



**AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, March 21, 2023**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston, IL 60201 Room 2404
7:00 PM**

Those wishing to make public comments may submit written comments or sign-up with the [public comment form](#), by 5 pm the day of the meeting, to provide public comments in writing or in-person during the meeting, or by calling/texting 847-448-4311.

Public comment form: <https://forms.gle/6uB8zhTbbdHhLfqU8>

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. APPROVAL OF MEETING MINUTES

A. Draft minutes from February 21, 2023

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3. PUBLIC COMMENT ON 2022 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

4. PUBLIC COMMENT

5. NEW BUSINESS/OLD BUSINESS

- A. **Approval of the 2022 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant, and a Recommendation of Its Approval to City Council** 7 - 8
- For Action**
- [Approval of the 2022 Consolidated Annual Performance Evaluation Report \(CAPER\) for the City's Community Development Block Grant, HOME Investment Partn - Pdf](#)
- B. **Approval to Recommend the Final 2023 Action Plan Incorporating 2023 Entitlement Grant Amounts to City Council** 9 - 75
- For Action**
- [Approval to Recommend the Final 2023 Action Plan Incorporating 2023 Entitlement Grant Amounts to City Council - Attachment - Pdf](#)
- C. **Affordable Housing Considerations** 76 - 98
- For Discussion**
- [Affordable Housing Considerations - Attachment - Pdf](#)

6. STAFF UPDATES

7. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Marion Johnson, Housing & Grants Supervisor at marionjohnson@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

Draft



Housing & Community Development Committee

Tuesday, February 21, 2023 @ 7:00 PM

Virtual on Zoom

COMMITTEE MEMBER PRESENT: Monika Bobo, Committee Member, Hugo Rodriguez, Committee Member, Loren Berlin, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, Eleanor Revelle, Councilmember, and Juan Geracaris, Councilmember

COMMITTEE MEMBER ABSENT: Kathy Feingold

STAFF PRESENT: Sarah Flax, Interim Community Development Director; Marion Johnson, Housing and Grants Supervisor; Ana Elizarraga, Housing & Economic Development Analyst, Lindsey Wade, Housing & Economic Development Analyst

GUESTS: Dominic Voz, Open Communities, Jonathon Raffensperger, Law Center for Better Housing, Melissa Klotz, City of Evanston

1. CALL TO ORDER/DECLARATION OF A QUORUM
Chair Revelle called the meeting to order at 7:05 p.m.

2. SUSPENSION OF THE RULES

A. Suspension of The Rules

Motion to suspend the rules to allow for members to participate electronically or by phone.

Moved by Councilmember Geracaris

Seconded by Councilmember Reid

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

Approved 8-0 on a recorded vote

3. APPROVAL OF MEETING MINUTES

A. Approval of minutes from January 17, 2023

Motion to approve the Minutes of the January 17, 2023 Meeting

Moved by Councilmember Geracaris

Seconded by Councilmember Reid

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

Approved 8-0 on a recorded vote

4. PUBLIC COMMENT

Jaclyn Zarack Koriath -The Network: Advocating Against Domestic Violence - The Network asks that Evanston consider making two changes that would make a significant different for renters that are survivors of gender-based violence. Positive supports for survivors of gender-based violence are especially important in the landlord-tenant context because domestic violence is one of the most common reasons that women experience housing instability and people experiencing housing instability report higher rates of domestic and sexual violence.

Henry Fulkerson - As an Affordable Housing Advocate from Oak Park, Henry states he has been inspired by the great work done in Evanston around Inclusionary Housing and other Affordable Housing issues. He strongly recommends that the City adopt a Just Cause for Eviction amendment to the current RLTO.

Sharon Cargile - Sharon stated tenants who have longer term residency deserve to have more time to move or adjust if their lease is not renewed. 30 days' notice for a good longtime tenant is not enough time in today's housing market.

CJ O'hara - CJ stated that giving more time for longer term residents to move and also moving assistance if needed for shorter time to move when the lease is not renewed. He went on to say that 30 days is outdated and does not help the community at large very much.

Carlis Sutton - Carlis stated his alley is not listed for repairs and has been neglected by the City. He also stated he is against funding of 4 million dollars to developers and that landlord laws up for discussion are draconian.

Tina Paden - Tina stated she hopes future in-person meetings are recorded. She went on to say that committee members involved in updates to the Residential Landlord Tenant Ordinance (RLTO) updates do not understand the plight of the landlords. She also stated that tenants should be required to get renter's insurance.

Councilmember Burns - Cm. Burns explained to Carlis Sutton that funding for his alley is not funded by entitlement grants and has reached out to him via email.

5. NEW BUSINESS/OLD BUSINESS

A. Discussion of potential changes to the City's Landlord Tenant Ordinance

Staff presented potential updates to the City's Landlord Tenant Ordinance. Staff provided a history and overview of previous discussion on RLTO changes, outlined proposed updates and additional considerations, as well as presented pertinent laws and regulations currently in place for consideration.

B. Discussion of the Inclusionary Housing Ordinance (IHO) Review and Updates

Staff presented an update on the Inclusionary Housing Ordinance Review. Staff gave a synopsis of the IHO history, current IHO key components. Melissa Klotz, Zoning Administrator, explained current IHO bonuses and current calculation challenges. She went on to present proposed bonus and parking changes and made herself available for Committee questions.

C. Discussion and Vote to Approve the 5th ward Alley Paving Selection

Staff presented the 2024 5th ward Alley Paving selection for consideration. The Committee

Staff recommends the Housing and Community Development Committee (HCDC) approve the paving of the alley North of Simpson and East of Ashland as part of the CDBG-funded infrastructure improvement projects.

Moved by Councilmember Burns
Seconded by Zolomij

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

Approved 8-0 on a recorded vote

D. Metropolitan Tenants Organization (MTO) Annual Report

Staff provided the annual Metropolitan Tenants Organization Report. Analysis showed that there were 384 Total Calls in 2022. The volume of calls is slightly lower than 2021 (-7.69%). The top reasons for calls are: Leases #1, Evictions #2, Maintenance #3. Calls regarding Security Deposit questions dropped in half, maintenance calls were down 30%. The large majority of calls (96.38%) is still from tenants. Staff implemented a process to log response time to landlord/tenant inquiries in Evanston 311, we will be using the data in our monthly check-in meetings and track progress.

E. Community Partners for Affordable Housing (CPAH) Annual Report

Staff presented the annual Housing Waitlist report provided by Community Partners for Affordable Housing. Total households in 2022 were 679 HHs. 119 HHs were added since 7/1/21 - increase of 20% in 6 months. 74% (502) HHs are below 50% AMI. 64% (434) HHs are individuals or families of two (2). HH demographics - 52% African-American, 38% White, 11% Hispanic, 7%

Draft

Housing & Community Development Committee
February 21, 2023

Asian. Units Available are 47 units in total.

6. STAFF UPDATES

No updates.

7. ADJOURNMENT

Chair Revelle adjourned the meeting at 9:07 p.m.



Memorandum

To: Members of Housing & Community Development Committee
From: Lindsey Wade, Housing & Economic Development Analyst
CC: Sarah Flax, Interim Community Development Director; Marion Johnson, Housing & Grants Supervisor;
Subject: Approval of the 2022 Consolidated Annual Performance Evaluation Report (CAPER) for the City's Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant, and a Recommendation of Its Approval to City Council
Date: March 21, 2023

Recommended Action:

Staff recommends the Housing and Community Development Committee (HCDC) approve the 2022 Consolidated Annual Performance and Evaluation Report (CAPER) and recommend its approval by the City Council at the March 27, 2023 meeting. The CAPER must be submitted to the Chicago Field Office of the U.S. Department of Housing and Urban Development by March 31, 2023.

CARP:

Vulnerable Populations

Committee Action:

For Action

Summary:

The Consolidated Annual Performance and Evaluation Report (CAPER) reviews how the City of Evanston used federal entitlement grant funds from the U.S. Department of Housing and Urban Development (HUD) to implement programs and projects to address community needs during the 2022 program year (January 1 to December 31, 2022). Evanston received \$2,239,595 in HUD entitlement funds in FY2022:

- \$1,695,926 in Community Development Block Grant (CDBG)
- \$388,724 in HOME Investment Partnerships (HOME)
- \$154,945 in Emergency Solutions Grant (ESG) funds

The City of Evanston expended \$2,254,687 in HUD federal entitlement funds and program income in the 2022 program year, comprising: \$1,753,156 in CDBG and CDBG program income, including carryover funds allocated to activities in prior years or reallocated to new activities in 2022; \$355,325 in HOME funds, including program income; and \$128,567 in ESG funds. In addition, Evanston members of the Suburban Cook County Continuum of Care received \$1,318,101 in funding for permanent supportive housing. The City also expended \$763,373 in local Human Service Funds allocated by the Social Services Committee for social services, \$47,000 for landlord-tenant services from Metropolitan Tenants Organization and \$43,000 for management of the waitlist and income certifications for inclusionary housing units by Community Partners for Affordable Housing.

Through the CARES Act, Evanston was awarded \$1,586,370 in CDBG-CV funds and \$966,314 in ESG-CV funds in 2020. Funds also included reallocated CDBG Entitlement from 2019 and 2020 in the amount of \$522,133. In the program year, \$577,011 of CDBG-CV funds and \$311,705 of ESG-CV funds were expended. These funds were used to provide food, shelter, housing assistance, and community violence intervention programs to address pandemic-related harms.

The public comment period for the CAPER opened on March 6, 2023, and will close on March 21, 2023, following any comment received at the Housing & Community Development Committee meeting on March 21, 2023. Notice of the meeting and the 15-day public comment period, including the opportunity to provide comment at the March 21, 2023 meeting, was published in the Evanston Review. Notice was included in the City's e-newsletter which is delivered to more than 50,000 emails and sent to a list of over 50 individuals and organizations that indicated an interest in CDBG, HOME, and ESG programs. The City used social media, including Facebook and Twitter accounts, to further advertise the public comment period and provide access to the 2022 CAPER, which is posted on the City's website. Notifications of recent updates and developments were sent to an interested parties' email list including nonprofit service providers, governmental agencies, community residents, and representatives from various City departments. Finally, a printed copy of the 2022 CAPER was made available for viewing at each of the city's two libraries. To date, the City has received one public comment.

Public comment was received on the City of Evanston's Twitter account. The comment, posted on 3/8/2023, stated the following:

"Nothing about Arts Fundings, Affordable Art Studios, Arts Events? @CityofEvanston let's meet to discuss how @EvanstonMade can bring ART to your CAPER! #evanstonartsupport"

All public comment received subsequent to this memo will be included in the final version of the CAPER that is submitted to HUD.

The [2022 Consolidated Annual Performance and Evaluation Report](#) may be accessed on the website at cityofevanston.org/conplan



Memorandum

To: Members of Housing & Community Development Committee
From: Ana Elizarraga, Housing & Economic Development Analyst
CC: Sarah Flax, Interim Community Development Director; Marion Johnson, Housing & Grants Supervisor
Subject: Approval to Recommend the Final 2023 Action Plan Incorporating 2023 Entitlement Grant Amounts to City Council
Date: March 21, 2023

Recommended Action:

Staff recommends approval by the Housing and Community Development Committee (HCDC) of the Final 2023 Action Plan that governs the use of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement funding from the U.S. Department of Housing and Urban Development (HUD). The Action Plan has been updated to incorporate 2023 grant amounts that were released on February 27, 2023.

The 2023 Action Plan will go to the City Council for approval on March 27, 2023, pending action by HCDC.

Funding Source:

Funding for the 2023 Action Plan totals \$2,249,270 comprising of 2023 entitlement funds and 2022 program income as shown below:

- CDBG: 2023 entitlement funds of \$1,641,492; and \$85,956 in Program Income for a total of \$1,727,448
- HOME: 2023 entitlement funds of \$340,606; and \$32,162 in Program Income for a total of \$372,768
- ESG: 2023 entitlement funds of \$149,054

CARP:

Vulnerable Populations

Committee Action:

For Action

Summary:

To receive its CDBG, HOME and ESG entitlement funds from HUD, the City of Evanston is required to submit a 2023 Action Plan that states its goals, including specific strategies to develop viable neighborhoods through the provision of decent housing, a suitable living environment, and expansion of economic opportunities principally for low- and moderate-income persons. The 2023 Action Plan outlines how CDBG, HOME and ESG funds will be used to accomplish this. The Action Plan includes a summary of the objectives and outcomes of the six identified goals: Affordable Housing, Homelessness, Creating Livable Communities, Economic Development, Public Services and Administration. The draft 2023 Action Plan was developed by allocating estimated available funding to address the priorities, goals and outcomes of the 2020-2024 Consolidated Plan.

