensures that the NRSA strategies are developed in coordination with broad community goals and to support its rating in March of 2014 as a 4-STAR Community. STAR stands for "Sustainability Tools for Assessing and Rating" communities and is a measurement used in the national movement to create livable, sustainable communities for all. Evanston's 4-STAR rating lasts for three years, so the city must continually maintain and improve upon plans and existing work in these areas of environmental, economic, and social sustainability. STAR certification helps shape the future of our community by identifying gaps, prioritizing issues, and providing clear steps toward a better Evanston.

## Evanston Neighborhood Revitalization Strategy Area



## Planning Area

The proposed NRSA contains residential neighborhoods and neighborhood business districts that remained largely unchanged by the development of retail, office, and residential space in Evanston from 2000 to the Great Recession in 2008 and in the current recovery period. The west section of this area has been described as a juxtaposition of seemingly incompatible land uses—heavy industry, transportation facilities, commercial strips, and residential units—which contributed to high vacancy rates, general deterioration of area structures, and overall disinvestment in commercial and residential parcels. The West Evanston Master Plan sought to improve area connectivity by eliminating physical boundaries (e.g., dead-end streets, abandoned railway right of way, etc.) and by better integrating land uses. The east section of this area is predominantly housing, but with a greater variety of types and tenures than the west area. Most housing, whether single or multi family, was built prior to 1950. The area has a concentration of large 3-4 story walk up multi-family rental buildings whose tenants include a substantial number of Northwestern students. In addition, some large, single family frame homes have been divided into apartments or, in some cases, de facto rooming houses, and have fallen into disrepair.

### Description of NRSA Boundaries

The NRSA comprises parts of four census tracts, a total of nine census block groups. They are: census tract 8093, block groups 2 and 3; 8092, block groups 1, 2 and 3; 8096, block groups 2 and 3; and 8097, block groups 2 and 3. The boundaries of this area are generally the Metropolitan Water Reclamation District North Shore Channel to the north and west, Sherman Avenue to the east down to Emerson Street, then Ashland Avenue south to Main Street, which forms the south border.

### Land Use

The portion of the NRSA west of Green Bay Road has relatively low density housing and more diverse land uses than the portion of the NRSA east of Green Bay Road. Despite containing 2,600 residential-zoned parcels out of 3,000 total, it is currently 48.5% residential. The area includes four business corridors of significant interest to the city—Ashland/Simpson, Church/Dodge, Green Bay Road and Dempster/Dodge—that have been identified as the foci of economic development in the area. TIF District No. 6 bisects the residential neighborhoods of west Evanston, stretching diagonally north to south from Main Street to Green Bay Road. The TIF contains most of the commercial- and industrial-zoned areas, which make up roughly 18% of all land use in the NRSA. The West Evanston Master Planning Process (WEMPP) reallocates and redesigns much of this land to better integrate industrial and commercial land uses with the residential neighborhoods that surround the TIF. The planned land uses in Sub-Areas 1, 2 and 3 of the WEMPP will significantly increase the percentage of residential land use. Plans call for infill of higher density residential and mixed-use structures, replacing existing industrial and warehouse space. Also of interest, almost 33% of the area is designated for public land uses, including green space along the North Channel of the Chicago River and the vast stretch of land occupied by Evanston Township High School and associated facilities. Further, there are numerous parks, playgrounds, and recreational facilities in the area.

The area east of Green Bay Road and the Metra tracks has a high proportion of large multi-family residential buildings between Ridge and Sherman Avenues, and single family or small flats west of Ridge Avenue to the Metra tracks. It includes two small business corridors at CTA Purple line stops at Noyes Street and at the intersection of Foster Street and Maple Avenue. This area also contains the Lorraine H. Morton Civic Center and the Noyes Cultural Center, City facilities that house offices of general government and arts programming, respectively. In addition, the area contains several small neighborhood parks and playgrounds.

### Contiguous Census Tracts

The borders of the revitalization area are highlighted in the attached map, which show that the census tracts and block groups are contiguous. Programs or projects will qualify for NRSA benefits if activities take place within, or serve the needs of, residents of the defined geography.

### Low- to Moderate-Income Analysis

An analysis of 2006-2010 demographic information from the American Community Survey for the proposed NRSA indicates that the area is 51.72% low- and moderate-income residents, which exceeds the low- to moderate-income requirements of HUD CPD Notice 96-01. The average percentage of LMI residents is above the 51% requirement for NRSAs and significantly exceeds the upper

quartile percentage for the City of Evanston, which is 45.13%. The LMI population by block group for the NRSA is shown in the table below.

<b>LMI PERCENTAGE FOR NRSA</b>			
<b>Block Group</b>	<b>LMI Pop.</b>	<b>Total Pop.</b>	<b>% Pop. LMI</b>
BG 8093002	1195	1610	74.22%
BG 8093003	1035	1640	63.11%
BG 8092001	660	1,240	53.23%
BG 8092002	575	940	61.17%
BG 8092003	635	1,570	40.45%
BG 8096002	860	1,580	54.43%
BG 8096003	560	1,115	50.22%
BG 8097002	500	1,890	26.46%
BG 8097003	295	625	47.20%
<b>Total NRSA</b>	<b>6,315</b>	<b>12,240</b>	<b>51.72%</b>

The City of Evanston's upper quartile is shown in the following table. Two census block groups with the highest percentage of LMI residents are not targets for CDBG funding. Census block group 8087022 is the campus of Northwestern University, so is not primarily residential; in addition, its residents are primarily students. Census block group 8094004 is in Evanston's downtown and also is not a primarily residential area.

<b>EVANSTON UPPER QUARTILE LMI PERCENTAGE</b>			
<b>Block Group</b>	<b>Population</b>		
	<b>LMI</b>	<b>Total</b>	<b>Percentage</b>
8093002	1,195	1,610	74.22%
8094004	690	985	70.05%
8093003	1,035	1,640	63.11%
8087022	90	145	62.07%
8102001	530	860	61.63%
8092002	575	940	61.17%
8102003	460	790	58.23%
8096002	860	1,580	54.43%
8092001	660	1,240	53.23%
8095003	375	730	51.37%
8096003	560	1,115	50.22%
8097003	295	625	47.20%
8101005	545	1,170	46.58%
8095002	475	1,035	45.89%
8103022	510	1,130	45.13%

## Demographic Characteristics

Evanston is the largest and most racially diverse municipality among twenty nearby suburbs and arguably the most economically varied as well. An analysis of Evanston's demographic data identifies a wide range of economic levels in neighborhoods and block groups in and around the proposed revitalization areas. Economically integrated neighborhoods are an overarching goal pursued in this strategy.

