



City of Evanston, Illinois
Application for Neighborhood Stabilization Program – Cook County (NSP)
Submitted August 14, 2009

City of Evanston, Illinois

Application for Neighborhood Stabilization Program – Cook County (NSP)



Jurisdiction: City of Evanston, Illinois by and through its Community Development Department

NSP-CC Contact Person:

Sarah Flax

2100 Ridge Avenue

Evanston, Illinois 60201

Telephone: 847.866.2928 ext 2268

Fax: 847.448.8120

Email: sflax@cityofevanston.org

Jurisdiction web address: www.cityofevanston.org/departments/communitydevelopment/planning

Project Summary

The City of Evanston requests \$4,129,400 in NSP funds from Cook County, Illinois to implement a multi-strategy project to stabilize neighborhoods most negatively impacted by foreclosures, high-risk mortgages and abandoned properties. Project implementation will be focused in census tracts 8092, 8096, 8097 and 8102. These tracts comprise portions of Evanston's west and south sides, and are located in the City's CDBG Target area.

The goals of Evanston's NSP program are to:

- Stem the decline of neighborhoods heavily impacted by the mortgage foreclosure crisis
- Develop affordable rental and ownership units for a variety of household sizes to address the housing needs of households with diverse incomes
- Integrate rental housing for households at or below 50% of AMI with rental and ownership units targeting households between 50 and 120% AMI to stabilize individual blocks.
- Provide added green features in each project beyond the standard energy efficient improvements included in Evanston's Housing Rehab Program Standards

In addition to addressing Cook County and federal priorities for NSP, Evanston's NSP project will achieve goals and objectives of the City's HUD Consolidated Plan, adopted neighborhood plans for West and South Evanston, the Targeted Code Compliance Program, and the Housing Rehab Program.

Eligible activities proposed in Evanston's NSP application are:

- Homeowner Purchase and Rehab
- Rental Purchase and Rehab
- Rental Housing Purchase and Redevelopment
- Green Building, Rehabilitation and Redevelopment

It is anticipated that the requested funding will enable the city to purchase 10-15 properties, with 18 total housing units, for rehabilitation or redevelopment based on their condition. Properties in close proximity to

each other will be prioritized in order to maximize neighborhood impact. Property acquisition will also take into consideration the needs of targeted populations:

- Multi-family properties that offer potential for affordable units as well as units for households between 80 and 120% of AMI to diversify incomes
- Single-family detached housing for ownership by households between 70-120% of AMI
- Units appropriate for rehabilitation to be accessible or adaptable for persons with disabilities and seniors with limited mobility
- Homeless families and individuals
- 2-3 bedroom rental units suitable for families with children, a target of Evanston's Homelessness Prevention and Rapid Re-Housing Program; Evanston is receiving approximately \$800,000 through that program.

The City of Evanston has over 30 years of experience rehabilitating single- and multi-family properties through its CDBG-funded Housing Rehab program. It also works with CHDOs and for-profit developers to produce and manage affordable housing, and non-profits that provide housing for persons with special needs using HOME funds. Assistance with the sale of rehabbed properties, rental management, and the provision of any needed support services will be handled through partnerships. The City is confident of its capacity to implement the proposed NSP plan within the required timeframe of having all funds committed at the property level within 18 months and expended within 48 months of Cook County plan approval.

Category 1: Threshold Requirements

A. Summary Page

The Cook County NSP Application Summary Page, Detailed Project Sheets are located in the Appendix, Tab 1. The Cook County NSP General Application is located in the Appendix, Tab 3.

B. Signed Certification

Signed Certifications are located in the Appendix, Tab 2

C. Signed Grant Acknowledgement

The Signed Grant Acknowledgment is located in the Appendix, Tab 2

D. Complete County Required Certifications

Signed Certifications are located in the Appendix, Tab 2

Category 2: Capacity and Experience of the Applicant

A. Previous Projects

The City of Evanston has over 30 years of experience in housing rehab and development. The chart below summarizes the projects completed within the last two years. Financing mechanisms are provided through the First Time Homebuyers and Downpayment Assistance programs, and rehabilitation through the CDBG-funded Housing Rehab program and HOME-funded rehab projects. The City has managed the demolition of two single-family properties and provided housing counseling for 45 purchasers of HOME assisted properties, First Time Homebuyers and Downpayment Assistance program participants. A list of recently completed projects is located in the Appendix, Tab 3.

City of Evanston Experience within the last 24 months	
Activity	# of Units
Financing mechanisms	20
Acquisition and disposition	0
Rehabilitation	65
Demolition	2
Redevelopment	0
Housing Counseling	45

B. Experience with CDBG, Home and/or other federal and state grants

The City of Evanston has the capacity to implement its proposed NSP project in the required timeframes as demonstrated by the City's experience in federal fund management, housing rehab, neighborhood planning, and community involvement.

The City of Evanston has been a Community Development Block Grant (CDBG) entitlement community since that program's inception in 1974. Compliance with all federal cross-cutting requirements,

sub-recipients monitoring, data management and reporting, and fund accounting are managed by the City's Departments of Community Development and Finance through a close working relationship. The City receives approximately \$2.5 million in formula funding annually through its Community Development Block Grant, HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) programs to implement a complex array of more than 50 different programs and projects.

Through its CDBG-funded housing programs, Evanston has improved over 750 units of single-family and multi-family housing for income-eligible households. The City has used HOME funds to develop over 270 units of affordable housing in partnership with CHDO's and private developers, 11 rental projects with 232 total units and 15 ownership projects with 41 units. Evanston's Affordable Housing Fund, financed with revenues generated from demolition fees and developer fees in lieu of on-site affordable housing in

planned developments, has been used in conjunction with HOME funds to provide \$205,000 in forgivable loans since 2008 to help ten families purchase homes through our Downpayment Assistance Program. In addition, the First Time Homebuyers Program, managed and administered by the City of Evanston for the Evanston Housing Corporation, is a partnership with local lenders that provides affordable purchase mortgage financing. That program has enabled 107 households to purchase their first home. CDBG and HOME funds have funded housing and facilities for special needs projects including Over the Rainbow's 33-unit fully accessible Hill Arboretum Apartments for persons with physical disabilities.

Citizen engagement and public participation outreach are hallmarks of the City of Evanston's comprehensive and neighborhood planning processes. Since 1995, the City has paired with community members on neighborhood planning initiatives in South and West Evanston. The neighborhood plans which resulted from these efforts address the persistent gaps between the housing and economic conditions there and elsewhere in the City, as well as issues unique to each area. Ongoing outreach and cooperation with community groups in both locations continue to this day, which provides ready vehicles for NSP's desired community transparency and involvement.

C. City of Evanston Team Member Experience

The City of Evanston staff has the breadth and depth of experience to successfully manage the complexities of the dual rehabilitation and redevelopment strategies for which funding is requested. The City's experience with housing rehabilitation, federal grant management and community engagement through its neighborhood planning initiatives provides the requisite knowledge and skills to successfully manage the proposed NSP activities.

Wally Bobkiewicz, City Manager

Mr. Bobkiewicz has experience in housing, community and economic development, as well as substantial experience in development finance. Prior to coming to Evanston, Mr. Bobkiewicz worked as City Manager in several California communities.

Dennis Marino - Interim Community Development Director

As Interim Community Development Director, Mr. Marino provides leadership and management oversight for the department's three divisions: Building and Zoning, Property Standards and Housing Rehabilitation, and Planning. Prior to working for Evanston, Mr. Marino served as Executive Director of the Woodstock Institute, a Chicago-based program, policy and advocacy non-profit that works to promote community reinvestment and economic development in lower-income and minority communities, and as Director of Economic Development and Training at the Hull House Association. Mr. Marino has 30 years of experience in neighborhood revitalization efforts.

Sarah Flax - CDBG Administrator, Planning Division

Sarah will be the City's NSP Project Coordinator and have responsibility for overall project management and reporting. Ms. Flax has been responsible for administering the City's CDBG program since 2006 and has prior program and capital grant management experience as Development Director of one of Evanston's largest social services agency. She will be responsible for overall project management and reporting and will ensure that the NSP project goals are accomplished and the timeline is maintained.

Susan Guderley - Interim Assistant Director, Planning Division & Neighborhood Planner

Susan will be responsible for ensuring that properties acquired and rehabbed or redeveloped through NSP address housing needs identified through neighborhood planning work and that neighbors are apprised of

project plans as appropriate. She served as project manager for the West Evanston Master Planning process and provided staff support for Southeast Evanston planning efforts.