In the draft 2023 Action Plan, CDBG funding was allocated based on the average funding by goal in fiscal years 2021 and 2022. The final 2023 Action Plan was updated based on the actual 2023 grant amounts and 2022 actual program income for CDBG and HOME; ESG does not generate program income. This did not trigger a substantial amendment to the draft Action Plan so a second 30-day comment period and public meeting for input on the amended plan were not needed. Changes by goal are summarized below:

- Funding for Affordable Housing decreased by 9.96%, from \$ 727,825 to \$655,310— 29% of total funding (CDBG and HOME).
- Funding for Homelessness increased by 5.53%, from \$ 292,000 to \$ 308,175 — 14% of total funding (HOME, ESG)
- Funding for Livable Communities decreased by 3.81%, from \$680,000 to \$654,076 — 29% of total funding (CDBG)
- Funding for Public Services decreased by 7.35%, from \$279,675 to \$259,117 — 15% of total funding (CDBG)
- Funding for Administration increased by 0.68%, from \$371,000 to \$373,537 — 17% of total funding (CDBG, HOME, ESG)

Funding for the Affordable Housing goal was reduced in the 2023 Action Plan as the NSP2 Program Income Transfer was processed through the amendment of the 2021 Action Plan for administrative reasons and is therefore not included in the CDBG funding in the final 2023 Action Plan. However, the NSP2 program income funds will be available as planned. Additionally, the CDBG program income was higher than expected and was allocated to this goal, as well as higher than estimated HOME funds. The total funding available for this goal will therefore be higher than estimated.

The Housing and Community Development Committee approved budgets for City housing rehab, housing code enforcement, and infrastructure projects for alley paving, sidewalk replacements, and park improvements to ensure the continuation of important programs and get project design underway on capital projects so construction can begin in 2023. The reduction in 2023 funding for Livable Communities will not negatively impact the specific projects that were approved for 2022 because there were significant cost savings projected to be approximately \$70,000 on the 2022 infrastructure projects. In addition, 2022 CDBG funding allocated for external Public Facilities projects is unexpended. An application process is planned for the fall of 2023 as part of the Livable Communities goal.

Funding for Public Services is set at the maximum allowed by HUD (15% of CDBG entitlement and program income)

Language from the draft plan that explains what changes would be made following receipt of actual grant amounts is retained in the final plan per guidance from HUD

Legislative History:

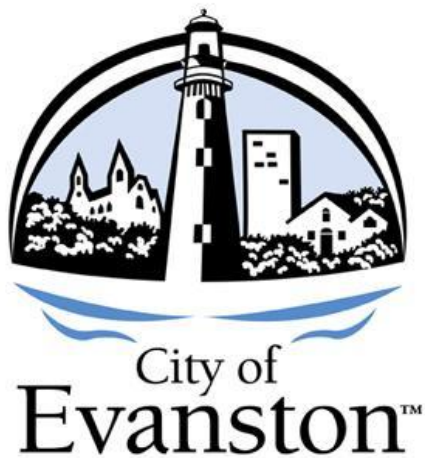
The draft 2023 Action Plan was approved by the Housing & Community Development Committee on December 14, 2022.

Attachments:

[2023 Action Plan Final](#)

City of Evanston FY2023 Action Plan

Updated with 2023 Grant Amounts
March 17, 2023



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Evanston's 2023 Action Plan implements the fourth year of the City's 2020-2024 Consolidated Plan using CDBG, HOME and ESG funds. Three federal statutory goals to improve living conditions for primarily low- and moderate-income residents are addressed:

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

The City developed its draft Action Plan based on estimated entitlement grant amounts and followed its Citizen Participation Plan (CPP) by posting the draft Action Plan for a 30-day public comment period and holding a public meeting for input on that plan prior to January 1, 2023 to fulfill the requirements to be able to charge pre-award costs to our federal grants.

The 2023 Action Plan was updated to include actual grant amounts (\$1,641,492 in CDBG, \$340,606 in HOME and \$149,054 in ESG) released on February 27, 2023. The updated Action Plan using actual CDBG, HOME and ESG awards does not constitute a substantial amendment because no goal was increased or decreased by more than 20%, so a second public comment period was not needed. While the CDBG award amount was lower than expected by \$8,508, the program income was higher than estimated by \$19,322 resulting in a total CDBG funding amount for 2023 of \$1,727,448. The HOME award saw an increase of \$30,606 for a total of \$372,768 including program income, and the ESG grant award reduction of \$946 from the estimated amount was non-substantial.

A substantial amendment to the Action Plan is defined in the CPP as:

- A change in funding among the Goals used in the development of the plan (AP-20) that is greater than 20% of the total allocated towards the Goal, with the exception of Economic Development.
- The deletion of a Goal included in the plan
- The addition of a Goal not currently included in a plan

Any changes to the Action Plan following receipt of the City's entitlement grant amounts that increase or decrease funding for a goal by less than 20% shall be considered "non-substantial" and may be approved by the Housing & Community Development Committee, Planning & Development Committee or Social

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Services Committee, as appropriate, based on the program affected. These changes would not trigger a second public comment period.

There is no change to the process of allocating HOME and ESG funding to specific activities. Changes to the amounts allocated to Goals in the final Action Plan based on actual grant amounts will not constitute a substantial amendment unless they result in a change to funding for any goal by more than 20%, or the addition or deletion of a Goal.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Affordable Housing: Maintaining and increasing the supply of affordable rental units is one of the City's highest priorities, but is increasingly difficult due to reductions in funding and increases in the cost of real property and construction. COVID-19 has heightened the need for affordable housing, as it has particularly impacted lower-income residents. Code enforcement in the CDBG Target Area remains an important tool to maintain decent, safe housing and address blight. Properties cited for violations are referred to the Housing Rehab program for assistance; the City continues to pursue demolition of vacant and blighted properties.

Homelessness: Developing and improving housing for homeless and housing insecure individuals and families is a critical need in and part of the City's recovery plan. With American Rescue Plan Act (ARPA) and other federal funding, the City has a unique opportunity to potentially expand non-congregate shelter. To achieve maximum impact, any ARPA funding should be used to leverage other sources including Low Income Housing Tax Credit and any Moving Forward and Build Back Better bills currently being considered by Congress. Using Entitlement funds, the City will continue to use HOME funding for its Tenant-Based Rental Assistance (TBRA) program. In combination with education, job training and other support, TBRA enables parents to develop self-sufficiency skills, lifting two generations out of poverty. ESG funds continue to be used to help households who are homeless or at high risk of homelessness.

Creating livable communities: The City uses funding to improve public infrastructure and facilities to revitalize neighborhoods and improve service delivery. ARPA funding to achieve inclusive and equitable recovery from the coronavirus will be focused on some of the same geographic areas as CDBG funding.

Economic Development: The City uses resources from its Economic Development Fund and Tax Increment Financing to expand economic development opportunities to small businesses. CDBG grants and loans to for-profit businesses using CDBG funding allocated in prior years will continue to be evaluated throughout the year in order to maximize effectiveness of use of all resources to support

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economic development in the City. Additional programs may be developed with ARPA funds in 2023 to support businesses as they continue to recover from the pandemic. 2023 CDBG entitlement has not been allocated for Economic Development activities at this time because prior year CDBG funding remains available for these needs. Additionally, a new Conservation Area TIF has been approved by City Council that includes several commercial corridors and Evanston’s historically red-lined neighborhoods to expand resources for these historically underinvested parts of Evanston. This TIF will provide an additional source of funding for construction of new affordable housing and rehab of existing housing, and will expand resources to address livable communities, economic development, and housing goals.

Public Services: The ongoing impacts of the pandemic continue to strain capacity of service providers, particularly those working to provide food and support to unhoused residents; additionally, the childcare industry is struggling to hire staff and rebuild capacity, school-aged children have increasing mental health needs, and our low/moderate income residents experience challenges accessing needed services. The City changed its allocation process to incorporate an equity lens and focus resources on populations experiencing the most challenges to recovery. Funds are used to support and expand case management programs, safety net programs and mental health services. Eligible services include: counseling, food assistance, support for individuals/families who are homeless or at risk of homelessness and grappling with domestic violence, legal services and services for children, families and seniors.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Through the CARES Act, Evanston received CDBG-CV funds totaling \$1,586,730 and ESG-CV funds totaling \$966,314. Funds have been used to prevent, prepare for and respond to the coronavirus. Use of funds include a small business assistance program for Evanston low/moderate income businesses, a job creation assistance program, a child care assistance program to provide childcare for up to 6 months for low/moderate income households not eligible for other subsidies and experiencing job loss due to COVID-19, funding to provide non congregate shelter to residents experiencing homelessness and to rapidly re-house those households, funding for a youth violence reduction program, and funding for rent, mortgage, and food assistance efforts.

Evanston uses funding to address needs and leverage outside resources to achieve goals. In 2022, the 60-unit affordable senior housing development by Evergreen Real Estate Group/Council for Jewish Elderly at 1015 Howard Street project, completed using HOME and local Affordable Housing Funds, began housing seniors. City funding comprised 8.5% of the total development budget of \$23,433,025; the largest number of new housing units for households ≤ 60% AMI since the completion of the 75-unit Jacob Blake Manor in 1997. By leveraging other funding sources, the City’s investment per unit in this new development did not exceed \$33,333. The units will remain affordable for a minimum of 30 years.

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The project adds affordable housing units for very low and low income seniors with 12 units restricted for households ≤ 30% AMI, 18 at 50% AMI and 30 at ≤ 60% AMI; additionally 100% of units are adaptable in compliance with Fair Housing requirements.

The Housing Rehabilitation program, which experienced delays due to COVID-19 in 2020 and 2021 continues to use zero interest deferred loans to help homeowners unable to qualify for market rate financing to maintain decent, sanitary housing. Community Partners for Affordable Housing took over construction management in 2021. However, many housing rehab projects continued to be delayed or halted due to COVID-19. Work was begun on a 2-flat in 2021 and should be completed in 2022. Although COVID-19 has impacted this program significantly, 3 projects were approved in 2022 and are moving forward and additional applications are under review. These projects are expected to be completed and reported as accomplishments in 2023. While we are behind our estimated conplan goals, we anticipate an increase in the pace of rehabs completed in 2023 and 2024.

Evanston continues to focus funding on larger, more impactful projects and programs. Evanston agencies are challenged to meet the increasing demand for services and maintain organizational stability given increased demand for services as a result of the pandemic. The City is working closely and collaboratively with agencies to understand needs and provide targeted support. The City continued to fund Connections for the Homeless and the YWCA Evanston-North Shore with ESG to address the needs of individuals and families who are homeless or at high risk of homelessness. ESG-CV funds were used primarily to rehouse homeless individuals and families in non-congregate shelters to protect them from COVID-19.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

During the COVID-19 pandemic, Evanston City Council meetings were modified based on Governor Pritzker’s order that waived some requirements of the Illinois Open Meetings Act to allow local governments and other public bodies to hold “remote” meetings to help control the spread of COVID-19. In 2022, meetings were held virtually and in person as allowed by the Illinois General Assembly. Residents are able to participate in live public comments during virtual meetings and are able to sign up to provide comments via an online form (written) or by phone or video conference (via Zoom). Virtual meetings can be held during a nationally declared disaster or locally declared disaster as defined by local health officials. The City may continue to hold virtual meetings in 2023 as the Governor extends the Gubernatorial Disaster Proclamation in response to the ongoing COVID-19 pandemic. The Housing and Community Development Committee (HCDC) and the Social Services Committee (SSC) continue to review CDBG, CDBG-CV, ESG and ARPA funded projects. The HCDC is responsible for federal entitlement and local funding for projects and programs that relate to the physical environment and economic development, and SSC is responsible for federal entitlement and local funding for programs and services that provide needed support for underserved populations.