The City has used demographic data from the 2006-2010 American Community Survey to maintain consistency with the new low/moderate income area data. A table of various demographic characteristics and socio-economic data specific to the revitalization area is shown below. The tables below highlight specified demographic characteristics and the racial composition of Evanston and the NRSA.

Citywide data show that almost 74,000 people reside in about 29,000 housing units dispersed across eight square miles. The White only population numbers 50,099, or roughly 67.8% of the total population, while Blacks, the largest minority group, number 13,733, or 18.6% of the total. Asian and Hispanic/Latino populations make up roughly 7.7% and 8.8% of city residents, respectively. Notably the revitalization area contains a higher percentage of Black and Hispanic/Latino households, at 41.5% and 20.5%, respectively; the White population is 41.6%, significantly less than in the city as a whole.

SPECIFIED DEMOGRAPHIC CHARACTERISTICS													
Category	City of Evanston		NRSA										
			TOTAL NRSA		BG 8092001	BG 8092002	BG 8092003	BG 8093002	BG 8093003	BG 8096002	BG 8096003	BG 8097002	BG 8097003
	Total	Percent	Total	Percent									
Total Population	73,880	100.0%	12,382	100.0%	1242	942	1571	1699	1804	1582	118	1891	625
Male	35,314	47.8%	6,108	49.3%	530	478	766	911	934	638	607	917	297
Female	38,566	52.2%	6,274	50.7%	712	464	775	688	670	944	509	974	328
<b>Race/Ethnicity</b>													
19 and Under	19,173	26.0%	2,909	23.5%	366	52	624	74	274	478	263	617	83
20-44	27,950	37.8%	5,455	44.1%	386	445	541	1348	761	771	324	747	112
45-64	18,222	24.7%	2,638	21.3%	317	292	258	127	428	271	397	342	208
65+	8,535	11.6%	1,380	11.1%	173	153	148	60	351	64	132	185	111
Median Age		35.2		35	27	42	27	23	35	31	36	37	46
<b>Income</b>													
Median Household Income		\$68,107		\$50,625	\$49,444	\$35,304	\$59,500	\$21,250	\$22,550	\$50,625	\$54,397	\$7,1332	\$68,025
Per Capite Income		\$42,925		\$22,425	\$7,894	\$27,263	\$8,831	\$20,412	\$26,845	\$21,115	\$30,735	\$27,043	\$20,015
<b>Labor Force (Civilian 16+)</b>													
Total Population	60,668	82.1%	10,005	80.8%	905	800	1020	1545	1585	1205	815	1435	465
Population in Labor Force	39,427	65.0%	6,055	60.5%	500	800	690	780	685	960	580	995	315
Employed	36,728	93.2%	5,305	87.6%	445	540	620	670	640	830	395	815	290
Unemployed	2,683	6.8%	750	12.4%	55	60	70	80	25	30	85	80	65
Not in Labor Force	21,241	35.0%	3,935	39.3%	405	300	326	765	930	260	335	440	165
<b>Family Level</b>													
Total Families		15,296		2,591	280	208	328	188	958	304	324	470	122
Families at or below		896		330	61	0	49	27	42	57	79	15	0
<b>Educational Attainment</b>													
Population 25+	47,599	64.4%	7,548	61.0%	654	848	685	635	1123	918	842	1255	430
High School Degree	5,563	11.7%	1,891	25.1%	184	187	292	7	16	261	273	437	95
Some College, No Degree	6,128	12.9%	1,098	14.5%	198	120	183	22	136	84	139	164	51
Associate's Degree	1,583	3.3%	311	4.1%	58	67	10	12	0	54	31	15	14
Bachelor's Degree	13,867	29.1%	1,216	16.1%	185	188	192	206	228	101	145	187	72
Graduate or Prof. Degree	17,337	36.4%	1,680	22.3%	49	156	27	388	528	209	165	180	41
<b>Language</b>													
Households		29,106		4,893	294	520	418	687	828	495	387	587	177
English Only		22,775		2,928	249	441	301	440	519	173	337	319	151
Spanish		1,958		723	36	28	17	60	46	164	28	226	12

Source: 2005-2010 American Community Survey

Evanston's median household income is \$68,107 and its per capita income is \$42,925. The total number employed is 36,728, compared with 2,683 unemployed. Generally, Evanston has attracted a well-educated population; 13,867 residents hold Bachelor's Degree and 17,337 have Graduate (or other professional degrees).

### Population Profile

The table below, Population and Household Comparison, displays changing patterns of population and number of households for the proposed NRSA from 2000 to the 2006-2010 data. During that time, the city experienced a slight increase (0.9%) in population growth, while the number of households decreased by 1.9%. In the NRSA, the population declined by 4.0% and the number of households declined by 6.7%.

POPULATION AND HOUSEHOLDS COMPARISON						
Place	Population		% Change	Households		% Change
	2000	2010	(2000-2010)	2000	2010	(2000-2010)
City of Evanston	73,233	73,880	0.9%	29,651	29,106	-1.9%
NRSA	12,880	12,382	-4.0%	4,688	4,393	-6.7%
BG 8092001	1,290	1,242	-3.9%	342	294	-16.3%
BG 8092002	1,313	942	-39.4%	494	520	5.0%
BG 8092003	1,379	1,571	12.2%	397	418	5.0%
BG 8093002	2,083	1,609	-29.5%	879	687	-27.9%
BG 8093003	1,584	1,804	12.2%	731	828	11.7%
BG 8096002	1,471	1,582	7.0%	581	495	-17.4%
BG 8096003	1,200	1,116	-7.5%	407	387	-5.2%
BG 8097002	1,727	1,891	8.7%	609	587	-3.7%
BG 8097003	833	625	-33.3%	248	177	-40.1%

Source: 2000 U.S. Census, 2006-2010 American Community Survey

Unlike the Evanston population as a whole, the population of the proposed NRSA decreased by 498, or 4%, based on 2000 census data to the 2006-2010 ACS data, from 12,880 to 12,382. There was a proportionately greater loss in households, at 6.7%. There is significant variation in population change by census block group, ranging from a loss of 39.4% in block group 8092.02 to a 12.2% gain in population in census block groups 8092.03 and 8093.03. Census tract 8092 had the highest number and percentage of vacancies and foreclosures in 2009, when the City applied for NSP2 funding, so the population loss in block group 8092.02 can be attributed to the housing crisis. An explanation for the substantial gain in 8092.03, part of the same census tract, is not easily explained, as the City acquired 19 foreclosed and vacant housing units in this census block group alone between 2010 and 2013. It is possible that the ACS data captured doubled up families who were displaced by foreclosures, but the decrease in the low/moderate income population, from 50.3% to 40.45%, does not seem to support that explanation.