Donna Spicuzza - Housing Planner, Planning Division

Donna oversees the City's HOME program. Ms. Spicuzza will have responsibility for qualifying and working with NSP beneficiaries, coordinating home ownership counseling and working with lenders on ownership financing. She will monitor income qualification, determine affordable rent rates based on HOME standards and ensure that affordability periods are enforced. She has over 20 years experience in affordable housing and has worked for Neighborhood Housing Services of Chicago and the Federal Home Loan Bank of Chicago.

Jeff Murphy - Assistant Director, Housing Rehabilitation & Property Standards

Jeff will be responsible for identifying properties for acquisition, demolition, rehab or redevelopment. Mr. Murphy enforces Evanston's Vacant Building Ordinance, ensuring that vacant and foreclosed properties are maintained in compliance with City code, and has first-hand knowledge of many Evanston properties that are vacant, in pre-foreclosure or foreclosure.

Raye Janousek - Senior Accountant

Raye is responsible for financial management of the City's CDBG, HOME and ESG programs, and is experienced in fund accounting. She will determine the chart of accounts for NSP funds and ensure that expenditures are appropriately assigned to specific projects, as well as reconcile NSP accounts in the City's accounting system. Ms. Janousek is part of the City's audit team and coordinates work on the federally required Single Audit.

D. Rental management Experience

While the City of Evanston does not typically own and manage rental property, we work with experienced private partners, including non-profits, that own and manage City-assisted affordable housing properties. All partners have experience with income restrictions and detailed reporting requirements of federal or state programs, as well as experience working with the City's Building and Property Standards divisions to ensure their properties are rehabbed and maintained in compliance with building and property standard codes.

E. Team's Familiarity with Rehab Standards

The City of Evanston requires all rehabilitation projects to achieve HUD and City standards. The City prioritizes measures to improve energy efficiency and environmental sustainability and is committed to doing everything possible to expand energy efficiency and environmental sustainability in all units we rehabilitate. Reducing long-term operating costs to the end-user is an economic imperative of affordable housing. The dramatic increase of utility costs proves challenging for residents of affordable housing, so particular care has been taken to incorporate technologies that maximize energy efficiency and reduce long-term reliance on conventional utilities. All moderate rehabilitations or energy retrofits already use Energy Star rated products and appliances.

The City of Evanston adopted the International Energy Conservation Code 2003 (IECC). All new buildings must adhere to these standards, which are in line with the United States Green Building Council's (USGBC) LEED standards. The City is in the process of developing its own Green Building Ordinance which, if passed, will require all new construction with over 10,000 square feet to achieve LEED Silver Certification standards.

The City of Evanston's Rehabilitation Standards for its CDBG funded Housing Rehabilitation program specifies energy efficient furnaces, water heaters, and windows in all projects. Additional energy efficient and sustainable features are included where possible based on the project scope and budget. A copy of the Evanston Housing Rehabilitation Standards may be found in the Appendix, Tab 4

The City of Evanston will ensure that all NSP-funded projects achieve or exceed Cook County housing standards as defined in the NSP Application.

Category 3: Areas of Greatest Need

A. Eligible Census Tract Group

The City of Evanston's target geography for the Neighborhood Stabilization Program–Cook County consists of four census tracts, 8092, 8096, 8097, and 8102, identified as Areas of Greatest Need based on their foreclosure and vacancy scores.

Need for stabilization

The City of Evanston is located in north suburban Cook County in northeastern Illinois and covers an area of approximately eight square miles. It is located twelve miles north of downtown Chicago and shares a common border with the City of Chicago along Howard Street. It is the most highly populated municipality among 20 nearby north suburbs, with over 74,000 people and about 33,000 units of housing. It is also the most racially and economically varied of its suburban neighbors and offers diverse housing stock. While at least 75% of housing in nearby suburbs is owner-occupied, Evanston has always filled a rental niche in the north suburban area, with 52.7% of its housing owner-occupied and 47.3% renter-occupied.

New and long-time residents choose to make Evanston their home because of its many assets. These include its high quality school system, its proximity to downtown Chicago, its lakefront, its diversity, its sense of community, the presence of Northwestern University, numerous public transit options, and the recent revitalization of its downtown. However, the City has been severely impacted by the rise in foreclosures and vacated property over the last three years, threatening the safety and stability of areas in which the properties are concentrated. The Woodstock Institute reported there were 267 foreclosure filings in 2008 in Evanston. The first quarter of 2009 saw 83 foreclosure filings, compared to 62 in the first quarter of 2008, indicating the problem is growing worse. While foreclosures have recently occurred in every ward in the City, the bulk of foreclosures have been concentrated in a few tracts that are home to Evanston's lowest income population.

The growing number of foreclosures has led to a rise in the number of vacant buildings, as lenders struggle with the increasing inventory of Real Estate Owned properties (REOs). In addition to being potentially dangerous, vacant properties negatively impact surrounding property values. The City of Evanston enacted a Vacant Building Ordinance in 2003 which gives the City authority to require owners of vacant properties to comply with inspection, maintenance and registration requirements. Property Standards staff ensures that buildings are boarded if needed. Post office data indicates there are 1,737 vacant residential delivery addresses. The City maintains a list of buildings that have been vacant for a period of time and/or are potential problems in order to help reduce associated issues such as unsightly exterior appearances, squatting, and illegal activities. Currently 124 buildings are being monitored by City staff, 70 of which are located in tract 8092. Vacant condominium units are not visible from the street, and though they make up

the bulk of foreclosures in south Evanston, only 8 units are being monitored in tract 8102. Forty-nine of the buildings are officially registered as vacant, 20 of which are in tract 8092.

Census tract 8092 in west Evanston has experienced the highest percentage of foreclosure starts in the entire city over the last two years. Data from policymap.com indicate that foreclosure has been initiated on 18.75% of all mortgages in this tract. Located on the west side of Evanston in the Fifth Ward, tract 8092 has 46.5% owner-occupied units and 53.5% renter occupied units per the 2000 Census. Its rental housing differs from traditional rental buildings throughout the City. There are few mid-size and no large multi-family rental buildings. Many are smaller, frame buildings with one, two or three units that were converted from single family structures.

According to data from policymap.com, as of March 2009, over 11% of the residential units in tract 8092 were vacant, the highest percentage of any area in the City of Evanston. As further evidence of the impact foreclosures have had on this neighborhood, of the 70 REOs in 2008, 52 or 57.8% were located in tract 8092.

Census tract 8102, with 2,640 occupied housing units in the 2000 census, is located in south Evanston in the Eighth Ward and is the second area of focus. Its housing characteristics and stabilization needs differ from those in 8092, as its housing is predominantly multi-family, with many vintage, large courtyard buildings as well as three to six flats. A greater majority of its units are renter-occupied, at 56.5%, with 43.5% owner-occupied. It is affected by the oversupply of condominium units on the market in Evanston and the number of condominium owners facing foreclosure.

As of March, 2009, 6% of all residential units in Census tract 8102 were vacant. From January 2008, to May 31, 2009, there have been almost 50 REO properties in the tract, and over 40 foreclosure filings. The number of foreclosures in this area threatens the stability of large condominium properties as well as the revitalization effects that redevelopment started to bring to this area.

Census tracts 8096 and 8097 have been included in this application because, while they have been more stable than 8092 and 8102, both are showing signs of increased instability. In tract 8096, a high poverty rate of 18.3%, high housing cost burden for owner-occupied (19.83%) and renter-occupied (24.72%) households, and a relatively high foreclosure rate of 12.67% are combining to create destabilized market conditions that approach those in tract 8092. While the median income of residents in tract 8096 is low, at \$43,961, the median owner-occupied house value is much higher than the other census tracts targeted in our NSP program, at \$188,000.

Census tract 8097 appears to be more stable than the other three tracts, however there is growing concern that destabilization is accelerating in this area of west Evanston. Although it has a higher median income of \$54,286 and a relatively low poverty rate of 6.48%, tract 8097 is being affected by the continued increase in unemployment. With a higher than average rate of owner-occupied households that are housing cost burdened (9.97%), blighting influences are evident in a series of clusters of foreclosed properties and REOs in this tract that, if unaddressed, could create a ripple of destabilization through the census tract.

The residential condominium boom of the last eight years has impacted all areas of Evanston through property appreciation, but tract 8102 was more directly affected. The City has seen 38 new multi-unit residential developments built or under construction since 2000, creating over 2,300 new ownership units and about new 400 rental units. The new developments helped fuel increased interest in Evanston among

both developers and homebuyers, stimulating condominium conversions to supplement the new condominium supply. Of the 60 condominium conversion projects affecting over 800 units in Evanston since 2000, 61% were located in tract 8102, where over 500 rental units were converted to for-sale condominium units.