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The City of Evanston invites public participation at all stages of the Consolidated Planning process and is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process, particularly for low- and moderate-income persons. The draft Action Plan based on estimated grant amounts and Amended Citizen participation Plan were posted on the City's website on November 11, 2022, for the 30-day public comment period; HCDC got input at a publicly accessible Zoom meeting on November 15 and December 13, 2022, and in written form during the 30-day comment period. Any comments received during the public comment period, including at the virtual meeting after which the public comment period closes, are summarized and attached to the Action Plan prior to its submission to HUD, with an explanation of any comments or views that are not accepted and the reasons for which they are not accepted. City Council meetings, at which action to adopt or approve the plans is decided, also offer opportunity for public comment. The Action Plan with updated grant amounts will be presented to City Council for approval in March 2023, no public comment was received.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments was received

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments was received.

7. Summary

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OMB Control No: 2506-0117 (exp. 09/30/2021)

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EVANSTON	Community Development
HOME Administrator	EVANSTON	Community Development
ESG Administrator	EVASTON	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Evanston's Housing and Grants division, part of the Community Development Department, is the administrator for the Community Development Block Grant, HOME, and Emergency Solutions Grant programs.

Consolidated Plan Public Contact Information

Sarah Flax
 Interim Community Development Director
 2100 Ridge Avenue
 Evanston, IL 60201
 sflax@cityofevanston.org
 847.448.8684

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Evanston’s Community Development Department consulted with numerous City departments (Public Works, Health & Human Services, Parks and Recreation, Economic Development), as well as the Housing Authority of Cook County, Alliance to End Homelessness in Suburban Cook County Continuum of Care, for input on needs. Staff also participated in a series of roundtables facilitated by The Evanston Community Foundation to get input from the community about Evanston’s recovery and rebuilding from the COVID pandemic using ARPA and other funding sources. Participants included local and regional nonprofit service providers, housing providers, and community residents to develop the 2023 Action Plan. Data are from consulted organizations, the United States Census Bureau and HUD. Through these ongoing outreach and engagement efforts, the following priorities were identified for the 2023 Action Plan: affordable housing, shelter for people experiencing homelessness, mental health services, child care, job training and workforce development. Focus groups also explored barriers to receiving services including long wait lists, lack of capacity to assume additional participants and lack of financial resources, and ways to use federal and local funds to connect those in need to services. These collaborative initiatives and outreach efforts will continue to inform uses for local and federal funds, including American Rescue Plan Act (ARPA) and Housing Investment Partnerships - American Rescue Plan (HOME-ARP).

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Evanston’s Community Development staff regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and service agencies. Staff has also participated in discussion with Cook County and the Housing Authority of Cook County about their plans for CDBG-CV and ARPA funding for regional needs including a permanent 24/7 non-congregate shelter, affordable housing, legal support for tenants facing eviction due to unpaid rent, and social services.

The Community Development Department regularly attends meetings and other events involving the community and various stakeholders. Staff is aware of any major impacts, such as changes in Cook County and State of Illinois funding that affect vulnerable residents. Engaging with nonprofit service providers on a regular basis fosters an environment where the City works in tandem with the community to achieve better outcomes. Notifications of recent updates and developments are sent to an interested parties email list, including nonprofit service providers, governmental agencies, community residents, and representatives from various City departments.

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The City of Evanston’s Health and Human Services Department developed a new community health improvement plan (EPLAN) based on goals identified through the nationally recognized Bay Area Regional Health Inequities Initiative, a coalition of Bay Area Health Departments that created a framework laying the groundwork for defining structural drivers of health. The plan defines the City’s health priorities for the next five years as follows: advancing health and racial equity, improving mental and emotional wellbeing, and strengthening climate resilience.

The City’s application process for 2023 CDBG Public Services and City Human Service Fund focuses funding on priority needs of the community to address the pandemic and encourage collaboration among community partners. Additionally, reporting and monitoring practices are unified to ensure clear programmatic and financial record keeping, compliance, and transparency.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Evanston works with the Alliance to End Homelessness in Suburban Cook County (Alliance), the lead agency for the Suburban Cook County Continuum of Care, to address the needs of homeless persons and persons at risk of homelessness in Evanston. Evanston's Interim Community Development Director serves on the Finance and Governance Committees of the Alliance. Evanston agencies have staff who are Alliance members including Connections for the Homeless and the YWCA Evanston-North Shore; these representatives participate on the board of directors, HMIS, Coordinated Entry, Prevention and other standing committees. The City of Evanston works closely with service providers, including the YWCA Evanston-Northshore, Connections for the Homeless, and Interfaith Action Evanston, in order to address the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

Evanston represents approximately 13% of the people identified in the Northern region of the 2022 Point in Time Count for suburban Cook County organized by the Alliance to End Homelessness. Connections and other agencies serving the homeless continue to use the Vulnerability Index (VI-SPDAT) to ensure that chronically homeless individuals and families are part of the Alliance ranking based on vulnerability, so that they have access to permanent supportive housing, rapid re-housing and other interventions. City staff is participating in the Coordinated Entry System process with the Alliance and members of the Continuum. Goals for 2023 include the continued use of the Housing Match and By Name Referrals list managed by the Alliance and developed to prioritize families for housing assistance, and to more successfully provide short term stability case management and shelter diversion services. The Alliance continued matching households eligible for Prevention and Rapid Re-Housing using HMIS and evaluation of the collective impact approach to assisting those in most need.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Evanston recognizes that the demand is greater than available resources to provide essential services, emergency shelter, prevention and re-housing that meet all needs. The City and Alliance agree that individuals and households must be prioritized to ensure that the limited resources available are allocated in the most efficient and appropriate manner. The City of Evanston and the Alliance continue to work on policies and procedures to assess, prioritize and reassess individuals' and families' needs for all ESG-funded services, including essential services for those in emergency shelter, rapid re-housing, and homeless prevention activities. InfoNet, the system used by organizations supporting households affected by domestic violence, is integrated with Sage to report 2023 outcomes.

The City of Evanston continues to work with the Alliance and agencies that serve the homeless and people at risk of homelessness, as well as other advocacy organizations. Connections for the Homeless, the primary recipient of City of Evanston ESG funds, participates as a member of the Alliance on many levels. Connections staff serve on the HMIS Committee meeting and the monthly prevention meetings; Rapid Re-Housing recipients are identified through Coordinated Entry. Participation on the Board and committees help to ensure clear communication of goals and priorities and decrease redundancies as they relate to ESG funding.

As discussed previously, the City prioritizes rapid re-housing. Due to high rent costs in Evanston, people housed with rapid re-housing often require a longer subsidy than other parts of the Continuum to become self-sufficient. Connections for the Homeless participated in the HUD survey of Rapid Re-Housing Programs. One of the goals of Coordinated Entry is to explore using rapid re-housing funds as bridge funding for individuals/ households approved for permanent supportive housing or on the waitlist for housing choice vouchers.

Through the Coordinated Entry process, seniors and veterans are target populations until the Continuum has reached functional zero within those populations. City staff that administer the General Assistance program provide support to participants who would otherwise become homeless. The City's Human Services Specialist continues to further coordinate housing, health, mental health, and other social services for low- and moderate-income residents and at-risk residents and works closely with community partners including Connections for the Homeless to address housing needs and link clients to a wide variety of additional supportive services. Services can include, but are not limited to food, child and senior care, substance abuse cessation support, as well as mental and physical health services.

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2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF COOK COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and provided data for relevant sections of the 2023 Action Plan.
2	Agency/Group/Organization	MCGAW YMCA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
3	Agency/Group/Organization	YWCA EVANSTON/NORTH SHORE
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
4	Agency/Group/Organization	MEALS AT HOME
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
5	Agency/Group/Organization	James B. Moran Center for Youth Advocacy
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
6	Agency/Group/Organization	FAMILY FOCUS

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	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
7	Agency/Group/Organization	CONNECTIONS FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related 2023 Action Plan sections.
8	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant 2023 Action Plan sections.
9	Agency/Group/Organization	EVANSTON

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	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments attended planning meetings to develop needs assessment and provided data for relevant 2023 Action Plan sections. Departments included Community Development, Public Works, Parks, Health, and Economic Development.
10	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted to provide data/input for relevant 2023 Action Plan sections.

Identify any Agency Types not consulted and provide rationale for not consulting

All major agencies providing a full range of services in and around the City of Evanston were consulted or contacted to request comments/input.

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Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Continuum of Care provides the framework and services for many of the activities provided locally to bring assistance and housing to homeless individuals and families.
2020 Annual Comprehensive Housing Plan	Illinois Housing Development Authority	The City of Evanston works with IHDA to ensure continued access to affordable housing for Evanston's low and moderate income residents.
Red and Purple Line Modernization	Chicago Transit Authority	Furthering access to employment opportunities is integral to community development and fostering greater economic growth. The modernization of the Red and Purple Line trains will serve to provide greater accessibility for those with disabilities and the elderly.
On to 2050	Chicago Metropolitan Agency for Planning	CMAP's On to 2050 Plan strives for regional growth in the Chicago area. Evanston is an important component of the Chicago metropolitan region; coordinated growth and development within the region will improve the quality of life for Evanston's residents.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2022 EPLAN: Evanston Process for the Local Assessment of Needs	City of Evanston	The City's EPLAN began with a five-year strategic planning process to improve the effectiveness and efficiency of the public health system in Evanston. Interventions to improve the health of residents were identified in partnership with public health officials, community leaders, residents, and service providers based on the following four assessments: community themes and strengths, forces of change, local public health system and community health status. The EPLAN provides a strategic five-year health improvement plan.
Evanston Climate Action Plan	City of Evanston	The Evanston Climate Action Plan is organized into nine focus areas and outlines more than 200 strategies for reducing Evanston's greenhouse gas emissions. The nine focus areas are: Transportation & Land Use, Energy Efficiency & Buildings, Renewable Energy Resources, Waste Reduction & Recycling, Forestry, Prairie & Carbon Offsets, Food Production & Distribution, Policy & Research, Education & Engagement and Communications & Public Relations.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan for Affordable Housing	City of Evanston	Evanston's Plan for Affordable Housing looks at how to effectively and efficiently meet Evanston residents/ need for housing that is affordable. In addition, the plan looks at the best ways to use federal and local funds to increase affordable housing opportunities in Evanston.
HOME-ARP Allocation Plan	City of Evanston	The HOME-ARP Allocation Plan is designed to effectively allocate HOME-ARP funds to provide housing, shelter, and tenant-based rental assistance, and/or supportive services for qualifying populations. This one-time allotment is in addition to the City's HOME entitlement grant.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All major agencies providing a full range of services in and around the City of Evanston were consulted or contacted to request comments/input. The Community Needs Assessment Survey gathered input about the City’s housing and community development needs and informed the development of the Consolidated Plan; this survey was distributed specifically throughout low/moderate income wards, to residents of four low income senior housing complexes, non-profit organizations and small business owners. Throughout 2021 and 2022 the City worked in partnership with local nonprofit and community organizations to gather feedback about needs. The City and the Evanston Community Foundation held roundtable discussions with targeted populations including nonprofit organizations, seniors, youth, and people participating in public services to gather community input about ways to support fragile populations including people experiencing housing insecurity or homelessness, recent immigrants or households with undocumented family members, and residents who are justice involved. These discussions

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focused on meeting basic needs, workforce development, economic and community development and mental health. The Housing and Community Development Committee reviewed and discussed priority needs for CDBG funding to inform the development of the final 2023 Action Plan. The opportunity for additional community input was provided at the November 15, 2022 meeting as well as the December 13, 2022 meeting. City staff also worked in partnership with stakeholders in our Latinx community including Latino Resources, a non-profit organization dedicated to increasing active civic engagement in the Latinx community, Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community, and Downtown Evanston, a nonprofit comprised of downtown Evanston commercial/residential property and business owners established to market, maintain, develop, and improve the vitality of Evanston's economy.

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AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Many local non-profit organizations and City departments were consulted in the 2020-2024 Consolidated planning process and in the development of the 2023 Action Plan.