**Race:** The racial composition table below provides a detailed breakdown of Evanston and the NRSA's racial make-up. The NRSA has higher minority populations than citywide averages. The NRSA has a population that is 41.57% White, 41.50% African American, 20.51% Hispanic or Latino, and 7.58% Asian. There are significant racial differences among census tracts and block groups within the NRSA. The north and west portions of the NRSA have higher African American populations when compared to the east and south. For example, five of the census block groups (80920.01, 80920.02, 80920.03, 80960.03, 80970.03) have majority African American populations with 80920.01 having an African American population at 88.16%. The neighboring block groups to the east, 80930.03 and 80930.02, have African American populations of 14.36% and 0.00% respectively. The highest Hispanic or Latino population resides in the 80960.02 census block group at 42.60%.

RACIAL COMPOSITION																	
Place	Total Population	White		Black		Native American		Asian		Native Hawaiian or Other Pacific Islander		Two or more races		Other		Hispanic or Latino	
		Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
City of Evanston	73,880	50,099	67.8%	13,733	18.6%	11	0.0%	5,667	7.7%	0	0.0%	2,306	3.1%	2,054	2.8%	6,482	8.8%
NRSA	12,382	5,147	41.6%	5,138	41.5%	0	0.0%	939	7.6%	0	0.0%	216	1.7%	931	7.5%	2,539	20.5%
BG 8092001	1,242	90	7.3%	1,095	87.4%	0	0.0%	0	0.0%	0	0.0%	7	0.6%	0	0.0%	102	8.2%
BG 8092002	942	377	40.0%	526	55.8%	0	0.0%	20	2.1%	0	0.0%	0	0.0%	0	0.0%	87	9.2%
BG 8092003	1,571	352	22.4%	906	57.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	21	1.3%	548	34.9%
BG 8093002	1,609	1243	77.2%	0	0.0%	0	0.0%	350	21.7%	0	0.0%	15	0.9%	0	0.0%	73	4.5%
BG 8093003	1,804	186	10.3%	299	16.6%	0	0.0%	387	21.5%	0	0.0%	0	0.0%	0	0.0%	85	4.7%
BG 8096002	1,582	822	51.9%	302	19.1%	0	0.0%	10	0.6%	0	0.0%	18	1.1%	268	16.9%	674	42.5%
BG 8096003	1,116	48	4.3%	789	70.7%	11	1.0%	34	3.0%	0	0.0%	77	6.9%	56	5.0%	94	8.4%
BG 8097002	1,891	793	41.9%	657	34.8%	0	0.0%	4	0.2%	0	0.0%	72	3.8%	395	20.9%	755	40.2%
BG 8097003	625	0	0.0%	454	72.6%	0	0.0%	18	2.9%	0	0.0%	0	0.0%	0	0.0%	111	17.7%

Source: 2006-2010 American Community Survey

**Sex and Age:** The ratio of females to males in the City of Evanston is 52.20% to 47.80%. In the NRSA, the ratio is more equal, at 50.70% and 49.30%. The median age for the NRSA is consistent with the city median age of about 35 years. However, block groups 80970.03 and 80970.02 have older populations, with median ages of 46 and 42. Block group 80930.02 has the lowest median age in the NRSA, 23 years, which can be attributed to the young student population.

**Educational Attainment:** Over 93.4% of Evanston residents over the age of 25 have at least a high school education, compared to 82.1% in the NRSA. Approximately, 65.5% of Evanston residents possess Bachelor's degrees or higher, while 38.4% of residents 25 or older in the NRSA have equivalent degrees.

### Socio-Economic Profile

An analysis of economic and housing condition data from the 2000 Census underscores the need for targeted strategies to address issues of housing affordability and joblessness, as well as substandard housing in the revitalization areas.

**Income and Labor Force:** The median household and per capita income in the NRSA are significantly lower than citywide figures of \$68,107 and \$42,925. In the NRSA they are \$50,625 and \$22,425. The highest concentration of LMI residents reside in block groups 80930.02 (74.22%), 80930.03 (63.11%), and 80920.02 (61.17%). The unemployment rate within the NRSA, 12.4%, was nearly double the unemployment rate of the city, 6.8%, in 2010. More recent citywide employment data from the Bureau of Labor Statistics (BLS) shows that the unemployment rate for the City of Evanston was 5.7% for the month of July 2014.

**Poverty:** A disproportionate number of families living in the NRSA have incomes at or below the poverty line. In the NRSA, 330 families, 12.7% of all families, fall into this category. The rate in the NRSA is more than double the city wide rate of 5.5%.

**Housing:** The Specified Housing Characteristics table describes the housing stock for the NRSA in comparison to the rest of Evanston. The noticeable difference is the relatively low number of owner occupied housing in the NRSA at 43.16% compared to a citywide rate of 58.50%. The NRSA has a higher number of multi-family structures than single family. The Housing Structures table provides a breakdown of units per structure. In the NRSA, there are 2,066 single family housing units compared to 3,165 attached units. Additionally, the number of residential vacancies is greater in the NRSA at 16.69% compared to the citywide rate at 11.4% with block groups 80920.03 and 80930.02 having the highest vacancies at 23.30% and 22.29%.