At the start of the condominium boom, many of the converted buildings were problem properties where owners did not properly screen tenants, make timely repairs, or manage tenant problems. Building improvements and the change to owner-occupancy brought stability and increased resident involvement to the neighborhood. Condominium conversions in 8102 provided opportunities for many low and moderate income renter households to become home-owners for the first time. As the condo boom continued, apartment building owners saw the opportunity to sell for higher prices. Condominium conversions proved more lucrative than maintaining buildings as rental operations, and appraisals supported the higher purchase prices for potential condominium conversions.

When the housing market started to weaken, many of new buyers along with developers felt the brunt of the downturn. Owners who financed with adjustable rate mortgages saw their monthly housing costs increase as interest rates rose while incomes remained stagnant. Utility costs increased. Often, homeowner assessment fees increased from initial developer projections as condominium buildings started operating. Many condo owners who defaulted on their mortgage loans remained in their units but stopped paying the homeowners' assessment, creating additional financial stress on building operating budgets and affecting other unit owners. Owners who wanted to sell or refinance their units because of high mortgage payments found few buyers due to a glut of condominium units on the market and lower market values, which could find them owing more than the value of the units.

Units went unsold as changes in the mortgage industry made it harder for buyers to qualify for mortgage financing, and economic predictions or individual job losses kept potential buyers from investing in housing. Unsold units created economic problems for developers who did not anticipate long-term carrying costs and who had to pay assessments for unoccupied units. Developers of troubled condo conversions went into foreclosure, sometimes with half or less of their units sold.

MLS data from June 2009 showed 357 active condominium listings in Evanston, with 75 in south Evanston. Only four condominiums sold in south Evanston in 2009 to date, with an average marketing time of 119 days and a median price of \$165,000. There are eight pending sales in this area, with an average marketing time of 271 days.

The destabilizing effects of the over-supply of condominium units and the increasing number of vacant, foreclosed properties and units in the target areas are compounded by a tightened credit market for potential purchasers or owners wishing to refinance.

B. Populations to be served

By using NSP funds requested in the proposed census tracts, the City of Evanston will serve portions of our population that are generally underserved in terms of housing. Citizens with disabilities, minority populations and populations that are struggling with high housing cost burdens will be targeted in this NSP grant. The targeted census tracts have the highest concentration of minorities, as well as the highest percentages of low- and moderate-income residents in the city. On average, in the targeted geography, over 13% of the population lives in poverty. The City of Evanston will use NSP funds to improve housing for these vulnerable groups.

C. Proximity of project to major thoroughfares and transit accessibility

Dodge Avenue, a major thoroughfare, runs north-south through the center of census tracts 8092, 8096 and 8097, and McCormick Boulevard, another major thoroughfare, flanks their western edge, and that of the City of Evanston. Dempster, Main, and Church Streets are the major east-west corridors that connect these tracts to Downtown Evanston to the east and to Skokie and other suburbs to the west.

Census tract 8102 is served by two major east-west arteries, Oakton Street and Howard Street. The major north-south route in this census tract is Ridge Avenue, which is like a spine running through the entire City of Evanston.

Transit accessibility

The City of Evanston is fortunate to be well served by CTA, Metra and Pace transit services, giving residents and workers an option to driving both within our City and to other communities in the Metro Chicago region.

Census Tract 8102 (South Evanston) is currently served by two CTA rapid transit stations, located at Howard Street and South Boulevard. Both stations are within a ½-mile walking distance of the eastern half of this census tract. The City is currently studying the feasibility of locating a third CTA station along the Yellow Line on this census tract's western border.

The Howard CTA Transit station provides service to Chicago (via the Red Line and Purple Line Express trains), the Village of Skokie (via the Yellow Line), and the Village of Wilmette via the Purple Line. This station was rebuilt in 2007 to be fully ADA compliant and to provide more convenient access to the adjacent bus terminal. There, commuters can connect with eight CTA bus routes (22, 147, 151, 201, N201, 205, 206) and three Pace suburban bus routes (215, 290, 422). Bus and rapid transit routes from the Howard station serve regional employment centers in Skokie (Westfield-Old Orchard Shopping Center, Rush Medical, and Cook County Courthouse), Lincolnwood (Lincolnwood Town Center), Chicago (Loyola University, North Michigan Avenue, the Loop) and Glenview/Northbrook (Northbrook Court). Census Tract 8102 is also within ½-mile of the Rogers Park Metra UP North commuter rail station. Metra commuter rail also provides service to Chicago, as well as to North Shore communities between Evanston and Kenosha, Wisconsin.

Census Tracts 8092, 8096, and 8097 (West Evanston) are ½-mile west of downtown Evanston where the CTA Purple Line rapid transit and Metra UP North commuter rail stations are located. While these stations are separate facilities, they are situated together in the same block. CTA Purple Line provides access to Chicago and the Village of Wilmette. Within this same downtown location, bus service is provided by three CTA bus and 3 Pace suburban bus routes. These bus routes serve employment centers in Chicago neighborhoods and the Loop, Skokie (Westfield-Old Orchard shopping center, Cook County Court House), Des Plaines, Woodfield Mall, Northbrook Court Mall, and O'Hare Airport.

The City of Evanston recently adopted its Multi-Modal Transportation Plan (MMTP). The plan provides individual, yet integrated, modal plans, policies and programs for transit, pedestrians, bicycles, parking and roadways. MMTP will also be used to formulate a long-range capital plan with funding strategies that will serve as a blueprint for future investments in the City's transportation system. The MMTP finds that bus routes serving arterial corridors in West (93, 205, 206) and South (97, 201, 206) Evanston are heavily used and recommends that basic amenities at all bus stops be improved.

D. Elimination of Blight

By purchasing foreclosed and vacant properties in these targeted areas, Evanston will reverse the growing trend of vacancies and remove blighting influences from these vulnerable neighborhoods. The City of Evanston is spending increasing resources to board up vacant and foreclosed properties, maintain properties to City code and expand police patrols to reduce problems like fly dumping, squatting and illegal activities for which vacant properties are a magnet. Using NSP funds to purchase and rehab these properties not only will provide much needed affordable housing, it will help control the strain on City resources and enable us to better address the full range of needs of our citizens.

Category 4: Project Feasibility

A. Level of Purchase Discount

The City will acquire foreclosed or abandoned properties at a minimum of 1% below appraised value, and will attempt to purchase at 5% to 10% below the appraised value. Appraised values have been declining due to the downturn in the housing market, as well as low-priced REOs and short sales that have been flooding the market that affect comparables used in appraisals.

We anticipate the cost to purchase single family homes for home ownership will range between \$180,000 and \$200,000 depending on their condition for an average price of \$200,000, as shown in the example in the Appendix, Tab 5. The example property shows an average development cost of \$306,600, based on an acquisition price of \$200,000, which represents 65% of the development cost. Average rehab costs, including 25% contractor overhead and profit, site improvements, and a 10% construction contingency, total \$67,250, or 22% of the development cost. Soft costs of \$9,070 represent about 3% of overall costs. The developer fee of \$30,280 is 11% of development costs without the developer fee. An average purchase price of \$150,000 for the end buyer results in a 41% discount off the development cost, representing a 49% adjustment.

B. Rents within HOME Limits

The anticipated rents for very low income (<50% AMI) are below the Low HOME limits, as indicated in the Detailed Rental Property Budget located in the Appendix, Tab 5. The rents for one-bedroom units, plus an allowance for tenant-paid utilities, are \$665, below the VLI limit of \$706. Rents plus utility allowances for two-bedroom units are \$750, below the VLI limit of \$848. Rents plus utility allowances for three-bedroom units are \$845, below the VLI limit of \$980. Other rents will be below the HOME maximum allowable rents.

C. Long Term affordability/cost reduction

All properties acquired and/or assisted with NSP funds will have 15 year affordability requirements. For rental properties, the affordability requirements will be enforced through an Affordable Housing Restrictions on the property which specifies the income and rent restrictions.

For ownership properties, buyers of the homes will be required to execute a junior mortgage for a portion of the NSP subsidy funding, which will be subject to recapture and to shared appreciation restrictions for 15 years. The subsidy will be forgiven over the 15 year affordability period at a rate of 1/180th a month if the purchaser remains the owner-occupant. If the owner transfers the property or is no longer an owner-occupant, the balance of the subsidy (the unforgiven portion) must be repaid along with any shared appreciation due. The net sale proceeds above 5% appreciation accrued annually will be shared in even

proportion by the owner and Cook County. These recaptured funds will be returned to the Cook County NSP fund.

The amount subject to recapture will be determined based on an appraisal but is expected to be at least \$50,000. The remainder of the NSP funds invested will be considered a grant, so that the total liens on the property do not exceed 95% of the appraised value.. For example, a development costing \$306,600 that sold for \$150,000 and paid off the \$10,000 City loan would have a development subsidy of \$146,600. If the property appraised at \$220,000, the amount subject to recapture would be 95% of the difference between the appraised value and the purchase price, or \$66,500. The City will work with mortgage lenders who will agree to provide purchase financing to borrowers with these soft second mortgages.