The City of Evanston invited public comment on the draft 2023 Action Plan in a 30-day period from November 11 - December 13, 2022, following its Citizen Participation Plan. The public comment period was advertised in the Evanston Review, a newspaper of general circulation, a notice on the homepage of the City’s website, articles in the City’s e-newsletter sent to over 50,000 emails, and on Twitter and Facebook. Non-profits and individuals who have requested information on the City’s Consolidated Plan were emailed at the opening of the public comment period. A link to the draft Action Plan on the City’s website, as well as the location where printed copies of the plan may be reviewed is included in all forms of communication. People could provide feedback via email, Twitter and Facebook, in hard copy mailed to staff, or in person at the Housing and Community Development Committee Meeting on December 13, 2022. The draft Action Plan included the following language:

Any changes to the Action Plan following receipt of the City's entitlement grant amounts that increase or decrease funding for a goal by less than 20% shall be considered "non-substantial" and may be approved by the Housing and Community Development Committee or Social Services Committee as appropriate, based on the program affected. These changes would not trigger a second public comment period.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public input was sought at Nov. 15 2022 and Dec. 13 2022 Housing & Community Development Committee meetings.			https://www.cityofevanston.org/government/agendas-minutes/special-council-committees/housing-community-development-act-committee

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2	Newspaper Ad	Minorities Non-targeted/broad community	Display ad in the November 17, 2022 issue of the Evanston Review, a newspaper of general circulation, that the draft 2023 Action Plan is available on the City's website beginning November 11, 2022 for the 30-day public comment period. The ad also highlights the meeting of the Housing and Community Development Committee on December 13, 2022, at which input from the public was being sought. The Evanston Review is used because it is the only local print publication.			http://www.cityofevanston.org/2022actionplan
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	News item on the City's homepage and in an e-newsletter story that the 2023 Action Plan draft was available on the City website beginning November 11, 2022.			http://www.cityofevanston.org/2022actionplan

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community people who are active on social media	Draft 2023 Action Plan was posted on the City website, in a news item on the homepage, in an opt-in email to individuals/organizations about ConPlan-related activities, and posted on the City's Facebook and Twitter accounts for the 30-day public comment period starting November 11, 2022.			
5	Bulletin board postings at community centers and the Public Library	Minorities Senior citizens				https://www.cityofevanston.org/government/departments/community-development/hud-consolidated-plan

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Outreach through ward councilmembers at ward meetings and via email	Minorities Ward has significant Black/African-American and Hispanic population				https://www.cityofevanston.org/government/departments/community-development/hud-consolidated-plan

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated resources were based on estimates and have been updated with the final awards and program income amounts.

Anticipated Resources

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,641,492	85,956	1,868,401	1,727,448	1,800,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,650,000 with \$150,000 in program income annually.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,606	32,162	424,804	336,000	372,768	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$310,000 with \$26,000 in program income annually.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,054	0	154,945	\$149,054	150,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$150,000

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funding will leverage private, state and local funds by enabling the City of Evanston to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community’s most vulnerable members.

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Evanston’s ESG funds will be matched on a one to one basis using local funds from the City’s Human Services Fund as allocated by the Social Services Committee and other philanthropic efforts driven by agencies receiving ESG, State funds and other resources including in-kind contributions, depending on the agencies funded, to meet the match requirement. HOME matching funds will be from the Affordable Housing Fund, LIHTC, State of IL Housing Trust Fund, and other sources including developers’ contributions.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Evanston owns some properties and land that may be used to address the needs identified in the plan, particularly those that are located in the CDBG Target Area, which is primarily on the South and West sides of the City. In addition, some underutilized parking lots in southeast Evanston and irregular parcels of vacant land in north and east Evanston residential areas are being evaluated as sites for mixed income housing development to foster economic and racial/ethnic diversity throughout Evanston. As part of this effort, one of the City's underused parking lot in southeast Evanston is in the process of potential redevelopment as affordable housing. The project is still under review at this time.

Discussion

The City of Evanston will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing	CDBG: \$489,9560 HOME: \$169,354	Rental units constructed: 0 Rental units rehabilitated: 2 Homeowner Housing Rehabilitated : 8 Housing Unit Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 2,000 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2020	2024	Homeless	Entire Jurisdiction	Access to Rental Housing Public Facilities Public Services	HOME: \$169,354 ESG: \$138,821	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 5 Persons Assisted Other: 200 Other
3	Creating Livable Communities	2020	2024	Non-Housing Community Development	Entire Jurisdiction	Public Infrastructure Public Facilities	CDBG: \$654,0765	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs	Entire Jurisdiction	Public Services	CDBG: \$259,117	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Administration	2020	2024	Planning and Administration of CDBG, HOME & ESG	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership	CDBG: \$328,298 HOME: \$34,060 ESG: \$11,179	Other: 3 Other

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Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	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.
2	Goal Name	Homelessness
	Goal Description	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. Emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).
3	Goal Name	Creating Livable Communities

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	Goal Description	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.
5	Goal Name	Public Services
	Goal Description	Improving equitable access to public services for Evanston residents, particularly for historically underserved segments of our population, is a key goal of the City. As seen through input from the community and consultation, there is a high need for public services including, but are not limited to after school and summer youth programs, senior services, and health services.
6	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2023 to achieve the goals in the Consolidated Plan. The Emergency Solutions Grant project will address the needs of homeless individuals, families and households fleeing domestic violence. The Tenant Based Rental Assistance (TBRA) project will address the needs of homeless families with children with direct rental and utilities assistance. The Rental Housing project combines both HOME and CDBG activities, and includes rental construction and rental rehabilitation.

Projects

#	Project Name
1	ESG-2023
2	Tenant Based Rental Assistance (TBRA)
3	Rental Housing
4	Homeowner Rehabilitation
5	Code Enforcement
6	Public Services
7	Public Facilities & Infrastructure
8	Administration

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Evanston continues to work to address the devastating effects of the pandemic. More residents are housing insecure, and individuals and families experience ongoing challenges finding affordable housing, mental health supports, and childcare. COVID has exacerbated the needs prioritized in the City's 2020-2024 Consolidated Plan the continued prioritization of affordable housing, infrastructure and public facilities projects, and public services. The biggest obstacles to addressing these needs are also due to the pandemic. Many of our nonprofit partners are overwhelmed and understaffed, and there is a shortage of qualified workers for all types of construction and human services jobs. In addition, supply chain problems and rapidly rising materials costs result in delays and cost overruns on construction

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projects. As a result, achieving the goals in our Action Plan will continue to be challenging, particularly for capital/construction projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	ESG-2023
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing Public Facilities Public Services
	Funding	ESG: \$ 149,054
	Description	Homeless prevention, rapid re-housing, street outreach, overnight shelters, and administration of program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	There will be 395 beneficiaries of ESG-funded activities, a combination of single persons, couples, households with children and households fleeing from domestic violence.
	Location Description	The activities will take place throughout the City of Evanston.
	Planned Activities	Direct rental assistance, supportive services, shelter operations, and street outreach. Administration of ESG program.
2	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	HOME: \$ 169,354
	Description	Direct rent and utilities assistance.
	Target Date	12/31/2024
	Estimate the number and type of families that will	It is anticipated that 8-12 households will be assisted through TBRA.

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	benefit from the proposed activities	
	Location Description	Entire jurisdiction.
	Planned Activities	Rent and utilities assistance for McKinney-Vento families with children under 18 to achieve housing stability and economic independence.
3	Project Name	Rental Housing
	Target Area	CDBG TARGET AREA
	Goals Supported	Affordable Housing
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing
	Funding	CDBG: \$25,956 HOME: \$ 169,354
	Description	Rental housing development or rehabilitation.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	2 HHs with incomes ≤ 80% AMI
	Location Description	
	Planned Activities	CDBG will be used for rehab of rental units for households with incomes at 80% AMI. HOME funding will be used for new rental housing construction or rehabilitation but these activities will not be completed in 2023.
4	Project Name	Homeowner Rehabilitation
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$60,000
	Description	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate- income populations.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	8 owner-occupied HHs with incomes ≤ 80% AMI
	Location Description	To be determined based on applications received.

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	Planned Activities	Substantial rehab. and emergency rehab. of income eligible, owner-occupied housing.
5	Project Name	Code Enforcement
	Target Area	CDBG TARGET AREA
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$400,000
	Description	Code enforcement and demolition.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Project benefits over 20,000 households living in the CDBG target area.
	Location Description	CDBG Target Area
	Planned Activities	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance as identified by code enforcement inspectors.
6	Project Name	Public Services
	Target Area	Entire Jurisdiction
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$259,117
	Description	All CDBG public service activities.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	5,000 individuals and families, primarily low/moderate income, will benefit from public services activities.
	Location Description	
	Planned Activities	Public (social) services to low- and moderate- income residents throughout the City of Evanston, particularly for youth programs, senior services, graffiti removal, housing services and domestic violence services.
7	Project Name	Public Facilities & Infrastructure
	Target Area	Entire Jurisdiction

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	Goals Supported	Creating Livable Communities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$654,076
	Description	Improvements made to public facilities and infrastructure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Public infrastructure activities are primarily in the CDBG target area in census tracts/block groups with 51%+ low/mod residents. Public facilities are qualified using LMC and may be located anywhere in the city.
	Planned Activities	Repaving of two alleys and sidewalk improvements as well as other public facilities and infrastructure projects in CDBG Target areas
8	Project Name	Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership
	Funding	CDBG: \$328,298 HOME: \$34,060
	Description	Administration of CDBG and HOME.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

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	Planned Activities	The planned activities in this project are HOME, and CDBG administration which involve planning and management of grant funded activities and compliance. ESG Administration is in the ESG Project.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

It is estimated that over 90% of all CDBG, HOME and ESG funding will be allocated to benefit persons who are low- and moderate- income. Some projects will be directed across the entire jurisdiction, such as public services and homeowner rehabilitation, whereas others will be directed to the CDBG Target Area (local target area). Some activities, including Code Enforcement, are limited to the CDBG Target Area.

Additionally, it is expected that a significant amount of housing and economic development funds will be focused in the CDBG Target Area.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	60
Entire Jurisdiction	40

Table 4 - Geographic Distribution

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Rationale for the priorities for allocating investments geographically

All activities funded will primarily benefit low- and moderate- income persons or households, either as direct service or financial assistance or by making improvements in areas benefiting primarily low- and moderate- income persons. Some activities, for reasons of qualification and/or desired beneficiaries, will be focused geographically. Some examples of how the City anticipates geographically focused investments are:

Public Infrastructure Improvements – By their nature, they must be in low- and moderate- income Census Tracts/Block Groups, which are primarily located in the CDBG Target Area. Most of the eligible block groups are located in the South and West areas of the City. It is anticipated that funded public infrastructure improvements, including but not limited to alley paving and sidewalk improvements, will be primarily focused in the Target Area.

Code Enforcement – Although Code Enforcement inspectors perform inspections citywide, the CDBG-funded portion of code enforcement will be within the CDBG Target area, which will be paired with other community development activities in the area to address areas of deterioration, maintaining code enforcement and property standards of dwelling units in the area.

Other programs or projects may take place within the CDBG Target Area, but they will not be exclusively so. An example of this is the CDBG Housing Rehab Program, which benefits all low- and moderate- income homeowners, as it will likely have a large investment in the CDBG Target Area, as this area is host to the highest population of low- and moderate- income households.

Discussion

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

There are a number of housing initiatives that will be implemented in 2023 to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing. The programs that impact the most persons or households in 2023 are the tenant-based rental assistance program (TBRA) and the housing rehab program, which serve two very different, yet vital housing needs for the low- and moderate- income residents of Evanston.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	5
Special-Needs	0
Total	30

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	37

Table 7 - One Year Goals for Affordable Housing by Support Type

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Discussion

Using CDBG-CV funds for rental assistance, 41 households avoided eviction and received additional support services from Connections for the Homeless. HOME funds will be considered as a source of funding towards the creation of new affordable rental housing but the projects will not be completed by the end of 2023.

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AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Cook County (HACC) serves suburban Cook County, including Evanston. The HACC administers the Housing Choice Voucher program in Evanston and has two buildings for seniors and the disabled, scattered site units for families, as well as seven project-based Section 8 units in Emerson Square.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Cook County (HACC) is planning substantial renovation of its scattered site family units in 2023. In addition, HACC’s proposed second housing development with 152 units on the parking lot of the Jane R Perlman Senior Apartments was approved. This development will be mixed income, with 34 units at 50% AMI with PBV support, 17 units between 80% and 120% AMI for middle-income residents, and 101 at market rate. In addition, a joint project on South Boulevard just east of Chicago Avenue on a City-owned parking lot that is adjacent to a four unit HACC building that has family units (2- and 3-bedrooms) is going through a Request For Proposal process. The development would better utilize land in a Transit-Oriented location through the development of a mixed income rental project comprising < 50% AMI using PBV, low-moderate income, and middle to market rate units, with a focus on larger (3-bedroom) units for families/intergenerational HHs. The Housing Authority of Cook County (HACC) has also started initial conversations on a new 6-story development including family housing on the parking lot adjacent to the existing Victor Walchirk Apartments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HACC has a Resident Advisory Board (RAB) established at one of its sites in Evanston, the Walchirk building. The RAB’s functions include, but are not limited to: assisting residents with access to computers, offering in-house services such as change for laundry, copies, and postage. RAB activities are somewhat limited during the rehab of Walchirk and Perlman buildings and are also affected by reduced occupancy.