SPECIFIED HOUSING CHARACTERISTICS											
Place	Total Units	Occupied Units	Median Year Structure Built	Median Value	Owner Occupied Units	% Owner Occupied	Renter Occupied Units	Median Gross Rent	% Renter Occupied	Vacant Units	% of Total Units
City of Evanston	32,856	29,106	1942	\$395,000	17,034	58.50%	12,072	\$1,092	41.50%	3,750	11.40%
NRSA	2,775	1,193	1940	\$305,000	1,250	45.0%	1,043	\$850	87.5%	1,582	57.0%
BG 8092001	377	294	1947	\$348,400	60	54.2%	64	\$1,227	45.5%	63	22.0%
BG 8092002	597	520	1940	\$457,700	88	14.7%	421	\$1,097	80.6%	77	12.9%
BG 8092003	545	418	1939	\$278,700	268	68.8%	150	\$1,236	31.0%	127	23.3%
BG 8093002	884	687	1939	\$191,500	80	9.6%	607	\$1,184	88.3%	197	22.2%
BG 8093003	969	828	1972	\$586,600	18	2.3%	810	\$857	76.0%	141	14.6%
BG 8096002	579	495	1939	\$275,000	227	45.8%	268	\$946	54.2%	84	14.5%
BG 8096003	434	387	1963	\$249,400	297	77.4%	90	\$980	23.2%	47	10.8%
BG 8097002	721	587	1939	\$382,500	370	63.0%	217	\$969	36.9%	134	18.7%
BG 8097003	177	177	1954	\$282,800	177	100.0%	0	\$0	0.0%	0	0.0%

Source: 2006-2010 American Community Survey

HOUSING STRUCTURES							
Place	Single Family	Multifamily					Total
		2	3 or 4	5 to 9	10 to 19	20 or more	
City of Evanston	12,646	2,143	2,517	3,616	2,328	9,522	20,126
NSRA	2,056	903	653	485	249	857	5,165
BG 8092001	209	56	78	34	0	0	168
BG 8092002	85	169	98	116	35	64	512
BG 8092003	368	109	49	19	0	0	177
BG 8093002	87	59	94	236	11	175	755
BG 8093003	185	104	87	12	12	559	774
BG 8096002	221	169	81	28	11	69	358
BG 8096003	411	23	0	0	0	0	23
BG 8097002	358	177	176	10	0	0	383
BG 8097003	112	35	0	0	0	0	35

Source: 2006-2010 American Community Survey

## Planning Process

Consultation for the NSRA includes several planning efforts. In addition, this report and application to HUD is subject to community review as part of the 2015-2019 Consolidated Planning process, and includes many elements of that larger plan. Since 1995 the city has worked with community members on neighborhood planning initiatives in west Evanston to address and identify specific neighborhood issues. The city undertook citizen-focused efforts aimed at bringing neighborhood revitalization and economic recovery to this area of Evanston that has historically experienced disinvestment.

Activities proposed for the NSRA will be implemented in accordance with the revitalization goals of the West Evanston Master Plan (WEMP), and Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (Canal Report). The WEMP and the Canal Report cover significant portions of the NSRA. The public outreach element of each neighborhood planning process is described below.

**Canal-Green Bay Road/Ridge Avenue-Church Street Study Area:** The Canal report presents the findings of three years of community discussions about west Evanston neighborhood issues and priorities. The community's concerns ranged from land use, zoning, infrastructure, and economic development to "quality of life" issues, including public safety, community cohesion and youth needs. The final report identified 21 goals and 119 action recommendations. Since the report's adoption in 2005, 10 of its goals and 37 of its 119 recommended actions have been implemented. Specific recommendations in the Canal Report included exploring the creation of a TIF district to address economic stagnation and disinvestment in the area and revisiting the industrial zoning and land use designations of the Mayfair Railroad right-of-way and adjacent industrial properties, most of which were deteriorated and/or abandoned.

**West Evanston Master Plan:** The WEMP is a product of a community planning and urban design process that addressed disinvestment and blight within an ageing industrial area and an adjacent abandoned railroad right-of-way in west Evanston. This report grew out of a robust community process consisting of a series of stakeholder conversations and six community meetings. The process began with a "key person interview" and focus group discussions with residents, community organizations, major property owners, developers, local businesses, social service providers, ward aldermen and city staff. During the community meetings, participants were surveyed about needed businesses, administered a visual preference survey, and led through a design charrette to develop the physical elements of the plan.

**Neighborhood Stabilization Program 2 Plan:** The City was awarded \$18.15 million in 2010 to implement two strategies to arrest the decline and stabilize two neighborhoods hardest hit by the foreclosure crisis. The first was to acquire, rehab and reoccupy, or otherwise mitigate the negative impacts of 101 units of foreclosed housing in two census tracts, 8092 in west Evanston and 8102 in south Evanston. The second was to redevelop a vacant and blighted industrial parcel in census tract 8092 as the first phase of Emerson Square, a 32-unit New Urbanist, mixed income housing development. Emerson Square is a catalyst project that implements

part of the WEMP to improve land use and connect neighborhoods that are divided by an abandoned railroad right-of-way. NSP2 had a local preference for both homebuyers and renters, as well as a robust economic development component that used Evanston contractors, including minority- woman owned and Section 3 businesses, and hired Section 3 workers. Area residents were engaged in NSP2 through ward meetings and other community meetings. NSP2 is almost complete, with all rental housing occupied and all but two for sale homes sold and occupied.

**Evanston Community Revitalization Partnership:** Community Partners for Affordable Housing, an Evanston CHDO, was awarded \$1.5 million in Foreclosure Settlement Funds by the Illinois Attorney General's Office in 2012 to acquire and rehab ten units of foreclosed, vacant or distressed housing in part of west Evanston that was severely impacted by foreclosures subsequent to the NSP2 award. The majority of these new foreclosure filings occurred in west Evanston neighborhoods that are south of tract 8092, the area bounded by Church and Howard Streets on the north and south, and the MWRD Canal and Asbury Avenue on the west and east, respectively (census tracts 8096, 8097, 8103.01 and 8103.02). ECRP is currently underway, with eight units acquired or under site control; completion is targeted for December 2015.