D. Commitments and Letters of Support

Please see the Appendix, Tab 6 for commitments and letters of interest.

E. Minimizing Displacement of Residents

The City does not plan to purchase any units that are occupied, so there will not be any displacement. Therefore, we did not complete Appendix L, Displacement of Property Occupants. However, if the City determines that purchasing an occupied unit provides the greatest benefit to revitalizing a specific area, the City will follow Uniform Relocation Act guidelines, including the proper notices, assistance with finding replacement housing, payment of relocation expenses if applicable, and replacement housing subsidy if applicable.

Category 5: Readiness to Proceed

The City of Evanston is ready to proceed with its proposed NSP program immediately following notification of receipt of funding. The City has been tracking and monitoring foreclosed and abandoned properties and could begin purchase negotiations within a month of approval.

Property Acquisition

Evanston's NSP project is targeting the acquisition of total 18 units of abandoned or foreclosed housing, anticipated to be a mix of single-family homes and small multi-family buildings, in west and south Evanston neighborhoods in census tracts 8092, 8096, 8097 and 8102. Evanston is monitoring potential properties using the Illinois Foreclosure Listing Service (ILFLS) but does not plan to commit to specific properties until funds are made available. Currently there are over 350 Evanston properties that are in pre-foreclosure, owned by lenders or vacant. Most of these are 1-4 unit properties located in the targeted census tracts. Property inspections, water shut offs, and area inspections provide additional sources of information. Property Standards staff investigates complaints about poor maintenance and other property standards violations from citizens and aldermen, and works closely with the Evanston Police Community Strategies division to identify problem properties and address the causes of those problems. Information gathered "in the field" about property conditions is combined with ILFLS foreclosure and pre-foreclosure data. Staff also uses the Cook County Recorder of Deeds website to research ownership history. The City's Vacant Building Registry contains information about owners and property managers for over 130 individual properties. Staff also conducts field inspections of properties and records contact information of realtors handling properties. Collectively these sources of information on foreclosed and abandoned properties position the City to acquire appropriate properties for rehab or demolition and redevelopment as proposed in this application.

Rehabilitation of Abandoned and/or Foreclosed Homes and Residential Properties

Our Housing Rehabilitation division will evaluate the condition of properties acquired for rehab using standards from our Housing Rehab program. This includes evaluation of lead paint hazards and required remediation. If the City undertakes the rehab, the Rehab Specialist will determine the scope of work, handle contractor selection and oversee all construction. All units will be rehabbed to meet or exceed Cook county Rehabilitation Standards and will incorporate green building features including Energy Star appliances wherever possible. All work will be inspected by the City's Building inspectors for compliance with City code.

Redevelopment of Demolished or Vacant Properties

Properties may be acquired for redevelopment by the City of Evanston to provide rental and homeownership housing. Redevelopment of properties acquired through NSP can help address multiple goals of the West Evanston Master Plan if aggregated with other parcels in mixed use development in the Church-Dodge neighborhood in conjunction with TIF funds, or for town homes or larger multi-family developments that are also part of that plan. One of the goals is to develop stable, mixed-income neighborhoods by developing housing units for households between 80 and 120% AMI in some of Evanston's lowest-income neighborhoods. This would most likely be accomplished with small multi-family or town home developments with rental units for households at or below 50% AMI and ownership units for households between 80 and 120% AMI. The Master Plan also identifies the need to attract new, mixed-use development to create employment opportunities, as well as needed retail and services. Redevelopment projects, as new construction, offer opportunities to build accessible and adaptable housing units for persons with disabilities and low-income seniors, priorities for Evanston that may be difficult to accomplish in rehab projects because of the nature of available properties.

Green Building Program

Green building elements will be in all rehabilitations, but will vary depending on the condition of the property acquired and the nature of the rehab. In addition to addressing all code violations, all major mechanical systems will be assessed to determine their functionality and energy efficiency, and repaired or replaced as necessary. Windows and roofs will be repaired or replaced as necessary with Energy Star products and new appliances such as furnaces and water heaters will be Energy-Star. Finishes will be designed to be long lasting and easy to maintain; paints will be low or no-VOCs. Lead based paint hazards will be remediated to the standards required for federally funded residential programs. Please see the Appendix, Tab 9 for the completed Green Building, Rehab and Redevelopment Request for Funding Form

Property Management

Immediately following purchase, all properties will be secured and maintained by Property Standards division staff. The City will evaluate the extent of the rehab and determine whether to undertake the rehab internally or select a developer. Property Standards will continue to monitor and secure properties prior to rehab or redevelopment.

For Sale Projects: The capacity to market and manage properties until sale will be a criterion in the selection of developers, as such properties will be maintained by the developer prior to their sale to income-eligible buyers. Additional consideration will be made based on their ability to manage scattered site properties. Rehab or redevelopment will be timed based on market conditions to minimize the likelihood of extended time on the market. The City will work with the County to expand the pool of educated and ready buyers to ensure that households will be identified for specific units prior to rehab or construction. This should ensure that all properties are occupied within three months of completing construction.

For Rent Projects: The capacity to manage rental property over the long term and the ability to income qualify tenants and comply with income and rent conditions will be criteria in the selection of developers of rental properties. The City's experience with HOME-assisted rental projects demonstrates our capacity to select and monitor appropriate partners. We will assess property managers' overall experience managing multiple properties and with tenant selection processes. Technical assistance, resources and training will be provided as needed. Property Standards inspectors will work with the Housing Planner to ensure that all health and safety standards are maintained.

Because most of the properties will be smaller, one to four unit buildings, community amenities will probably not be provided, unless a larger redevelopment occurs in conjunction with an NSP purchased property. Individual amenities will include washers and dryers, and finished outdoor space.

Leveraged Financing Sources

In order to expedite the elimination of foreclosed properties and avoid delays involved in securing multi-layered financing, the bulk of the financing for these programs will be Cook County NSP funds. However, we anticipate that the selected developers may request additional assistance through the City of Evanston's HOME funds or its Affordable Housing Fund, which must be approved by the City Council. City funding is not committed until a specific property is identified and an application, including a development budget and marketing plan, is submitted.

Project Timeline

The City of Evanston is ready to proceed immediately with its NSP project upon receiving approval from Cook County. Due to the nature of a scattered site project, several activities will be underway simultaneously. A specific timeline will be developed for each property in the program. A variety of factors will influence timetables for individual projects. Properties the City undertakes to rehab directly will generally be completed more rapidly than those completed through developers because the latter will require time for an RFP/developer selection process.

General timeframes for completing individual activities are outlined below. Please Refer to the Appendix, Tab 7 for a general graphic timeline.

Acquisition: Properties would be acquired beginning in November 2009. We anticipate completing all acquisition by September 2010, within the 18 month timeframe by which funds must be committed to the property level.

Rehabilitation: The City's goal is to return properties to productive use as quickly as feasible. Taking into consideration variables such as weather relative to outdoor work such as tuck pointing and roof replacement, the following timeframes are anticipated:

- Minor rehabilitation projects will generally be completed within six months of acquisition in order to return properties expeditiously to productive use.
- Substantial, or "gut rehab," projects will generally be completed within fifteen months of acquisition.

Redevelopment: NSP funds requested for Redevelopment are for property acquisition, and will be expended within the first year of our NSP program. Redevelopment of vacant or demolished properties will

be completed within two years of acquisition. This allows for improvement in the market while ensuring project completion and the addition of needed affordable housing on a timely basis.

Category 6: Financial Feasibility

A. Effective Dates of Funds Commitment and Expenditure

Assuming the City of Evanston is awarded Cook County NSP1 funding by October 2009, the City's project timeline anticipates fund commitment and expenditures by activity as follows:

- **Property Acquisition** – Staff will be ready to commit funds for this purpose as early as November 2009. All acquisitions are expected to be completed by September 2010.
- **Property Rehabilitation** – Commitment of these funds will be timed to follow Property Acquisition. All Rehabilitation and Green Building Rehab expenditures are anticipated to be completed by March 2012.
- **Redevelopment** – This component will have the longest timeline. NSP funding applied to this activity will be expended on property acquisition, therefore expended significantly before the required deadline. Redevelopment, which will be accomplished using non-NSP monies, will also likely be completed by August 2013, dependent on market conditions.

B. Feasibility of Project (sources and uses)

The Sources and Uses statements for the Homeowner Purchase and Rehab Program and the Rental Purchase and Rehab Program are attached in the Appendix, Tab 5.