HACC’s Resident Service Coordinators work closely with other agencies, including the City’s Levy Center, to help its residents access services and participate in activities throughout the community. The City is also using local funds to provide case management services to residents. The HACC works in partnership with Thresholds to connect residents to community resources and services; this partnership was funded using local funds in 2021 and has been approved to receive City funding through 2024, depending on outcomes and services provided to population.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

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provided or other assistance

The HACC is not designed as troubled.

Discussion

The City will continue to actively engage and communicate with HACC to ensure that the needs of residents assisted by that agency are met and services are coordinated with other agencies for efficient and effective use of all community resources.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following section discusses the homeless and special needs activities to be undertaken in Evanston during the fiscal year of the 2020-2024 Consolidated Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Connections for the Homeless' homeless outreach program is the largest provider of services to households experiencing homelessness or housing insecurity, including the unsheltered homeless, and addresses a wide range of needs. Case managers develop individualized case plans for each client, assist participants in obtaining housing and accessing services that may include employment counseling/placement, health services, substance abuse counseling and education. Connections for the Homeless works in partnership with the Alliance to End Homelessness in Suburban Cook County and local providers including, but not limited to, Interfaith Action, Family Promise, the Men's Residence at the McGaw YWCA, the YWCA of Evanston/North Shore; all agencies provide housing and case management services to people experiencing homelessness or at risk of homelessness. Connections participates in Coordinated Entry and follows progressive engagement strategies as required.

Connections will continue operations of two drop-in locations (1458 Chicago Avenue and 2121 Dewey Avenue) for people experiencing homelessness in FY2023. Both are open Monday through Friday for morning and afternoon sessions. Interfaith Action offers drop-in services on Saturday mornings. Drop-in services continue to serve substantially more guests in 2022. Providing non-congregate shelter enables Connections case managers to identify and engage people experiencing homelessness and to rehouse these vulnerable households using ESG and ESG-CV funding. Connections' expanded shelter served 184 participants including 30 children; 1,305 participants of drop-in services received showers, laundry services, access to food and clothing and health services. Connections staff anticipate people will need similar levels of service in 2023.

Addressing the emergency shelter and transitional housing needs of homeless persons

In recognition of the disproportionate housing, health, and economic impacts of the pandemic on low-income communities and communities of color, and the importance of mitigating these effects, federal funds can be applied to a broad range of services and programs. Developing and improving housing for homeless and housing insecure individuals and families is critical to alleviate the economic impacts of the pandemic and address health and economic outcomes of the pandemic in low-income

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areas. Eligible uses include: supportive housing, rehabilitation and repairs to existing affordable housing, and, perhaps most critically, non-congregate homeless shelter. The City is exploring the feasibility of using ARPA, HOME-ARP, and other funds to build permanent non-congregate shelter for people experiencing homelessness. Since ARPA is one-time funding, if funds were allocated to a shelter, other sources of ongoing support will need to be identified to sustain new or expanded services.

In FY 2020 and 2021, Connections for the Homeless contracted with the Margarita Inn for 42 rooms used as non-congregate emergency shelter for homeless Evanston residents which has replaced the 18 congregate beds at Hilda’s Place, Connections for the Homeless’ transitional shelter. This partnership will continue in FY2023. The YWCA Evanston-North Shore’s 34-bed domestic violence shelter reopened after a brief close due to COVID-19. In FY 2023 Emergency shelter will continue to be provided for 90 days; the agency also offers 10 transitional housing units (12-18 months) and 16 units of longer-term housing (2-3 years); the agency anticipates services to 700 survivors annually. Both agencies are supported by the City with ESG, CDBG, CDBG-CV, and local funds.

Finally, Interfaith Action of Evanston continues to operate the emergency overnight shelter during winter months and the hospitality center in the mornings. Interfaith works closely with Connections to ensure guests have access to case management and additional resources and services that Connections provides. Interfaith Action is supported through CDBG and will receive CDBG-CV funds to cover additional cleaning and food costs due to compliance with COVID-19 food and safety protocols.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will use 2022 and 2023 ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness.

The City will use HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents generally considered affordable due to the lack of ability to earn a living wage. Households with children under the age of 18 enrolled in Evanston schools that are doubled-up/unstably housed (category 2 in the definition of homeless) are a priority population for the program. Funding for TBRA may be reduced from prior years due to the anticipated ongoing needs of families previously enrolled, but negatively impacted by COVID-19. HOME funds will also be used for rehabilitation and new construction of HOME eligible rental housing projects.

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Heads of households in the TBRA program will receive education/job training in addition to rent assistance to develop the ability to earn living wages to maintain market rate housing independent of a subsidy. The City will work with Connections for the Homeless to enroll an estimated 8 to 12 new households in 2022 and provide ongoing, needed support for vulnerable families enrolled in the prior year.

ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients can receive follow-up case management services after termination of assistance as required and provide additional support as needed to prevent households from becoming homeless again, as well as determine program outcomes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median income avoid becoming homeless, and re-housing funds will be used to help low-income households achieve housing stability in 2023. All agencies receiving ESG funds are required to connect households to mainstream benefits as available and appropriate for their needs. In addition, the City's Social Services Committee evaluates the effectiveness of case management services and safety net services of agencies applying for funds as a criterion of funding. Public Service applications are reviewed by the Social Services Committee prior to City Council approval. Funds are used to support or increase capacity for agencies providing holistic case management services to connect participants to public benefits and community supports that help them achieve self-sufficiency as part of the City's equity model to provide support for low/moderate income households and households that have been historically underrepresented.

Discussion

The City of Evanston continues to collaborate with the Alliance to End Homelessness in Suburban Cook County to address the needs of homeless individuals and families in Evanston.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Evanston has been experiencing rapidly-rising prices in both the rental and ownership real estate markets and the surge in inflation rates in 2021 and 2022 have additional, negative impacts on affordable housing. Low inventory levels have particularly affected the home ownership market. Property prices and high construction costs are creating challenges for building affordable units throughout the city. The City continues to use federal funds to help people maintain housing and transition from shelter to affordable units as resources are available.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Evanston amended its Inclusionary Housing Ordinance (IHO) in 2018, with an effective date of January 1, 2019, revising the fees in-lieu to incentivize on-site units. Since then, the new policy has shown to be productive with developments choosing on-site units more frequently. 32 affordable units were created in 2020, 13 in 2021, 8 in 2022, with a potential 35 more units approved for construction. A review of the IHO to assess the effectiveness of the IHO and its impact on the current real estate market has been started in 2022 and will continue into 2023 through the Housing & Community Development Committee. This review will provide an opportunity to modify the IHO's requirements to improve its impact and better incentivize the targeted results. Additionally, updates to the 3-unrelated, nuisance premises, rental registration, and landlord-tenant ordinances are in discussion and are likely to continue in 2023 to implement more equitable policies for renters as well as remove barriers to rentals for non-traditional households.

Discussion:

The primary barrier to affordable housing is the continuing mismatch between incomes and housing costs in Evanston. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on Social Security Income (SSI) payments cannot afford an apartment renting at the fair market rate in Cook County. Additionally, property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

High property costs, particularly in predominantly single family neighborhoods with larger lot sizes and transit oriented corridors, have resulted in the concentration of affordable housing in west and south Evanston neighborhoods rather than being dispersed evenly. The stigma associated with affordable housing can be a barrier to building affordable housing in areas of the City where currently none exist.

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Another barrier to affordable housing within Evanston is the shortage of decent, affordable, and accessible housing for persons with disabilities. The supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Much of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three- or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including the two buildings HACC updated per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

The City's occupancy standards for rental housing that limits the number of unrelated persons residing in a single housing unit can be an additional barrier to affordable housing, particularly for non-traditional households.

The City of Evanston wants to ensure that it is the most livable city for all of its residents. In order to most effectively address the housing needs of its low-, moderate-, and middle-income residents, and maintain its economic and racial diversity, priority for income restricted rental and ownership units will be given to eligible households that live in Evanston or have a household member that works in Evanston wherever possible and in compliance with fair housing. The City has developed a centralized wait list for income restricted units developed through the Inclusionary Housing Ordinance to facilitate access to affordable housing for its residents. Properties with income restricted units not developed through the IHO may choose to get referrals from this centralized wait list to expand its effectiveness. Rental assistance programs funded with HOME, ESG and local funds will be used in Evanston to the greatest extent feasible to minimize displacement of lower income residents.

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OMB Control No: 2506-0117 (exp. 09/30/2021)

AP-85 Other Actions – 91.220(k)

Introduction:

The following are actions to be undertaken by the City of Evanston to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead based paint hazards, reduce the number of property-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The following continue to be priority needs in 2022/2023:

- Housing for Evanston residents currently experiencing homelessness and/or living in non-congregate shelter
- People experiencing food insecurity due to loss of income and who lack other sources of support
- Care for preschool, elementary, and middle school children, particularly for parents/families with essential/front-line jobs that do not have an adult at home to care for children, including school age children learning remotely, and older family members
- Mental health needs including individual and group counseling services, psychiatric services and medication management, and services targeted to youth and BIPOC populations

The City will continue to use ESG rapid re-housing and prevention funds to support households experiencing homelessness or who are housing insecure and provide support for street outreach and shelter operations; CDBG and local funds are also used to support shelter operations, emergency shelter during winter months and outreach efforts. Additional CDBG-CV is being used for homeless shelter operations, for food assistance, and rent assistance; City staff are exploring ways to use federal funds to provide mental health services. All ESG-CV funds have been allocated and expended. City staff will continue working with local providers and the Alliance to End Homelessness in Suburban Cook County, the City's CoC.

The City restructured its allocation process for public service funds to incorporate a resident-focused delivery of needed services; funds are allocated by the Social Services Committee for services including holistic case management, mental health services, and safety net services that meet basic needs including food, child care, youth programs and legal services. The restructure aligns with the City goal of eliminating systemic inequities in service delivery, particularly for POC and to facilitate recovery from the pandemic taking into account the disparate impact on BIPOC populations. Funding for public services comes from CDBG and local funds allocated to the 2023 calendar year. Evanston's City Council approved allocation of an additional \$300,410 to support public services; Evanston dedicates over a million dollars in local funds to support public services.

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Additionally, the City is exploring uses for ARPA funding including support for a mental health living room that would provide community-based mental health services that could be accessed by people experiencing a mental health crisis as an alternative to 911 or hospitalization. Living Rooms provide a safe space for people in crisis and are a cost-effective alternative source for peer counselors, counselors to teach de-escalation skills and provide referrals for housing, healthcare and other necessities. Potential community partners include Amita Health and Erie Family Health Center for space and Josselyn Center and Turning Point as service providers.

The City continues to assess the impacts of the pandemic; staff works closely with service providers to assess the needs of the populations they serve. Vital public service needs include individual/group counseling, workforce development/job training, and child care for households impacted by COVID-19. Evanston’s goal is to provide support for the most at-risk populations as outlined above to provide needed services directly to identified populations rather than funding traditionally funded programs that meet a wider variety of needs.

Actions planned to foster and maintain affordable housing

Evanston continues partnerships with Metropolitan Tenants Organization (MTO) and Lawyers’ Committee for Better Housing (LCBH) to strengthen landlord/tenant relations, particularly for low-income households with subsidies, and increase awareness of landlord-tenant rights and responsibilities. These efforts are particularly critical given the widespread inability of some low/moderate income residents to pay rent. This contract was renewed for another 12 months in 2022 and will be up for renewal in December 2023. Additionally, the partnership with LCBH will provide low-income residents with legal assistance and representation in cases of evictions, retaliation, illegal lockouts, etc. LCBH also participates in the Cook County Legal Aid program, providing legal assistance to residents with eviction and bankruptcy issues.