**Evanston Livability Plan:** Concerned about the advancing crisis of climate change, Evanston signed the U.S. Mayors Climate Protection Agreement in 2006, pledging to reduce greenhouse gas (GHG) emissions by 13% by 2012 relative to a 2005 baseline. That goal was achieved in mid-summer of 2013, not by mobilizing Evanston residents to make their homes more energy efficient or to change their day-to-day behaviors, but rather through the City's initiatives to reduce its own energy use and by the decision of voters and the City Council to embrace 100% renewable energy for Evanston residents and small businesses. The more ambitious goal of the Livability Plan is a 20% reduction in GHG emissions by 2016. This aligns with the GHG Mitigation objective in the STAR Community Rating System and is key to Evanston's livability goals of healthy citizens and a healthier environment for all of Evanston. The plan was developed in collaboration between the City of Evanston Office of Sustainability and Sustain Evanston, a network of citizens and over 20 organizations that support initiatives and projects to improve the sustainability of Evanston. Strategies to achieve this goal include energy retrofits of 280 single-family homes each year, as well as multi-family housing and business/commercial retrofits. Energy Impact Illinois, a program offering low-cost home energy assessments and generous instant rebates to cover the cost of weatherization improvements, is a key tool to achieving this, but low and moderate income homeowners often lack the resources to participate in this and similar programs. A City objective is to develop a funding strategy to address this, thereby leveraging outside resources to improve the condition and affordability of Evanston's housing stock.

## Neighborhood Assessment

Residents in the NRSA take pride in many attributes of their community, despite the presence of recognizable inadequacies including disproportionate levels of crime, vacant and deteriorating structures, and limited business activity. Residents have access to high quality schools, public transportation and expanses of open space, and live in close proximity to the lakefront, Northwestern University and downtown Chicago. Residents also share a sense of cultural and ethnic pride.

Over the years, residents have reached consensus on key problems that pose a threat to neighborhood growth and stability and potential opportunities to reshape business districts and improve residential cohesiveness. Actions and improvements in public safety, housing, economic development, streets and transportation, and public infrastructure have followed concerted efforts of community stakeholders to effectively address problem areas by acting on opportunities and capitalizing on neighborhood attributes.

Despite this, the housing crisis and economic downturn had a disproportionately negative impact on the safety and stability of these neighborhoods. A recent analysis of economic and neighborhood conditions highlights the need to continue to address foreclosed, vacant and deteriorating residential and commercial properties.

### Assessment of Economic and Neighborhood Conditions

The business environment, including large enterprises and small businesses, as well as the involvement of neighborhood residents in these institutions, plays an important role when drafting strategies for neighborhood improvement. An Evanston Chamber of Commerce study noted there are an increasing number of service-related employment opportunities compared with those in heavy industry sectors. This trend has negative implications for the residents of the NRSA, who are generally less educated and rely on manufacturing jobs. According to the 2015-2019 Consolidated Plan, the largest employment sectors in Evanston are Education and

Health Services (8,288 workers), Professional, Scientific, Management Services (3,892 workers), Arts, Entertainment, Accommodations (3,139 workers), Retail Trade (2,916 workers), and Finance, Insurance, and Real Estate (2,770 workers). Less than 5% of jobs are in traditionally high paying "blue-collar" sectors, such as Manufacturing, Construction, and Wholesale Trade. Major employers include Northwestern University, North Shore University Health System, St Francis Hospital, the City of Evanston, Evanston-Skokie Community Consolidated School District 65, Evanston Township High School District 202, Presbyterian Homes, Rotary International, Mather Lifeways, and C.E. Niehoff & Co.

The City has lost large employers, including Bell and Howell, Aparacor, Shure, Inc., and Rustoleum, which accounted for a large number of the city's manufacturing positions and provided high paying jobs for residents of Evanston's working class neighborhoods. A 2006 real estate market analysis prepared for the WEMPP found that many industrial uses are leaving North Cook County, as well as Evanston. The manufacturing businesses that remain in Evanston, including IRMCO and C.E. Niehoff have positions for highly skilled workers with advanced mathematics and computer knowledge, which require significant post high school education and training.

Today, there are few large employers within the revitalization area, although it is home to an array of small retail and commercial enterprises. West Evanston features a more diverse array of businesses, community services, and destinations that include graphic design firms and advertising agencies in addition to several manufacturers, plumbing and electrical contractors, etc. The east portion has a vibrant dining scene centered at the Noyes Street Purple Line stop, an independent grocery store that serves the surrounding neighborhood, and a variety of insurance and other services offices along Foster Street and Maple Avenue.

Adverse economic conditions caused numerous small businesses to close in these commercial corridors. Consequently, several commercial buildings are now vacant in the Ashland/Simpson, Church/Dodge, and Green Bay Road business corridors. According to policymap.com U.S. Postal Service (USPS) data, in the Third Quarter of 2010, there is a high percentage of vacant businesses notably in parts of west Evanston. Census tracts 8092 and 8097 in west Evanston are classified as having some of the highest percentage of business vacancies in the city, with over 15% and over 10%-15% of all business units vacant. The area north of Church Street also falls into that category.

The shortage of area services has obvious negative implications, including lower gross rents, which limits landlord investment in buildings, and an upswing in unemployment rates as additional businesses fail. Further, area residents are unable to conveniently access needed goods and services. Likewise, employment opportunities are located elsewhere and often difficult to access. The lack of economically productive and competitive businesses has both direct and indirect effects that affect neighborhood prosperity.

Additionally, along the major commercial corridors within the NRSA there exist high incidences of graffiti. The Noyes, Foster, and Dodge corridors are most impacted by graffiti and require city services to for its removal. Graffiti removal serves to make the community more appealing to businesses and residents.

**Housing:** Affordability, the condition of area housing stock and its impact on neighborhood image and quality of life were essential considerations during the plan's strategy development. Housing goals address issues of safety and well-being in addition to affordability, accessibility, and the negative perceptions resulting from poor physical condition of area housing stock. Addressing vacancies by rehabilitating housing while creating more affordable and accessible housing options for larger families and the disabled are priorities, but will require significant public and private resources.

Housing characteristics in the proposed NRSA are substantially different from the city as a whole, with a higher proportion of rental housing overall, but with wide variation by census block group, from 88.3% renter occupied in 8093.02 to 0.0% renter occupied in 8097.03. Census block group 8092.03 shows the highest vacancy rate at 23.3% in the 2006-2010 American Community Survey data. Although the City's NSP2 project acquired and rehabilitated or otherwise mitigated the negative effects of over 50 units of foreclosed and vacant housing in the west portion of the NRSA since 2010, a number of vacant properties that are boarded and deteriorating still remain. In addition to being potentially dangerous, these properties have substantial negative impacts on the neighborhood. Such properties reduce property values and become magnets for crime and require additional city services.