C. Evidence of other financial commitments

The programs were designed primarily to use NSP funding in order to reduce the time needed to arrange financing and be able to make an impact in the neighborhoods as quickly as possible. However, once a specific property is identified and acquired with NSP funds, we will request City assistance of \$10,000 per property, either through the HOME program or the City's Affordable Housing Fund.

D. Organization's Financial Status

The City of Evanston has the financial capacity and staff resources to successfully implement its proposed NSP scattered site program. The City's approved budget for fiscal year 2009/10 is available online at http://www.cityofevanston.org/departments/finance/pdf/FY10Adopted_Budget-Final.pdf

Evanston received over \$6 million in federal funds through the Community Development Block Grant, HOME Investment Partnerships, Emergency Shelter Grant, Environmental Protection Agency and other programs in fiscal year 2008. Details may be found in the City's A-133 audit which may be viewed online at <http://www.cityofevanston.org/departments/finance/pdf/fy08-single-audit.pdf>

Evanston has been recognized by the Government Finance Officers Association with the Distinguished budget Presentation Award for the 2008/09 fiscal year and the Certificate of Achievement for Excellence in Financial Reporting for fiscal year 2007/08. The City's Comprehensive Annual Financial Report, available online at http://www.cityofevanston.org/departments/finance/pdf/2008_annual_report.pdf

Category 7: Municipal and Community Participation

A. Regional collaboration with neighboring communities

The City of Evanston consults and considers State, regional and local planning efforts when formulating its own planning policies and priorities. The City's Comprehensive General Plan incorporates regional population forecasts developed by the Northeastern Illinois Planning Commission (now Chicago Metropolitan Agency for Planning or CMAP). While acknowledging the challenges of being a land-locked inner ring suburb, particularly during a previous period of rapid suburban and Greenfield development, Evanston's Comprehensive General Plan exemplifies and advocates for the efficiencies and social benefits of utilizing existing infrastructure, reliance upon regional mass transit and consideration of linkages between housing and employment centers. Further, the Plan calls for encouraging alternatives to automobile travel by including consideration of bike travel and more traditional pedestrian-oriented supportive elements such as adequate sidewalks, gridded street systems and access to public transit.

The City's housing and community development activities, including the preparation of this application for NSP2 funding, are also consultative. The City's 2005-2009 HUD Consolidated Plan acknowledges the results of the Illinois Housing Development Authority (IHDA) study conducted pursuant to the Affordable Housing Planning and Appeal Act (Public Act 93-595, as amended by Public Act 93-678). IHDA developed a methodology to assess the percent of affordable housing in 1,287 Illinois municipalities and 102 counties based on 2000 Census data. Jurisdictions that did not have 10% affordable housing according to IHDA's methodology are considered non-exempt from the Act and must develop an affordable housing plan.

IHDA's study found that 25.9% of Evanston's housing stock was affordable in 2000. Nevertheless, the City recognizes the need to maintain, and possibly grow, its housing opportunities. Goal 2 of the City's Strategic Plan (adopted March 27, 2006) is "Create policies and programs that result in a well-maintained diverse housing stock throughout the City of Evanston". The City works to implement this strategic goal by a variety of policies, programs and initiatives. Through its neighborhood planning and community development activities, the City makes continuing efforts to maintain and enhance its supply of affordable units. This is extremely challenging in light of its limited supply of and high cost for land - which are directly related to housing costs. With the assistance of Business People for the Public Interest (BPPI), the Evanston Housing Commission studied the need for affordable housing in Evanston and advanced the concept of an inclusionary housing policy that requires planned developments to include a percentage of affordable units and is currently working with the Evanston Affordable Housing Task Force to develop a strategic plan for increasing its supply of affordable housing units.

Evanston also regularly cooperates with neighboring governments to address shared planning and transportation issues. The City of Evanston paired with the City of Chicago to renovate the streetscape along the Howard Street commercial corridor, its shared border. In 1999, the two cities jointly funded a series of community work shops to envision an updated design concept, landscaping and needed pedestrian amenities for a reinvigorated streetscape. Both cities later shared the \$3 million cost to engineer and construct the streetscape design, which was completed in 2001. The improved streetscape, together with the subsequent formation of the Howard-Ridge Tax Increment (TIF) District, continue to advance the City's and neighborhood's efforts to improve the Howard Street commercial district.

In 2004, the City of Evanston and the Village of Skokie jointly applied for and received a \$150,000 RTA technical assistance grant to study the feasibility of constructing an additional station or stations along the

CTA Yellow Line. This line passes through southern Evanston, but currently does not serve it at all. The study found that there was sufficient market demand, both within and outside of Evanston, to justify further analysis of potential station locations. Three potential station locations, at Ridge, Asbury and Dodge Avenues, were identified. All of them would expand public transit access to the western half of Census Tract of 8102. Later this year, the City intends to conduct a subsequent study of these locations and their suitability for a station location. Concurrently, Evanston monitors and supports the CTA's Yellow Line Extension Alternatives Analysis Study of the extension of the Yellow Line from its existing north terminal at Dempster Avenue to a new terminal near Old Orchard Road, together with improved bus-to-rail connections for various CTA and Pace bus routes.

B. Neighborhood Concerns

The recent foreclosure crisis threatens to undo the hard won successes of neighborhood planning efforts in West and South Evanston. In both communities, the city has sponsored citizen-focused efforts aimed at bringing neighborhood revitalization and economic recovery to areas of Evanston which have historically experienced disinvestment. Activities proposed in this NSP proposal will implement neighborhood revitalization goals pursued and espoused by the City's Comprehensive Plan, 2005-2009 HUD Consolidated Plan and neighborhood plans. The City of Evanston's 2000 Comprehensive General Plan established the goal of neighborhood enhancement in recognition that each neighborhood contributes to the overall social and economic quality of the city. The City's neighborhood planning process has been a key vehicle for developing revitalization strategies by directly involving all stakeholders in identifying and prioritizing community development issues and goals. Three of the City's neighborhood planning efforts have focused on west Evanston and southeast Evanston/Howard Street. These same neighborhoods are nearly co-terminus with Census Tracts 8092, 8096, 8097 and 8102, which have been identified in this application as the City's areas of greatest need.

West and south Evanston has also been the target of significant community and economic development efforts. Investment of local and federal housing funds, as described by the City's HUD Consolidated Plan, has also played a critical role in revitalizing distressed properties that had negatively affected the surrounding neighborhood. The adopted neighborhood plans and economic development documents which describe and address the unique needs of west and south Evanston include: the Canal- Green Bay Road/Ridge Avenue- Church Street Neighborhood Report (Canal Report), Dodge Avenue and Church Street Tax Increment Financing District (West Evanston TIF) Redevelopment Plan and Project, the West Evanston Master Plan (WEMP) and Southeast Evanston Comprehensive Neighborhood Plan (SECNP). These are more fully described below.

West Evanston economic and neighborhood plans

Community discussions regarding the community and economic development needs in Census Tracts 8092, 8096 and 8097 have been the subject of City led initiatives since 2000. Beginning with the Canal-Green Bay Road/Ridge Avenue-Church Street (Canal Report) these have been iterative efforts, each building upon the previous one. The Canal Report presents the findings of three years of community discussions about the neighborhood issues and priorities. The community's concerns ranged from land use, zoning, infrastructure and economic development to "quality of life" issues – public safety, community cohesion and youth. The final report identifies a total of 21 goals and 119 action recommendations. Since the report's adoption in 2005, 10 of its goals and 37 of its 119 action recommendations have been implemented. The adopted report may be viewed at:

<http://www.cityofevanston.org/departments/communitydevelopment/planning/pdf/CanalGreenBayRdChurchStAdoptedPlan62605.pdf>

One of the Canal Report's economic development recommendations was to explore the creation of a TIF to address persistent economic stagnation and disinvestment in this area. The City's consultant prepared the Redevelopment Plan and Project for the West Evanston TIF which found that \$25 million in incremental revenues could be generated over a 23 year period to finance eligible improvements and stimulate development interest in the area. West Evanston TIF #6 was established by City Council in September, 2005.

Another recommendation of the Canal Report was to revisit the industrial zoning and land use designation given to the former Mayfair railroad right-of-way and adjacent industrial properties. Several of these former industrial sites were abandoned, mothballed or being marketed for residential or mixed-use. Neighbors had expressed how incompatible some of the uses were to the nearby homes and apartments. The railroad embankment severed the network of local streets and alleys, making pedestrian travel difficult and creating a physical barrier between neighborhoods. In addition to zoning regulations, neighbors wanted to establish urban design standards for infill redevelopment so that it reconnected with and enhanced the surrounding neighborhoods. To implement these action recommendations and to prepare to the desired development interest in the area, the City initiated the West Evanston Master Plan (WEMP) planning process.