The City of Evanston has a locally funded Affordable Housing Fund, which is used for the development and rehab of affordable housing for persons up to 120% of the area median income. This provides funding in addition to CDBG and HOME funds to develop and maintain much-needed affordable housing throughout Evanston. For 2020, 2021 and 2022, the City Council named expanding affordable housing options as one of its annual goals. Several strategies have been researched and discussed by City Council, such as the creation and rental of accessory dwelling units, zoning changes to allow for smaller lots, and the use of City-owned land for affordable housing development. The City Council approved the creation of new detached or internal accessory dwelling units, and amendments to the City’s Inclusionary Housing Ordinance. A Request for Proposal was reviewed in 2022 for the development of housing on a underutilized city parking lot; this work will continue in 2023 with the goal to bring additional affordable units to the community in an area that is highly accessible to public transportation

Additionally, a rental and mortgage assistance program was implemented in 2021 to assist low to

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moderate income tenants and homeowners who were financially impacted by COVID-19 and will continue in 2023. There is a need to assist smaller landlords who have also been impacted by the stringents restrictions during COVID-19 and may not have been eligible for assistance. Small to midsize landlords often provide naturally occurring affordable housing in Evanston and without some assistance, the community may be at risk of losing existing units. A small landlord assistance program is being discussed with the Housing and Community Development Committee and if approved, would be implemented in 2023.

The Housing rehabilitation program will continue in 2023, targeting low income home-owners who are unable to make necessary repairs to their homes. With a focus on sustainability, climate resilience, and energy efficiency, the approved pilot project “One Stop Shop Retrofit” should provide an opportunity to expand housing rehabilitations and the potential to combine various sources of funding for more impact.

Actions planned to reduce lead-based paint hazards

The City’s Health & Human Services Department receives the TORRENS grant from Cook County Department of Public Health which offers a yearly maximum of \$39,600 of financial assistance for low income property owners. They also receive a yearly grant of \$24,900 from the Illinois Department of Public Health to aid in paying for testing and inspection supplies.

The Evanston Health & Human Services Department is partnering with the Cook County Department of Public Health to provide lead hazard removal at NO COST to the resident or owner. This opportunity is made possible by a four year grant from HUD.

In addition to responding to cases of childhood lead poisoning the Evanston HHS also provides preventative lead risk assessments for Evanston residents as long as there is either a child age 6 or less or a pregnant woman is living at the property. This is a proactive service offered to the residents of Evanston to help them become aware of the possible lead hazards in their home along with preventing their child from becoming lead poisoned.

Actions planned to reduce the number of poverty-level families

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG, CDBG-CV and / or HOME that work towards this goal are the tenant-based rental assistance (TBRA) program, Community Violence Intervention program and a variety of other job training and education programs aimed at youth and young adults. Additionally, the City’s investment in the Cradle to Career program demonstrates its commitment to ensuring that Evanston residents are prepared for the workforce.

The City is in the process of piloting a guaranteed income program funded with ARPA and a contribution from Northwestern University that will provide direct financial assistance of \$500 each month to a

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limited number of low-income households. Payments are being made to an equal number of residents from each of the following three categories: disengaged youths (ages 18-24), senior citizens (over 62) and undocumented residents. The goal of this program is to provide crucial stability and consistency to the most vulnerable individuals and families in our community who have been most deeply impacted by the pandemic.

The City's Economic Development Department also works diligently to grow the City's economy, specifically through the creation of the Five-Fifths TIF which can be used to: expand affordable housing, provide assistance for repairs to existing residential property in low-moderate income census tracts historically impacted by redlining practices, create job training/workforce development programs, assist small businesses in the Fifth Ward business districts, renovate public community centers and education facilities, and upgrade city infrastructure including parks, alleys, streets/sidewalks, water/sewer systems. The primary intent of the TIF is to maintain cultural, socioeconomic and racial diversity in one of the region's strongest Black communities. The TIF will also provide a sustainable source of funds to help long-time property owners maintain and upgrade housing and can be used for targeted upgrades to infrastructure, amenities, and business districts.

Actions planned to develop institutional structure

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as providing information about Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner agencies throughout the year, offering referrals for funding and training opportunities where appropriate.

All policies and procedures related to internal grant management procedures are being reviewed, and will be updated when areas of opportunity for efficiency and collaboration are identified. Additionally, investment is made in technology that assists departments within the City to more effectively and efficiently manage grant programs; an example is CDM, which is the City's management software program for all housing-related projects that require project or loan management and ongoing compliance. Staff also attends relevant training and conferences, where available, on all aspects of grant and project management.

Actions planned to enhance coordination between public and private housing and social service agencies

The City is heavily invested in collaborations throughout the community, as evidenced by the multiple roundtable discussions held with City staff and service providers to assess community needs and recovery efforts that provide equitable support to vulnerable populations. The City has successfully

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paired with multiple health-service providers, such as Erie Family Health Center, which provides bi-lingual medical, dental and mental health services to the community, regardless of the person's ability to pay and AMITA Health Saint Francis Hospital Evanston. These critical partnerships have increased the community's access to quality, affordable healthcare. Family Focus, James B. Moran Center for Youth Advocacy and Youth & Opportunity United provide case management services to vulnerable populations including justice impacted and/or homeless youth, and DCFS involved families. The City also supports North Shore Senior Center providing case management and benefits enrollment services to seniors, and the Housing Authority of Cook County to expand needed case management and mental health services to low-income elderly and residents with disabilities.

Discussion:

The City's Community Development Department working in collaboration with the Economic Development Department is committed to making Evanston the most livable city in America, and has evidenced this commitment through community partnerships, investment in economic and neighborhood development. The actions identified above will further this initiative and will increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

	Annual Action Plan	58
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OMB Control No: 2506-0117 (exp. 09/30/2021)

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Housing and Grants staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that federal cross-cutting requirements, including the Omni Circular, Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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	Annual Action Plan	59
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OMB Control No: 2506-0117 (exp. 09/30/2021)

<p>2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</p>	<p>70.00%</p>
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Additional forms of investment in the construction of new affordable rental housing includes Low Income Housing Tax Credits and City of Evanston Affordable Housing Funds that will be invested in HOME eligible housing projects during 2023.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City does not plan to use HOME funds for homebuyer activities in 2023; HOME resources will be focused on rental housing needs, primarily of households whose incomes do not exceed 60% of the area median income.

If homebuyer activities were to be undertaken, the City would use recapture provisions to maintain long-term affordability for ownership projects with direct homebuyer subsidies in the form of down payment or closing cost assistance, or purchase price reductions (soft second mortgages) used to maintain compliance. The length of the affordability period would be based on the amount of HOME subsidy and 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If homebuyer activities were undertaken, the City would record a Junior Mortgage and Land Use

	<p>Annual Action Plan</p>	<p>60</p>
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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 would also sign an Agreement with the City describing the HOME subsidy. The City considers requests 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.

Loan principal would be forgiven:

- At the rate of 1/60th per month for a 5 year term
 - At the rate of 1/120th per month for a 10 year term
 - At the rate of 1/180th per month for a 15 year term
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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:

- 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.
- The property must be inspected to ensure disinvestment has not occurred.
- 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.
- It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- The project must be located in Evanston.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

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OMB Control No: 2506-0117 (exp. 09/30/2021)

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG Policies and Procedures are attached.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of Evanston is part of the Suburban Cook County Continuum of Care. The Alliance to End Homelessness in Suburban Cook County, lead agency for the Cook County CoC, has a common intake form and data entry standards for HMIS. The Alliance includes members of the Continuum of Care in a process to refine and improve its coordinated intake system. The process coordinates intake from multiple access points, including phone/internet, walk-ins at agencies, shelters and street outreach and uses a pre-screen to assign individual cases to:

- Diversion/Prevention with case management only
- Prevention funding and case management
- Referral to parallel systems such as Veterans and DV programs
- Progressive engagement strategies to ensure participants receive needed subsidies and services
- Short-term intervention combining case management and shelter for homeless
- Medium-term intervention combining case management with bridge housing (rapid re-housing), Safe Haven or transitional housing
- Long-term intervention combining case management with permanent supportive housing or rapid re-housing or transitional housing, as available.

All cases qualified as needing short-, medium, or long-term interventions would use the VI-SPDAT and be ranked for housing based on vulnerability.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

City Staff develops recommendations for ESG allocations that are reviewed by the Social Services Committee (SSC). Staff then takes recommendations to City Council for final review and approval. All recommendations are discussed at public meetings, agendas for all meetings are published in advance, as required by the Open Meetings Act.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

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OMB Control No: 2506-0117 (exp. 09/30/2021)

regarding facilities and services funded under ESG.

The City of Evanston is part of the Alliance to End Homelessness in Suburban Cook County and the Suburban Cook County Continuum of Care. The Alliance has homeless or formerly homeless persons on its Board of Directors and in its working groups. Connections for the Homeless, an ESG subrecipient and member of the Alliance, also has people with lived experience on its board of directors and as part of its advocacy program, Joining Forces.

5. Describe performance standards for evaluating ESG.

Performance standards are as follows:

- Engagement rate: the percent of persons exiting shelter where the destination is known
- Percent of persons exiting shelter who use 30 shelter-nights or fewer
- Percent of persons exited to permanent housing

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OMB Control No: 2506-0117 (exp. 09/30/2021)



Memorandum

To: Members of Housing & Community Development Committee
From: Tasheik Kerr, Assistant to the City Manager
Subject: Equity and Empowerment Commission
Date: March 21, 2023

Recommended Action:

The Equity and Empowerment Commission recommends the consideration of three Affordable ordinances.

Council Action:

For Discussion

Summary:

In 2022, the Equity and Empowerment Commission issued and completed a citywide Community Racial Equity survey. From the survey, the overwhelming equity concern pertained to affordable housing. In response to the feedback, the EEC researched how other communities were addressing housing affordability. This research led to the development of three affordable ordinances for consideration by the city as follows:

1. Anti-Predatory tactics: This ordinance prohibits predatory tactics by residential real estate developers and their hired personnel to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property. There is a fine of \$2,000 to \$10,000 for repeated attempts within a 6-month period.
2. Demolition Tax: this ordinance raised the demolition tax from \$16,380 to \$20,000 for any single-family detached residence structure. For multi-unit structures, the fee will be \$20,000 plus \$4,000 for each unit up to 5 units. Any building between 6 and 20 units will pay \$7,500 for each unit. Based on the Consumer Price Index, the demolition tax will continue to be adjusted annually on January 1st. The Commission recommends these fees be added to the city's affordable housing fund.
3. Maintaining Unit Count (2-4 flats) – This ordinance aims to reduce displacement of low-to-moderate-income residential units and housing stock, specifically two- to four-unit buildings that often provide naturally occurring affordable housing units in Evanston. For any building constructed initially as a multi-unit building with between 2 and 4 units, permits will only be

granted for modifications to the existing structure that maintain the existing number of units. The configuration of said units, however, can change.

The recommended ordinance language is attached.

Attachments:

[EEC - Considerations for Affordable Housing](#)

[Presentation - Affordable Housing Ordinances March 21st, 2023 \(1\)](#)

For Decision to move forward- Anti predatory Ordinance

Amendment of Municipal Code to prohibit predatory tactics by residential real estate developers use predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property. For purposes of this subsection the term "predatory tactics" means:

(1) repeated and unsolicited attempts, within any 180-day period, to contact a homeowner via email, telephone calls, house visits, written material or similar means, under circumstances when the homeowner has affirmatively requested the licensee or the licensee's agent to refrain from such activity.

(2) Or threats, whether expressed or implied. In addition to any other penalty provided by law, any person who violates any requirement set forth in subsection through. inclusive, of this section shall be subject to a fine of not less than \$2,000.00 nor more than \$10,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

This ordinance shall take full force and effect upon its passage and publication.

ORDINANCE: Amendment of Municipal Code Section to prohibit the use of predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property.

4-18-3. - TAX IMPOSED - For Decision to move forward

- (A) *Amount of Tax.* Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) **fifteen thousand dollars (\$15,000.00)** for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either **fifteen thousand dollars (\$15,000.00)** or **five thousand dollars (\$5,000.00)** for each unit in the structure, whichever amount is more. **The demolition tax will be adjusted annually on January 1st based on the Consumer Price Index.** The tax imposed pursuant to this Subsection shall be in addition to the demolition permit fee established from time to time by the City Council and all other applicable fees and charges. Payment of the tax, unless deferred as provided in Section 4-18-4 of this Chapter, shall be due upon issuance of a demolition permit by the department, and is a condition to the validity of the permit. The City shall have a lien against the property which was the subject of the demolition permit until applicable tax obligations imposed by this Chapter are satisfied. The funds received by the City for the amount imposed pursuant to this Subsection shall be dedicated to achievement of the affordable housing goals and objectives as set forth in Section 4-18-1 of this Chapter. The demolition tax funds received pursuant to the tax imposed by this Chapter shall be deposited directly into the affordable housing fund.