NSP2 has been invaluable in addressing the negative impact of REOs in its target census tracts. However, a critical need – stemming the tide of new foreclosure filings, auctions and REOs in census tracts not affected by NSP2, remained. In 2010, foreclosure filings rose by almost 50%, to 399, from prior year. Although foreclosure filings declined slightly, to 316 and 295 in 2011 and 2012,

respectively, they remained significantly above 2008 levels when the crisis was identified. In addition, the area impacted by foreclosures grew. The majority of the new foreclosure filings occurred in west Evanston neighborhoods that are south of tract 8092, the area bounded by Church and Howard Streets on the north and south, and the MWRD Canal and Asbury Avenue on the west and east, respectively (census tracts 8096, 8097, 8103.01 and 8103.02).

In 2012, the City of Evanston, in partnership with Community Partners for Affordable Housing and Brinshore Development, applied to the Office of the Illinois Attorney General for Foreclosure Settlement Funds to address the continuing effects of foreclosures. The Evanston Community Revitalization Partnership (ECRP) was awarded \$1.5 million in 2013 to acquire and rehab 10 units of foreclosed housing. To date, three units acquired are within the NRSA, in census tracts 8096 and 8097.

### **Opportunities for Economic Development Improvement**

**Business Climate:** The city has the ability to provide certain incentives to offset the financial burdens (high county taxes, etc.) on businesses and encourage start-up enterprises in the revitalization areas.

**Business Development:** Many of the neighborhood business corridors lack businesses that provide needed goods and services to local residents. Enterprises that serve local residents will benefit from an expanding customer base.

**Vacant Retail Space:** As discussed above, the demand for retail space is soft, even along well-traveled thoroughfares, including Dempster Street and Dodge Avenue. The large amount of available space ultimately drags down leasing prices, which lowers the financial threshold for opening a new business.

**Employment Trends:** The implementation of new job training programs will offer area residents access to employment opportunities in growing business sectors including childcare, green building, and health care.

### **Problems Likely to be Encountered**

Several interrelated problems threaten to limit the economic empowerment of low- to moderate-income residents in the NRSA. In addition, a long-standing negative perception of the area overshadows the many real improvements instituted through neighborhood plans. Developers can be reluctant to act on the opportunity areas cited above, instead focusing on the neighborhoods' key challenges, which include:

1. **Safety:** Evanston Police Department crime data indicate that a disproportionate number of major crimes occur within revitalization area neighborhoods.
2. **Aging Housing Stock:** Citywide, the median year in which residential structures were built is 1942, slightly more recent than the median in the NRSA, which is 1940. However, the revitalization area, particularly in census tracts 8096 and 8097, include many properties built in the 1950s and 1960s that require significant rehabilitation.
3. **Lack of Employment Opportunities:** A large number of residents have significant skill deficits and face barriers to employment. Only 10% of Evanston residents are employed in Manufacturing, Construction and Wholesale Trade sectors that traditionally provide well-paying positions yet require less formal education. Because NRSA residents are generally less educated, more jobs in these sectors are needed, as well as more training and education opportunities.
4. **Abandoned Properties:** The wave of foreclosures has left many single family homes in west Evanston vacant, causing a number of issues including threats to safety and depressed real estate values.
5. **Lack of Affordable Housing:** Increasing costs to own and rent in Evanston, including the NRSA. Although values remain significantly less than citywide averages, they reflect the overall higher housing costs in Evanston relative to other parts of Cook County and metropolitan Chicago. Factors include high residential property taxes imposed by Cook County and influenced by the lack of a large commercial/industrial tax base. Rising utilities have resulted in increasingly unaffordable housing costs for many low-income homeowners.

6. **High Cost of Doing Business:** High taxes are a major cause of business relocations and discourage regional and big box merchants from locating in Evanston. Commercial properties are assessed at twice the rate of residential properties in Cook County, making it more expensive for businesses to operate in Evanston. This makes attracting new enterprises to areas identified for redevelopment in the NRSA challenging.
7. **Individualized strategies:** City business districts are inherently unique and geographically separate and may require separate strategies.

## Strategic Plan

### Basis for Priorities

The priorities and strategies for the revitalization area are based on public input as described in the community assessments. The 2015-2019 Consolidated Plan has identified priority needs based on the community development needs of the city and focused on its low- and moderate-income residents. The NRSA plan directly aligns with that plan, but the intensity of the needs and the urgency to overcome them are more severe than in the city as a whole. Therefore, a proportionately greater amount of CDBG funds will be used to implement programs, projects, and services for the benefit of the low- to moderate-income residents in the NRSA.

The goals and objectives below are designed to address the community development needs of the NRSA. However, the specific programs and projects that will best accomplish those goals will change based on changing economic and other circumstances. Therefore, annual objectives for the NRSA will be developed as a part of the Annual Action Plan for each program year following approval, with corresponding strategies to achieve the benchmarks described below. Taking into account the current needs of the area, the strategic plan must empower the LMI residents of the NRSA by (1) providing decent affordable housing, (2) fostering a suitable living environment, and (3) expanding economic opportunities. The city will work to expand the reach of social services and encourage non-profits and neighborhood groups to explore ways to do the same.

### 2015-2019 Consolidated Plan Priority Needs

**Access to Rental Housing:** A high need for increased affordable rental housing and access to affordable rental housing was identified through the consultation and citizen participation process. Evanston's low and moderate income community, including the homeless and special needs population, has difficulty securing affordable rental housing.

**Maintain and Improve Rental Housing:** A high priority need exists to maintain and improve Evanston's existing rental housing supply. The old age of Evanston's rental housing requires the City to take action in order to ensure a positive quality of life for the low and moderate income renters found within the community.

**Maintain and Improve Owner Occupied Housing:** A high priority need exists to maintain and improve Evanston's existing homeowner housing supply. The old age of Evanston's homeowner housing requires the City to take action in order to ensure a positive quality of life for the low and moderate income homeowners found within the community.

**Economic Development:** A high priority need for improving and maintaining commercial activity and economic viability within the low and moderate income areas of the City was identified through consultation and community input. A need exists for workforce development and job training in order to provide economic opportunities for the low and moderate income community.

**Public Infrastructure:** A high priority need exists to improve and maintain the existing public infrastructure and public facilities. Street resurfacing, sidewalk repair, street lighting, and other public infrastructure improvements were identified through community input and consultation as a high priority need.