The WEMP grew out of a robust community process that consisted of a series of stakeholder conversations and six community meetings. This process began with "key person interview" and focus group discussions with residents, community organizations, major property owners, developers, local businesses social service providers, the ward aldermen and city staff. During the community meetings, participants were surveyed on needed businesses, administered a visual preference survey and led through design charrette to actually develop the updated physical master plans which would eventually be adopted. The West Evanston Master Plan may be viewed at:

<http://www.cityofevanston.org/global/west/WEvanston%20Adopted%20MP629.pdf>

Adopted by the City Council May 14, 2007, the WEMP is the product of a community planning and urban design process which addressed disinvestment and blight within an aging industrial area and an adjacent abandoned railroad right-of-way. The Plan's guiding principles include reconnecting the community, increasing the walkability of the neighborhood, and providing a lifecycle of housing choice.

Another west Evanston initiative involves the City's role in refurbishing and reinvigorating the Evanston Plaza Shopping Center and the surrounding Dempster/Dodge community. This commercial property had a prior history of poor maintenance and excessive vacancies. An opportunity presented itself for the City to improve this situation when a new more responsive developer acquired the property. The new owner pledged to attract a Dominick's food store and the City ultimately entered into financial assistance arrangement with the developer by way of a sales tax revenue sharing agreement. The shopping center underwent a \$2 million renovation that included parking lot contamination remediation and resurfacing; store renovations and facelifts as well as new landscaping. Anchored by the new Dominick's the developer has successfully attracted several restaurants and other tenants. Included in the sales tax revenue sharing agreement was a provision to establish a neighborhood mitigation fund which provided a means to address traffic or other off-site related impacts related to the shopping center. Since 2001 the City has cooperated with the Dempster/Dodge Neighborhood Association to use the mitigation funds to create enhanced parkway plantings at sixty neighborhood corners; establish a safer pedestrian crossing in front of the shopping center; supported the neighborhood soccer teams for minority Hispanic youths; replanted six cul-de-sac circles and has several other community projects pending.

South Evanston economic and neighborhood Plans

In South Evanston, Census Tract 8102, the City has also has experience in community and neighborhood planning activities aimed at stabilizing the residential areas and strengthening a commercial corridor plagued by disinvestment. In 1995, the City initiated a neighborhood planning process to work with residents and local groups to address the area's community development issues and define strategies to enhance the area's social and economic vitality. The outcome of this process was the Southeast Evanston Comprehensive Neighborhood Plan (SECNP), adopted by the City Council October 1996. The Plan identifies and prioritizes the neighborhood's community development issues, paired with a strategy of action recommendations. The issues identified by SECNP are housing, economic development, public safety and security, public works, and public recreation.

The City has since implemented several of the Plan's action recommendations. These include the use of HOME funds to rehabilitate multi-family residential properties to provide affordable homeownership opportunities, partnering with the City of Chicago, businesses and neighbors on both sides of Howard Street to design, fund and construct an attractive, more pedestrian friendly streetscape, piloted the Neighborhood Security Program to provide incentives for external security improvements on residential properties, and created the Howard Street Police Outpost.

In 2000, the City sponsored a focus group of the region's developers to explore the possibility of attracting residential and mixed-use development to the corridor. This effort was consistent with the SECNP objectives of improved residential options within the area. The developers' event was attended by almost 30 for- and non-profit developers. A walking tour of the Howard Street corridor, led by the area alderman, followed by focused discussions on observed impediments for redevelopment. Of the original group, 15 developers volunteered to continue to serve as a focus group to explore a vision for the corridor, including specific redevelopment goals and possible public assistance.

At the request of the focus group, the City commissioned a residential market analysis by Tracy Cross & Associates, a regional housing economist. Completed in November 2001, the analysis found a heightened level of opportunity for townhome and condominium for-sale development within the area. Its analysis included a description of four buyer segments and related housing products. In general, the target market for Howard Street consists of non-traditional, moderate-income households. Some are locally employed, yet priced out of other Evanston and nearby urban locations. The report also found that Howard Street market might also serve as an alternative housing option for renters who are squeezed by both price and lack of availability of rental units in the region.

Another suggestion which arose out of the developer focus group was the creation of the Howard-Ridge Tax Increment Financing District (TIF). Created in 2001, the TIF's Plan and Project report found that the commercial area had diminished in attractiveness for redevelopment, due to the age of its structures, infrastructure and deterioration. The stated purpose of the Howard-Ridge TIF is to foster public-private partnerships which will attract private investment in a variety of mixed-use and commercial redevelopment, create new businesses and expand employment opportunities within the area.

Two active neighborhood organizations, Brummel Park Neighbors and Clyde-Callan Neighbors, play a continuing role in assisting in revitalization efforts in South Evanston. In partnership with the City, they have recently received a grant from the Chicago Metropolitan Agency for Planning (CMAP) to utilize "Smart phone" technology and a web-based community mapping tool to inventory the assets and challenges in the Howard Street commercial area and adjacent neighborhood.

Both west and south Evanston include a Safer Neighborhood Area Project (SNAP). Within each SNAP, principles of Crime Prevention Through Environmental Design (CPTED) are being implemented by cross-departmental teams of City staff working with neighborhood residents, to address areas as small as individual blocks that suffer from chronic crime.

C. Evidence of Citizen participation (community forum)

Citizen engagement and public participation outreach are hallmarks of the City of Evanston's comprehensive and neighborhood planning processes. Since 1995, the City has paired with community members on neighborhood planning initiatives in South and West Evanston, which encompass Census Tracts 8092, 8096, 8097 and 8120. The neighborhood plans which resulted from these efforts address the persistent gaps between the housing and economic conditions there and elsewhere in the City, as well as issues unique to each area. Ongoing outreach and cooperation with community groups in both locations continue to this day, which will provide ready vehicles for implementing the proposed NSP1 activities.

Citizen input on the City of Evanston's application for NSP funds to Cook County was sought and received from the City's Housing Commission. This nine-member citizen commission advises City Council on housing related matters to ensure the maintenance, conservation, and rehabilitation of Evanston's housing stock, respond to needs for change in housing-related matters to the end of maintaining a diverse residential environment, and conserve property values within the community. The Housing Commission The Housing Commission advises the City Council on the use of its HOME and Affordable Housing funds, recommending projects and programs to City Council and monitoring their implementation. The Housing Commission will provide input into the implementation of the City's NSP program, such as selection of development partners and compliance with the City's Climate Action Plan and green building goals.

The City's plan to apply for NSP funds was discussed at the Planning and Development Committee meeting on August 10, a public meeting that is also broadcast live on the City's cable channel. That committee consists of five aldermen and reviews matters relating to planning, physical development, zoning, building conservation, preservation, housing, and relocation, as well as to the use and planning of all City park land, and makes recommendations to City Council. The Planning and Development Committee approved the application to Cook County for NSP funds and recommended approval by City Council. City Council approved the application by motion at its meeting on August 10, 2009.

In addition to community involvement described above, each of the Aldermen in whose ward these proposed strategies fall has regular community ward meetings. If funded by Cook County, ongoing citizen input on the implementation of the proposed NSP program will continue to be sought, building on the locations, times and formats of the scheduled community ward meetings.

D. Leveraging

Activities proposed in this NSP proposal will implement neighborhood revitalization goals pursued and espoused by the 2005-2009 HUD Consolidated Plan. The City of Evanston has focused CDBG resources in west and south Evanston, its CDBG Target Area, to revitalize these neighborhoods through neighborhood planning and public improvements including parks, playgrounds, and community centers and non-profit facilities. Neighborhood planning informs City investments in infrastructure in the CDBG Target Area, including sewers, potable water lines, curbs and gutters, sidewalks, alleys and streets, to prioritize the needs and improve the quality of life for low and moderate income residents. In addition, the City is investing its CDBG-R allocation of \$523,000 in public facilities in these neighborhoods.

Investment of local and federal housing funds also plays a critical role in expanding and improving affordable housing in west and south Evanston. The City works closely with its five CHDOs to preserve and create units of affordable rental and ownership units in both areas. The City also uses HOME and Affordable Housing Fund resources to implement a down-payment assistance program and first-time homebuyers' program.

The City uses CDBG funds to address housing needs that are ineligible for NSP funding. Both west and south Evanston are also the focus of the CDBG funded Targeted Code Compliance Program, which inspects multi-family rental properties on a two-year rotation to ensure that housing code standards are met. Both single- and multi-family properties housing LMI residents with code violations are referred to the City's CDBG-funded Housing Rehab program; over 750 housing units have been improved through this program in its 30 plus year history. All windows, furnaces, etc., installed through that program are Energy Star rated to reduce utility costs and improve sustainability. Housing Rehab has experienced a significant increase in the need for physical adaptations to housing units to address the needs of seniors and individuals with disabling conditions. In the last six months, two units have been rehabbed with a platform lift and an accessible bathroom.