Suggested Changes -

- (A) *Amount of Tax.* Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) **twenty-five thousand dollars (\$20,000.00)** for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either **twenty thousand dollars (\$20,000.00) + four thousand dollars (\$4000.00) for each additional unit above the first for 2-5 unit buildings or seven thousand five hundred dollars (\$7500.00) for each unit in the structure for buildings above 5 units.** The demolition tax will be adjusted annually on January 1st based on the Consumer Price Index.

CHAPTER X - MAINTAINING UNIT COUNT (2-4 FLATS)

(Recommending TITLE 4: Building Regulations)

X-Y-1. - PURPOSES. *(Recommending 4-24-1)*

The purpose of this Chapter is to:

(A) Reduce displacement of low-to-moderate-income residential units and housing stock, specifically two- to four-unit buildings that often provide naturally occurring affordable housing units in Evanston.

X-Y-2. PRESERVING THE NUMBER OF UNITS

(A) For any building originally constructed as a multi-unit building with between 2 and 4 units will only be granted building permits for modifications to the existing structure that maintain the existing number of units.

(B) While the unit count has to remain the same, unit configuration does not have to remain the same. For example, a 2 flat with a 3 bedroom and a 2-bedroom unit could be turned into a 4 Bedroom duplex and a 2 bedroom basement unit.

**Evanston Equity & Empowerment Commission
Presenting at
Housing & CD Committee**

03/21/2023

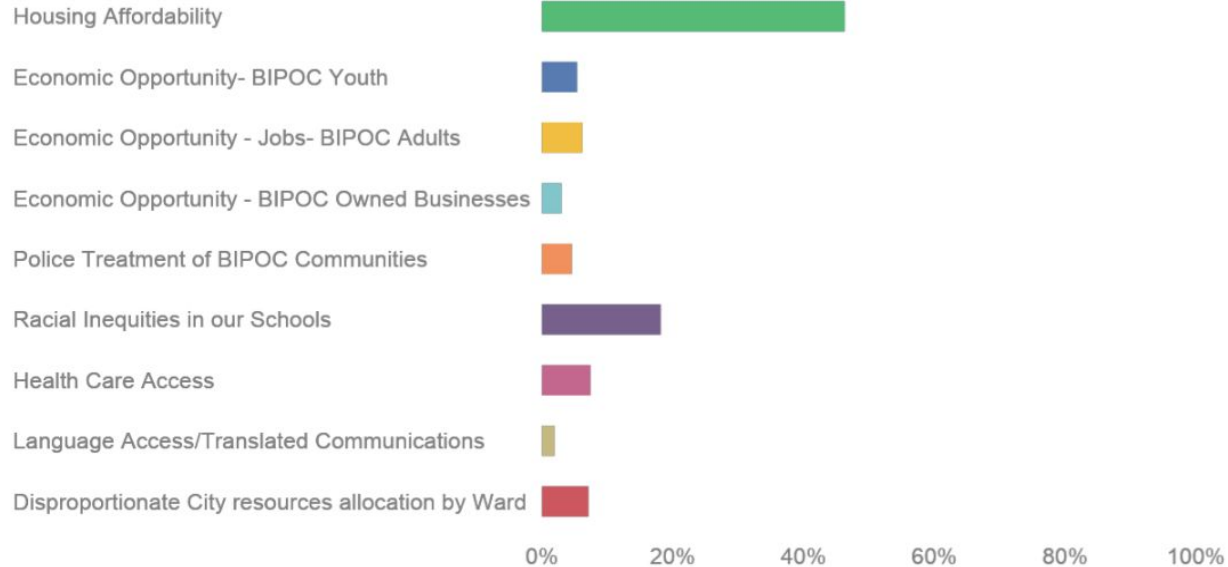
Affordable Housing Ordinances

Agenda

- Affordable housing ordinance drafts For decision to move forward to appropriate commission.
 - Anti-Predatory
 - Raising Demo Fee
 - Maintaining Building Unit Count
 -

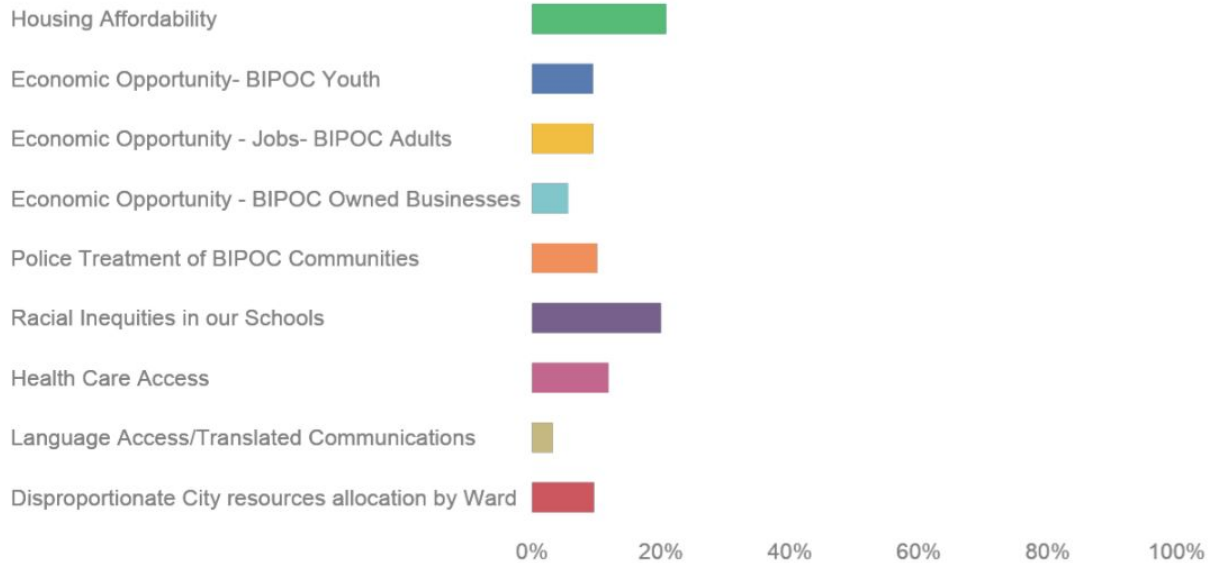
Q9: Of the equity issues above which do you consider the community of Evanston's most important issue? Please select one.

Answered: 633 Skipped: 18



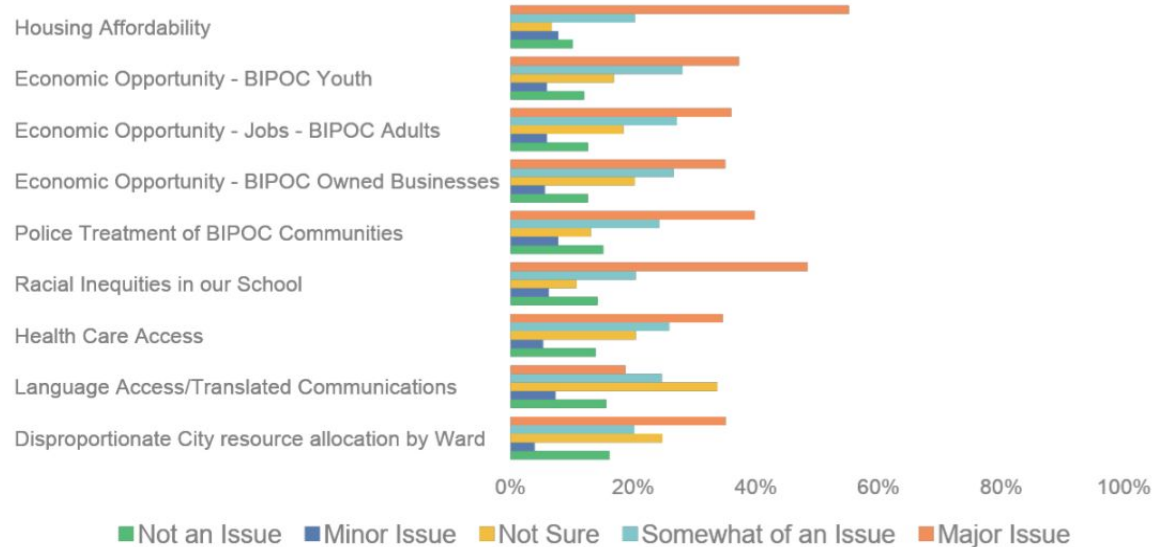
Q10: Of the equity issues above which do you consider the community of Evanston's second most important issue? Please select one.

Answered: 625 Skipped: 26



Evanston as a larger community? (Does not have to be your immediate experience).

Answered: 645 Skipped: 6

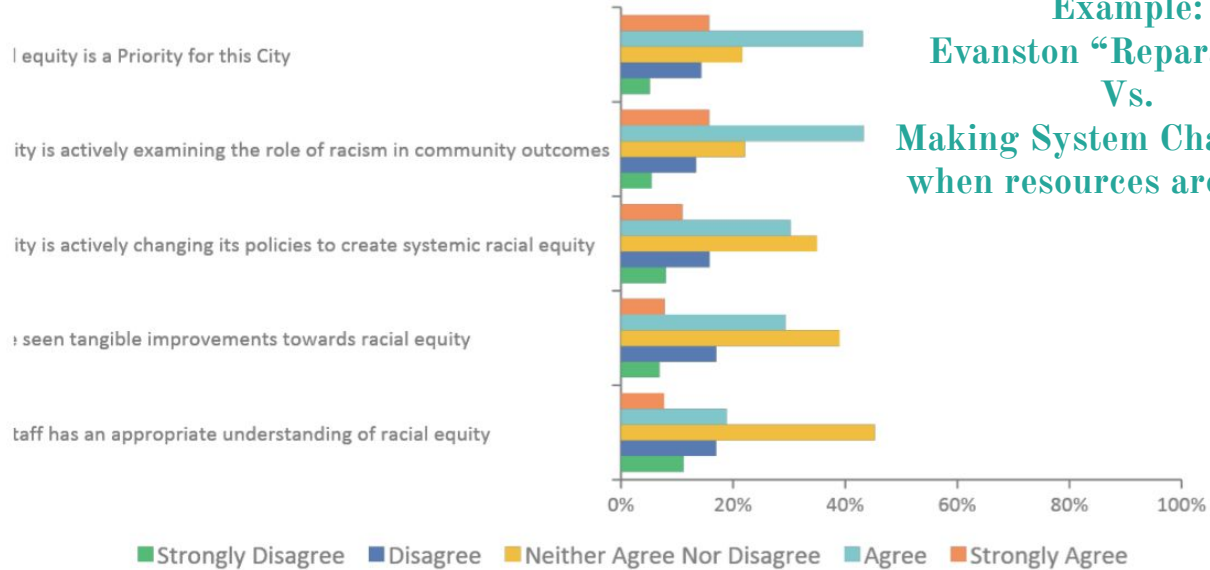


Q13: How do you view the City of Evanston's commitment and progress on racial equity?

Answered: 644 Skipped: 11

Equity Vs. Charity or Equality

Example:
Evanston "Reparations"
Vs.
Making System Change that
when resources are limited



Anti-Predatory Ordinance

For Decision to move forward- Anti predatory Ordinance

Path -> Human Services -> Council

Amendment of Municipal Code to prohibit predatory tactics by residential real estate developers use predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property. For purposes of this subsection the term "predatory tactics" means:

(1) repeated and unsolicited attempts, within any 180-day period, to contact a homeowner via email, telephone calls, house visits, written material or similar means, under circumstances when the homeowner has affirmatively requested the licensee or the licensee's agent to refrain from such activity.

(2) Or threats, whether expressed or implied. In addition to any other penalty provided by law, any person who violates any requirement set forth in subsection through. inclusive, of this section shall be subject to a fine of not less than \$2,000.00 nor more than \$10,000.00 for each offense. Each day that a violation continues shall constitute a separate and distinct offense.

This ordinance shall take full force and effect upon its passage and publication.

ORDINANCE: Amendment of Municipal Code Section to prohibit the use of predatory tactics to persuade, convince, cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property.