**Public Facilities:** There exists a high need to improve and maintain public facilities. Improvements to public parks, community centers, and other public facilities are needed to maintain and improve the low and moderate income community areas of Evanston.

**Public Services:** A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Evanston to effectively and comprehensively address the needs of the community.

**Homeownership:** There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate income residents due to the high cost of housing in Evanston.

## Goals

**Affordable Housing:** The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community. Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties and identify blighted properties for demolition.

**Homelessness:** The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. During the 2015-2019 period, greater emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).

**Creating Livable Communities:** Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.

**Economic Development:** Economic development will promote the vitality of Evanston's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include, but are not limited to, direct financial assistance to businesses, technical assistance to micro enterprises, and job training/workforce development to qualify residents with a high school education for positions that require additional knowledge and skills.

**Public Services:** Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, mental health, job training and youth programs.

## Performance Measurements

Over the course of the 2015-2019 Consolidated Plan, the City of Evanston aims to use CDBG, HOME, and ESG funding to accomplish its goals. The following tasks to be completed will be used as performance measurements specifically within the boundaries of the NRSA.

### Within NRSA:

- Housing Units Rehabbed
  - Rental: 110 Units
  - Owner: 15 Units
- Code Enforcement
  - Housing Code Enforcement/Foreclosed Property Care: 5,000
- Tenant Based Rental Assistance
  - 15 Households
- Homeless Prevention/Rapid Rehousing
  - 58 Households
- Public Infrastructure/Facilities Improvements
  - Households Assisted (Alley Special Assessment): 10
  - Persons Assisted: 60,000
- Economic Development
  - Jobs Created: 10

- Businesses Assisted: 4
  - Facade treatment/business building rehabilitation: 1
- Job Training (Removed Public Services 15% Cap)
  - Support for job training/social enterprises that provide transitional employment for 25 persons.

EXHIBIT B

**Citizen Participation Plan of the City's Proposed 2015-2019 HUD  
Consolidated Plan**

# **Citizen Participation Plan; City of Evanston**

## **Introduction and Purpose**

As a recipient of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD), the City of Evanston is required to develop a Consolidated Plan and annual Action Plans to guide its use of those funds, and Consolidated Annual Performance and Evaluation Reports (CAPER) to report accomplishments against the goals of those plans. The City is also responsible for engaging the public in all phases of the development of its Consolidated Planning process. In addition to consulting with public and private agencies to define community needs and resources available to address them, the City encourages participation from all residents, particularly low- and moderate-income residents, non-English speaking residents, persons with disabilities, and other segments that receive services funded by its entitlement grants, to expand their participation in the Consolidated Planning process.

The City of Evanston's Citizen Participation Plan (CPP) outlines the policies and procedures the City has developed to encourage Evanston residents and stakeholders to participate in the development of the City's 2015-2019 Consolidated Plan, its annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER), as well as any substantial amendments to the Consolidated Plan or Action Plans. The CPP is designed in accordance with Section 104 (a) of the Housing and Community Development Act of 1974, codified at 42 U.S.C. Section 5304 (a) and 24 CFR Part 91.105.

The City's Community Development Department is the lead agency with responsibility for the Consolidated Planning process, including implementation of its Citizen Participation Plan.

## **Development of the Consolidated Plan and Action Plans**

Community Development staff employs online surveys and public meetings to get input on the housing, community and economic development needs and priorities from its residents for the development of the Consolidated Plan. Surveys, focus groups and individual conferences are used to get input from housing providers, non-profit services providers, public agencies and elected and appointed officials. The City's Housing & Community Development Act Committee holds one or more meetings to solicit input regarding needs in the community and to hear public comment on the priorities and activities proposed in the plans.

A draft of the Consolidated Plan and/or Action Plan is posted on the City's website and printed copies are made available at the Lorraine H. Morton Civic Center during the required 30-day comment period. Public input on the plan is sought by the Housing & Community Development Act Committee at a public meeting and in written form during the 30-day comment period, and recommends approval of the plans to City Council. City Council meetings at which action to adopt or approve the plans is taken also offer opportunity for public comment. Any public

comments received during the comment period or at the public meetings is summarized and attached to the Consolidated Plan and/or Action Plan prior to its submission to HUD, including any comments or views that are not accepted and the reasons for which they are not accepted. Consolidated Plans and Action Plans must be submitted to HUD by November 15 of the preceding year, unless directed otherwise by HUD. Action Plans will be based on estimated grant amounts as required in order to make the November 15 submission deadline.

### **Process for Citizen Participation**

The City of Evanston invites public participation at all stages of the Consolidated Planning process. The City is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process for all members of the community, particularly low- and moderate-income persons.

### **Substantial Amendments to the Consolidated Plan or Action Plans**

HUD requires entitlement communities to specify the criteria that trigger an amendment to the Consolidated Plan or Action Plan and describe the public process for amending those plans. The City of Evanston defines a substantial amendment to the Consolidated Plan or Action Plan as:

- A change in funding among the Goals used in the development of the plan (SP-45 for Consolidated Plan, AP-20 for Annual Action Plans), that is greater than 20% of the total allocated towards the Goal
- The deletion of a Goal included in a plan
- The addition of a Goal not currently included in a plan

Any substantial amendment to the Consolidated Plan would be proposed to the Housing & Community Development Act Committee for review and a public hearing would be conducted. Additionally, the public will be provided a minimum of 30 days to review and make comment on the proposed change. If approved by that committee, the substantial amendment would be submitted to City Council for approval.

Substantial amendments to Action Plans would be proposed to the Housing & Community Development Act Committee if pertaining to CDBG, or the Planning & Development or Human Services Committee if pertaining to HOME or ESG. A public hearing would be conducted during the required 30-day comment period to allow the public to review and make comment on the proposed change. If approved at the committee level, the substantial amendment would be submitted to City Council for approval.

Any substantial amendment approved by City Council will be submitted to HUD as it occurs during the year or at the end of the program year. Any public comments received during the comment period or at the public hearing will be considered, summarized and attached to the substantial amendment prior to its submission to HUD, including any comments or views that are not accepted and the reasons for which they are not accepted.

All other amendments shall be considered "non-substantial." This includes amendments to either the Consolidated Plan or Action Plan that are required when plans are based on estimated funding and are modified based on actual grant amounts.