E. Non-eligible houses

NSP funds will not be used for acquiring or rehabilitating residential units which are neither vacant nor foreclosed. However, low and moderate income households seeking to acquire and or rehab units within the designated areas of need may apply for assistance through the City's Downpayment Assistance Program, First-Time Homebuyers Program and Single/Multi-Family Rehab Programs.

F. MBE/WBE/DBE and Section 3/Local Employment Participation

The City of Evanston is confident that it will achieve Cook County goals of awarding at least 35% of NSP funded contracts, excluding acquisition costs, to certified Minority, Woman or Disadvantaged business enterprises. The City is committed to expanding economic opportunity for minorities, women, disadvantaged and local businesses and workers. City purchasing and employment policies and practices will be modified as needed to achieve Cook County goals in addition to City goals. Existing processes and practices are outlined below.

The City of Evanston's M/W/EBE Coordinator has responsibility for ensuring compliance with the City's Minority, Woman and Evanston-based business contract goals in all contracts over \$20,000 and for the City's Local Employment Program, which is similar to HUD's Section 3 requirements and establishes hiring goals for Evanston residents in City construction contracts of \$500,000 or more. The M/W/EBE Coordinator maintains a Local Resident Database of Evanston residents seeking construction work; 95% of the over 100 registrants are laborers and qualify as Section 3 based on income. The City also has experience with Section 3 compliance for our HUD funded programs. The M/W/EBE Coordinator will work with the CDBG and NSP Coordinators to monitor and achieve both M/W/EBE and Section 3 hiring and contracting goals.

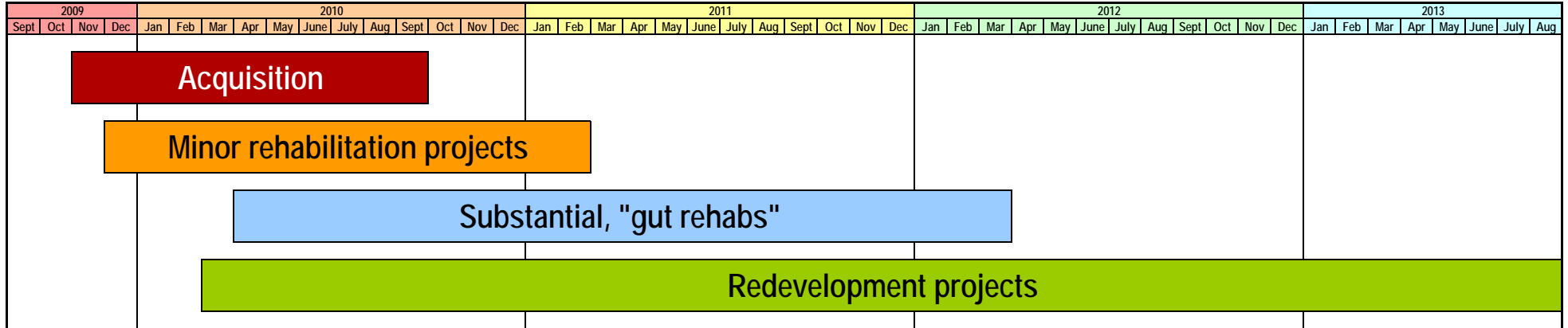
Because actual properties that will be purchased and rehabbed, demolished or redeveloped in Evanston's proposed scattered site project have not been selected, it is not possible to complete the M/W/EBE Utilization Plan at this time. To demonstrate capacity to fulfill the requirements of that plan, the following documentation is attached:

- Evanston M/W/EBE Policies & Procedures
- Example of a City bid package

- Local Business Directory

The NSP Coordinator will work with the City's M/W/EBE Coordinator and Purchasing Department to ensure that BEP Utilization Plans are developed for each of the properties that are rehabilitated, demolished or redeveloped as part of its NSP project. Our M/W/EBE Coordinator will also identify vendors certified by Cook County and develop a listing similar to the Local Business Directory to aid project managers in meeting utilization goals and work with the County to ensure that Evanston vendors apply for certification through Cook County if eligible.

City of Evanston NSP Project Timeline



FOR-SALE HOUSING DEVELOPMENT - ACTIVITIES 2 & 6

APPENDIX D1 AREAS OF GREATEST NEED & PROJECT FEASIBILITY

DASHBOARD
SUMMARY OF ALL PROPOSED FOR-SALE PROPERTIES

Address	Project #	Municipality	CT/BG **	Foreclosed & Abandonment Risk Score for CT/BG (see 1)	# of Units	Nearby Transp.	Distance to Public Transportation in Blocks	Employer Assisted **	Live Near Work	Distance in Blocks	F or A **	Avg. Sq. Ft. Per Unit	Est. Value	Est. % Disc.	Est. Acq. Cost	Est. Const. Costs	Est. Total Development Costs**	NSP Request	Match	Expected Re-Sale Price	Amount of NSP Funds to be used for Families at 50% & Below AMI	% Amount of NSP Funds To Be Used for 50% & Below	Special Needs Target I=Yes 0=No	Project Start Date 12/10/09	Expected Sale Date	Affordability Period
SF House		Evanston	8092	20	1	CTA	2				F	1,700	202,000	11%	\$ 180,000.00	\$ 70,000.00	275,000	\$ 265,000	\$ 10,000	\$ 150,000	\$ -	0%	0	5/1/2010	4/1/2011	15 years
SF House		Evanston	8096	17	1	CTA	2				F	1,700	260,000	8%	\$ 240,000.00	\$ 50,000.00	319,000	\$ 309,000	\$ 10,000	\$ 160,000	\$ -	0%	0	1/25/2010	7/1/2010	15 years
SF House		Evanston	8096	17	1	CTA	3				F	1600	250000	8%	\$ 230,000.00	\$ 50,000.00	310,000	\$ 300,000	\$ 10,000	\$ 155,000	\$ -	0%	0	2/15/2010	9/1/2010	15 years
SF House		Evanston	8097	16	1	CTA	2				F	1600	260000	8%	\$ 240,000.00	\$ 60,000.00	330,000	\$ 320,000	\$ 10,000	\$ 160,000	\$ -	0%	0	3/1/2010	12/15/2010	15 years
SF House		Evanston	8097	16	1	CTA	3				F	1600	250000	8%	\$ 230,000.00	\$ 50,000.00	308,000	\$ 298,000	\$ 10,000	\$ 155,000	\$ -	0%	0	4/1/2010	11/1/2010	15 years
Condo		Evanston	8102	19	1	CTA	2				F	1300	160000	6%	\$ 150,000.00	\$ 25,000.00	192,600	\$ 176,600	\$ 10,000	\$ 115,000	\$ -	0%	0	12/1/2009	5/1/2010	15 years
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
																	0					#DIV/0!				
Totals/Avgs		-----	-----	1750%	6	-----	2.333333333		-----	#DIV/0!	-----	1583.333333	#REF!	8%	1,270,000	305,000	1,734,600	\$ 1,668,600	\$ 60,000	\$ 149,167		#DIV/0!	0	-----	-----	#DIV/0!

** A or F = Abandoned or Foreclosed Est. Dev. Costs = Estimated Development Costs CT/BG = Census Tract Block Group Employer Assisted=Does Employer Provide a Housing Subsidy to the Employee