Raising Demo Fee

New Construction Sales

Jan 2011 - Dec 2012

Median Sale - \$1,157,500

Average Sale - \$1,193,333

6 Detached Single Summary Statistics

	High	Low	Average	Median
List Price	\$1,595,000	\$1,139,000	\$1,281,667	\$1,205,500
Sold Price	\$1,465,000	\$1,100,000	\$1,193,333	\$1,157,500
Listing Market Time	151	21	86	97
Market Time	326	89	203	212

1) 2004 Orrington Ave
07904287



Detached Single
CLSD - \$1,100,000
Bedrooms: **5**
Bathrooms: **4 / 1**
Type: **3 Stories**

2) 2721 Woodbine St
08149539



Detached Single
CLSD - \$1,100,000
Bedrooms: **4**
Bathrooms: **3 / 1**
Type: **2 Stories**

3) 2421 Central Park
07934864



Detached Single
CLSD - \$1,150,000
Bedrooms: **5**
Bathrooms: **4 / 1**
Type: **2 Stories**

4) 3851 Foster St
07751297



Detached Single
CLSD - \$1,165,000
Bedrooms: **6**
Bathrooms: **5 / 1**
Type: **2 Stories**

5) 2728 Noyes St
07943191



Detached Single
CLSD - \$1,180,000
Bedrooms: **6**
Bathrooms: **5 / 0**
Type: **3 Stories**

6) 2323 Lawndale Ave
07967287



Detached Single
CLSD - \$1,465,000
Bedrooms: **5**
Bathrooms: **5 / 0**
Type: **2 Stories**

	MLS #	Stat	Address	City	LP/SP
1	07904287	CLSD	2004 Orrington Ave	Evanston	\$1,100,000
2	08149539	CLSD	2721 Woodbine St	Evanston	\$1,100,000
3	07934864	CLSD	2421 Central Park	Evanston	\$1,150,000
4	07751297	CLSD	3851 Foster St	Evanston	\$1,165,000
5	07943191	CLSD	2728 Noyes St	Evanston	\$1,180,000
6	07967287	CLSD	2323 Lawndale Ave	Evanston	\$1,465,000

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New Construction Sales

Jan 2021 - April 2022

Median Sale - \$1,379,000

Average Sale - \$1,499,714

8 Detached Single Summary Statistics

	High	Low	Average	Median
List Price	\$1,899,000	\$1,195,000	\$1,492,125	\$1,367,500
Sold Price	\$1,899,000	\$1,235,000	\$1,499,714	\$1,379,000
Listing Market Time	173	4	37	15
Market Time	200	4	55	30

	MLS #	Stat	Address	City	LP/SP
1	11386549	ACTV	2701 Noyes St	Evanston	\$1,195,000
2	11030021	CLSD	2430 Noyes St	Evanston	\$1,235,000
3	11116602	CLSD	2755 Reese Ave	Evanston	\$1,235,000
4	11245496	CLSD	2716 Noyes St	Evanston	\$1,310,000
5	11340633	CLSD	2119 Pioneer Rd	Evanston	\$1,379,000
6	11284379	CLSD	1222 Dryden Pl	Evanston	\$1,545,000
7	11032298	CLSD	708 Lincoln St	Evanston	\$1,895,000
8	10907334	CLSD	2207 Grant St	Evanston	\$1,899,000

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

1) 2701 Noyes St
11386549



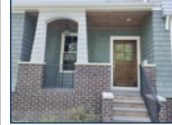
Detached Single
ACTV - \$1,195,000
Bedrooms: **3+2 bsmt**
Bathrooms: **3 / 1**
Type: **2 Stories**

2) 2430 Noyes St
11030021



Detached Single
CLSD - \$1,235,000
Bedrooms: **4+1 bsmt**
Bathrooms: **5 / 1**
Type: **3 Stories**

3) 2755 Reese Ave
11116602



Detached Single
CLSD - \$1,235,000
Bedrooms: **4+2 bsmt**
Bathrooms: **5 / 1**
Type: **2 Stories**

4) 2716 Noyes St
11245496



Detached Single
CLSD - \$1,310,000
Bedrooms: **5**
Bathrooms: **3 / 1**
Type: **3 Stories**

5) 2119 Pioneer Rd
11340633



Detached Single
CLSD - \$1,379,000
Bedrooms: **4+1 bsmt**
Bathrooms: **4 / 1**
Type: **3 Stories**

6) 1222 Dryden Pl
11284379



Detached Single
CLSD - \$1,545,000
Bedrooms: **4+1 bsmt**
Bathrooms: **4 / 2**
Type: **3 Stories**

7) 708 Lincoln St
11032298



Detached Single
CLSD - \$1,895,000
Bedrooms: **4+1 bsmt**
Bathrooms: **5 / 1**
Type: **2 Stories**

8) 2207 Grant St
10907334



Detached Single
CLSD - \$1,899,000
Bedrooms: **5+1 bsmt**
Bathrooms: **5 / 1**
Type: **3 Stories**

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.
NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

4-18-3. - TAX IMPOSED - For Decision to move forward

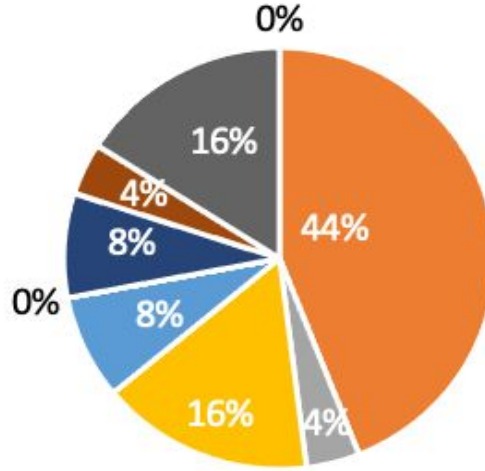
PRESENTLY
\$16,380

Path -> Planning and Development Committee -> Council

- (A) *Amount of Tax.* Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) **fifteen thousand dollars (\$15,000.00)** for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either **fifteen thousand dollars (\$15,000.00)** or **five thousand dollars (\$5,000.00)** for each unit in the structure, whichever amount is more. **The demolition tax will be adjusted annually on January 1st based on the Consumer Price Index.** The tax imposed pursuant to this Subsection shall be in addition to the demolition permit fee established from time to time by the City Council and all other applicable fees and charges. Payment of the tax, unless deferred as provided in Section 4-18-4 of this Chapter, shall be due upon issuance of a demolition permit by the department, and is a condition to the validity of the permit. The City shall have a lien against the property which was the subject of the demolition permit until applicable tax obligations imposed by this Chapter are satisfied. The funds received by the City for the amount imposed pursuant to this Subsection shall be dedicated to achievement of the affordable housing goals and objectives as set forth in Section 4-18-1 of this Chapter. The demolition tax funds received pursuant to the tax imposed by this Chapter shall be deposited directly into the affordable housing fund.
- (A) *Amount of Tax.* Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) **twenty thousand dollars (\$20,000.00)** for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either **twenty thousand dollars (\$20,000.00) + four thousand dollars (\$4000.00) for each additional unit above the first for 2-5 unit buildings or seven thousand five hundred dollars (\$7500.00) for each unit in the structure for buildings above 5 units.** The demolition tax will be adjusted annually on January 1st based on the Consumer Price Index.

Preservation of Building Unit Count (2-4 Flat)

Percent of Total Evanston Deconversions



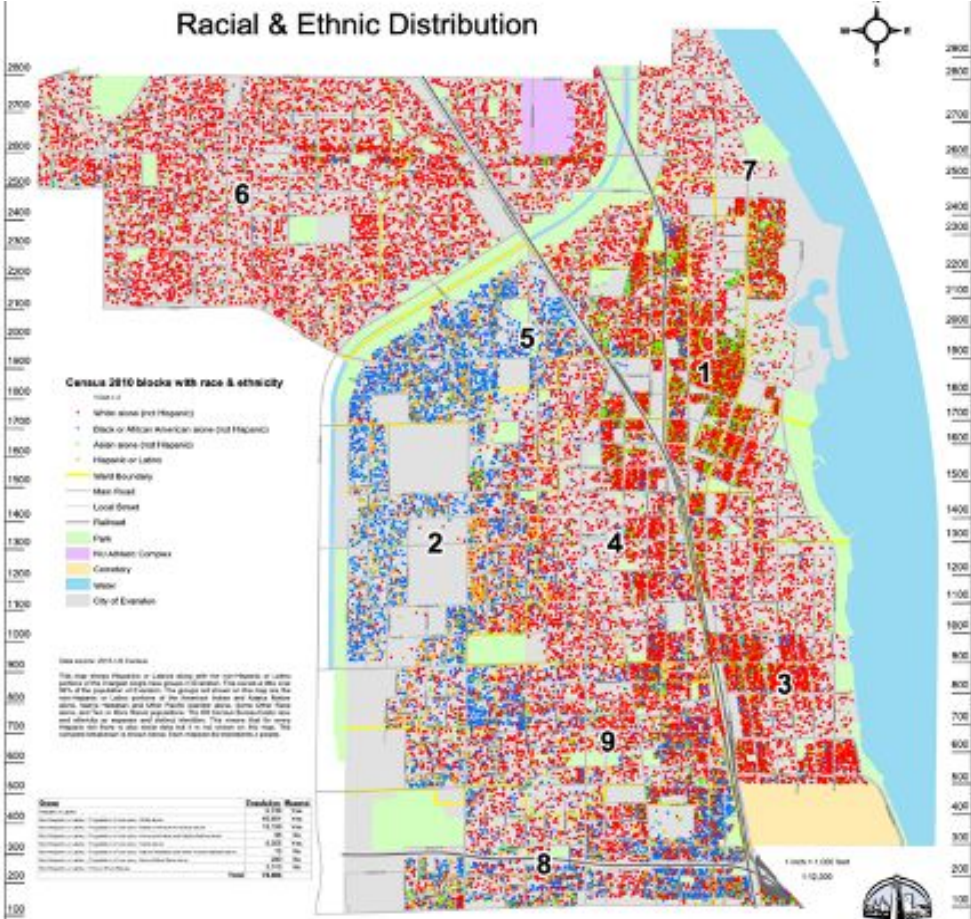
Ward	Percent of Total Deconversions
1st Ward	0%
2nd Ward	44%
3rd Ward	4%
4th Ward	16%
5th Ward	8%
6th Ward	0%
7th Ward	8%
8th Ward	4%
9th Ward	16%

■ 1st Ward ■ 2nd Ward ■ 3rd Ward ■ 4th Ward ■ 5th Ward
■ 6th Ward ■ 7th Ward ■ 8th Ward ■ 9th Ward

- 2nd ward, where 44% of all the deconversions in the last 13 years took place per the FOIA.
- In fact, I live on Florence, and Dewey is the street just west of me. On Florence and Dewey alone, 32% - almost a third – of all of Evanston’s reconversions in this period took place on those two streets. In fact, every single one of the deconversions in the 2nd ward took place in the four blocks between Florence and Dodge.
- The 4th ward was the second most affected by this process. Understanding why the 2nd and the 4th ward were hardest hit, is vital to understanding why taking some action on the issues of deconversions is critical now.

Ward	Percent of Total Deconversions
1st Ward	0%
2nd Ward	44%
3rd Ward	4%
4th Ward	16%
5th Ward	8%
6th Ward	0%
7th Ward	8%
8th Ward	4%
9th Ward	16%

Racial & Ethnic Distribution



Preservation of Building Unit Count (2-4 Flat)

Path -> Zoning Department -> Housing and Community Development or Human Services-> Council

CHAPTER X - MAINTAINING UNIT COUNT (2-4 FLATS)

(Recommending TITLE 4: Building Regulations)

X-Y-1. - PURPOSES. *(Recommending 4-24-1)*

The purpose of this Chapter is to:

(A) Reduce displacement of low-to-moderate-income residential units and housing stock, specifically two- to four-unit buildings that often provide naturally occurring affordable housing units in Evanston.

X-Y-2. PRESERVING THE NUMBER OF UNITS

(A) For any building originally constructed as a multi-unit building with between 2 and 4 units, building permits will only be granted for modifications to the existing structure that maintain the present number of units.

(B) While the unit count has to remain the same, unit configuration does not have to remain the same. For example, a 2 flat with a 3 bedroom and a 2-bedroom unit could be turned into a 4 Bedroom duplex and a 2 bedroom basement unit.