Non-substantial amendments to CDBG, HOME or ESG may be approved by the Housing & Community Development Act Committee, Planning & Development Committee or Human Services Committee, as appropriate, based on the program affected and shall not trigger a public comment period or re-submission to HUD for approval.

### **Consolidated Annual Performance and Evaluation Report**

The Consolidated Annual Performance and Evaluation Report (CAPER) identifies the expenditures and performance results for each Annual Action Plan activity in a completed program year and any outstanding activities from prior program years. Corresponding to the City's fiscal year of January 1-December 31, CAPERs are submitted to HUD by March 31 which is within 90 days of the City's CDBG, HOME and ESG program year. Prior to its submission to HUD, the draft CAPER will be posted on the City's website for the required 15-day public comment period and The Housing & Community Development Act Committee will hold a public hearing to receive input from the public. Input will also be accepted in written form. The Housing & Community Development Act Committee will recommend acceptance of the CAPER to City Council. The City Council meeting at which action to approve the CAPER is taken also offers opportunity for public comment. Any public comments received during the comment period or at the public hearing will be considered, summarized and attached to the CAPER when submitted to HUD.

### **Public Meetings**

Opportunities for citizen input on housing, economic development and public services needs and policies are provided throughout the year through public comment scheduled at regular public meetings of the Housing & Community Development Act Committee, Housing & Homelessness Commission, Economic Development Committee, Planning & Development Committee and Human Services Committee, as well as at City Council meetings.

To provide equal access for persons with disabilities, most meetings are held at the Lorraine H. Morton Civic Center or other locations that are accessible to persons with mobility impairments including the Main Public Library, Levy Center and Fleetwood-Jourdain Community Center. Translators will be provided at meetings if requested 48 hours in advance of the meeting.

Meetings of the City Council and standing committees of the Council are broadcast on Evanston cable channel and streamed live on the internet. Notices of public meetings and comment periods include contact information for anyone needing assistance because of a disability or language difference. If an individual is unable to attend a public hearing and wishes to comment on the subject matter of the hearing, written comments may be submitted to the Community Development Department via email, USPS or in person.

Funding recommendations for CDBG, HOME and ESG are presented and discussed at meetings of the committees that oversee each grant program. The Housing & Community Development

Act Committee conducts an annual application process CDBG to develop funding recommendations for programs/projects that the City anticipates undertaking in the upcoming fiscal year. City staff holds one or more pre-application meetings to provide technical assistance to applicants, particularly new applicants, and schedules individual meetings as needed. Applications are submitted via an online grants application program, ZoomGrants, and are available for public review on the City's website and at one or more committee meetings where applicants present their proposals and answer questions from committee members. The Housing & Community Development Act Committee holds a public meeting at which members develop CDBG funding recommendations for the upcoming year. Application review and funding meetings are televised on the City of Evanston cable TV channel. Applications for Economic Development projects are programs are accepted throughout the year and reviewed and underwritten by staff, then reviewed by the Economic Development Committee.

HOME and ESG funding recommendations at the activity/sub regional level are made during public meetings of the Housing & Homeless Commission following the procedures described above. Recommendations from the Housing & Homelessness Commission go the either Planning & Development or Human Services Committees for approval and are recommended to City Council.

#### **Public Outreach**

The City uses multiple communications channels to inform residents about the Consolidated Planning process and engage them in its development, approval and assessment. The following outreach efforts may be taken as appropriate to provide citizen access to the Consolidated Planning process. Failure to use any one of these shall not be considered a violation of this Plan.

- Notices of all public comment periods and public hearings are published in a paper of general circulation, on the homepage of the City website, on the City's social media accounts (Facebook, Twitter, etc.), and via the City's enewsletter that goes to over 35,000 emails prior to the opening of the public comment period. The notice includes the dates of the comment period; the date, time and location of the public hearing.
- Notices of public meetings are sent to the media for all public meetings in accordance with the Illinois Open Meetings Act and posted on bulletin boards in the Lorraine H. Morton Civic Center. Meeting agendas, packets and minutes are posted online for public review at [www.cityofevanston.org](http://www.cityofevanston.org).
- Email notification is sent to community organizations and individuals who request to receive information about meeting dates, agendas, funding application and allocation schedules, and other information.

#### **Access to Information**

The City of Evanston Consolidated Plan, including this CPP, Annual Action Plans, any Substantial Amendments to those plans, and Consolidated Annual Performance and Evaluation Reports are available on line at [www.cityofevanston.org](http://www.cityofevanston.org). The City website may be translated into 150 different languages using Google Translate. In addition, the Consolidated Plan, Action Plans and CAPERs are available in print format for public review during regular working hours at:

Community Development Department  
Lorraine H. Morton Civic Center  
2100 Ridge Ave, 3<sup>rd</sup> Floor  
Evanston, IL 60201  
847-448-8311

This information shall be provided in a format accessible to persons with disabilities, upon adequate notice. Requests for additional information may be made to the Community Development Department at the address and phone listed above. A response shall be provided within 15 working days of receipt of the request, where practicable. If printed copies are requested, photocopier charges and miscellaneous charges for other related services and materials will be assessed in accordance with the City's Freedom Of Information Act policy.

### **Comments/Complaints**

Any complaints relating to the Consolidated Plan, Action Plan or CAPER received in writing will receive a written response within 15 working days. The following points are used as guidance in responding to complaints:

- Stated needs and objectives are inconsistent with available and reliable data
- Stated projects are inappropriate for meeting needs and approved objectives
- Consolidated Plan does not comply with regulations for the Community Development Block Grant, HOME Investment Partnerships or Emergency Shelter grants programs.

### **Displacement**

The City of Evanston will make every effort to minimize the displacement of persons as a direct result of the implementation of projects funded by its HUD entitlement grant programs. If displacement does occur, the City will follow all applicable federal regulations to alleviate the impact of such permanent and involuntary relocations.

### **Section 108 Loan Guarantee**

The City of Evanston intends to apply for a Section 108 Loan Guarantee, authorized under HUD regulation 24 CFR Part 570, Subpart M, in the form of a Pooled Fund. If received, the Section 108 Program will be subject to all provisions set forth within this Citizen Participation Plan. Applications for Section 108 loan guarantee assistance may be included as part of the process for obtaining CDBG or HOME Entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of uses of funds will be carried out by the City's Economic Development Division or Community Development Department staff.