1. HUD risk Score from NSP2 maps

Input Data in Unshaded Areas of the Chart

FOR-SALE HOUSING BUDGET - ACTIVITIES 2 & 6
APPENDIX D2 READINESS TO PROCEED & FINANCIAL FEASIBILITY

DEVELOPMENT COSTS (Uses)	Example	Address 2	Address 3	Address 4	Address 5	Total
Total Project Delivery Costs						
Personnel Services						\$ -
Supplies						\$ -
Communications						\$ -
Printing/Mailing	\$ 200.00					\$ 200
Advertising	\$ 200.00					\$ 200
Accounting Auditing						\$ -
Travel						\$ -
Other Administrative						\$ -
Total Acquisition Costs						\$ -
Building (with Structure)	\$ 200,000.00					\$ 200,000
Land (without structure)						\$ -
Total Site Work Costs						\$ -
Demolition/Clearance						\$ -
Site Improvements	\$ 2,000.00					\$ 2,000
Environmental						\$ -
Other Site Costs						\$ -
Total Construction						\$ -
Redevelopment / New Construction						\$ -
Rehabilitation / Existing Structure	\$ 43,000.00					\$ 43,000
Developer/Contractor Overhead and Profit	\$ 10,750.00					\$ 10,750
Other Redevelopment / New Construction Costs						\$ -
Other Construction / Rehabilitation Costs						\$ -
Construction Contingency	\$ 5,375.00					\$ 5,375
Architect-Engineer Fees – Design						\$ -
Architect-Engineer Fees – Supervision						\$ -
Other Design Costs - Explain: _____						\$ -
Other Design Costs - Explain: _____						\$ -
Real Estate and Legal Expenses						\$ -
Consultant Fees						\$ -
Syndication Fees						\$ -
Bridge Loan Costs						\$ -
Survey/Appraisal Fees	\$ 400.00					\$ 400
Market Study						\$ -
Lead-Based Paint Evaluation	\$ 350.00					\$ 350
Environmental Study						\$ -
Tax Credit Fee						\$ -
Insurance	\$ 500.00					\$ 500
Credit Report						\$ -
Construction Interest						\$ -
Construction / Interim Financing Costs						
Hazard / Liability Insurance	\$ 750.00					\$ 750
Construction Interest						\$ -
Construction Loan Origination Fee						\$ -
Credit Report	\$ 15.00					\$ 15
Construction Loan Title and Recording Costs	\$ 500.00					\$ 500
Other Interim Financing Costs						\$ -
Legal Fees						\$ -
Taxes	\$ 4,120.00					\$ 4,120
Permanent Financing Fees						\$ -
Loan origination fees						\$ -
Credit Report						\$ -
Title and Recording Costs	\$ 500.00					\$ 500
Legal Fees						\$ -
Other Costs, Permits _____	\$ 800.00					\$ 800
Developer's Fee	\$ 29,640.00					\$ 29,640
Developer's Overhead						\$ -
Developer's Fees						\$ -
Consultant's Fee						\$ -
Other Fee						\$ -
Total Developer's Fee (No more than 12%)						\$ -

Total Development Costs	\$ 299,100		\$ -	\$ -	\$ -	\$ 299,100
--------------------------------	------------	--	------	------	------	------------

SOURCES & DEBT SERVICE WORKSHEET						
APPENDIX D2 READINESS TO PROCEED & FINANCIAL FEASIBILITY						
FINANCING MECHANISMS (Sources)	Address 1	Address 2	Address 3	Address 4	Address 5	Total
Cook County NSP	\$ 289,100					\$ 289,100
Mortgage _____						\$ -
DHS/IHDA NSP						\$ -
Other Financing HOME	\$ 10,000					\$ 10,000
Developer Investment						\$ -
Tax Credit Equity						\$ -
Other Grant Funds						\$ -
Donated Land/Property Value						\$ -
Other Financing						\$ -
Other						\$ -
Totals Sources	\$ 299,100	\$ -	\$ -	\$ -	\$ -	\$ 299,100

Financial Feasibility Analysis						
Gap *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Post Development Costs						
Reserve for Other Items of Cost:						\$ -
Maintenance of Security System						\$ -
Holding Costs (Limited Time)						\$ -
Developer's Profit						\$ -
Marketing						\$ -
Broker's Commission						\$ -
Legal						\$ -
Title Fees						\$ -
Insurance						\$ -
Municipal Fees						\$ -
Other						\$ -
Total Post Development Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OF ALL EXPENSES	\$ 299,100	\$ -	\$ -	\$ -	\$ -	\$ 299,100
RE-SALE PRICE	\$ 150,000					\$ 150,000
ADJUSTMENT	\$ (149,100)	\$ -	\$ -	\$ -	\$ -	\$ (149,100)
PURCHASE DISCOUNT/AVG	50%					50%

SOURCES & DEBT SERVICE WORKSHEET						
APPENDIX READINESS TO PROCEED & FINANCIAL FEASIBILITY						
Sources	Loan/Grant Amount	% of Development Costs	Int. Rate	Type	Term	Mthly/Annual Debt Service
Cook County NSP Grant Lien Position: 1st	\$ 1,734,600	97%	0%	Grant		
Mortgage Lien Position:					1	
DHS/IHDA NSP Lien Position:						\$ -
Other Financing City of Evanston Lien Position:2nd	\$ 60,000	3 percent	0%	Balloon	0.5	
Developer Investment						
Tax Credit Equity						
Other Grant Funds						
Donated Land/Property Value						
Other Financing						
Other						
Total (Sources & Debt Service)	\$ 1,794,600					\$ -
Complete additional worksheets, if necessary, for additional projects.						

**APPENDIX E1 AREAS OF GREATEST NEED & PROJECT FEASIBILITY
DASHBOARD
SUMMARY OF ALL PROPOSED RENTAL PROPERTIES**

Address	Municipality	CT/BG**	Foreclosed & Aband Risk Score for CT/BG (See 1)	# of Units	Nearby Transp.	Distance to Public Transportation in Blocks	Employer Assisted	Live Near Work **	Distance in Blocks	F or A**	Avg. Sq. Ft Per Unit	Est. Value	Est. % Disc.	Est. Acq. Cost	Est. Const. Costs	Est. Total Development Costs**	NSP Request	Match	Avg. Rent Per Unit	Amount of NSP Funds to be used for 50% & Below AMI	% Amount of NSP Funds To Be Used for 50% & Below	Special Needs Target 1=Yes 0=No	Project Start Date 12/10/09	Expected Lease Date	Affordability Period	
3 Flat	Evanston	8102	19	3	CTA	2				F	1,100	260,000	8%	\$ 240,000.00	#####	553,275	\$ 553,275	\$ 25,000	\$ 767	\$ 351,961	64%	1	1/15/2010	11/10/2010	15	
3 Flat	Evanston	8092	20	3	CTA	3				F	1100	260000	8%	\$ 240,000.00	#####	553,275	\$ 553,275	\$ 25,000	\$ 767	\$ 351,961	64%	0	2/15/2010	11/10/2010	15	
4 Flat	Evanston	8096	17	4	CTA	2				F	1000	300000	8%	\$ 275,000.00	#####	707,100	\$ 682,100	\$ 25,000	\$ 763	\$ 341,050	50%	0	5/15/2010	3/1/2011	15	
2 flat	Evanston	8097	16	2	CTA	1				F	1000	220000	9%	\$ 200,000.00	#####	356,150	\$ 341,150	\$ 15,000	\$ 900	\$ -	0%	0	12/1/2009	6/1/2010	15	
																0										
																0										
																0										
																0										
																0										
																0										
																0										
																0										
																0										
																0										
																960,750										
TOTALS/Avg.	-----	-----	18	12	-----	#REF!	-----	-----	#REF!	-----	1,050	#REF!	#REF!	955,000	960,750	2,169,800	\$ 2,129,800	\$ 90,000	\$ 799	\$ 1,044,972	44%	1	-----	-----	15	

** A or F = Abandoned or Foreclosed Est. Dev. Costs = Estimated Development Costs CT/BG = Census Tract Block Group Employer Assisted=Does Employer Provide a Housing Subsidy to the Employee

Input data in unshaded areas only

RENTAL PROPERTY BUDGET (USE OF FUNDS)- ACTIVITIES 3 & 7

APPENDIX E2 READINESS TO PROCEED & FINANCIAL FEASIBILITY

DEVELOPMENT COSTS (Uses)	Example - two 3-Flats	Example- one 4-flat	Example -one 2-flats	Address 4	Address 5	Total
Total Project Delivery Costs						
Personnel Services						\$ -
Supplies						\$ -
Communications						\$ -
Printing/Mailing	\$ 150	\$ 100	\$ 100			\$ 350
Advertising	\$ 400	\$ 300	\$ 200			\$ 900
Accounting Auditing						\$ -
Travel						\$ -
Other Administrative						\$ -
Total Acquisition Costs						
Building (with Structure)	\$ 480,000	\$ 275,000	\$ 200,000			\$ 955,000
Land (without structure)						\$ -
Total Site Work Costs						
Demolition/Clearance						\$ -
Site Improvements	\$ 6,000	\$ 4,000	\$ 2,000			\$ 12,000
Environmental						\$ -
Other Site Costs						\$ -
Total Construction						
Redevelopment / New Construction						\$ -
Rehabilitation / Existing Structure	\$ 360,000	\$ 250,000	\$ 80,000			\$ 690,000
Developer/Contractor Overhead and Profit	\$ 90,000	\$ 62,500	\$ 20,000			\$ 172,500
Other Redevelopment / New Construction Costs						\$ -
Other Construction / Rehabilitation Costs						\$ -
Construction Contingency	\$ 45,000	\$ 31,250	\$ 10,000			\$ 86,250
Total Construction						
Other Design Costs - Explain:						\$ -
Real Estate and Legal Expenses						\$ -
Consultant Fees						\$ -
Syndication Fees						\$ -
Bridge Loan Costs						\$ -
Survey/Appraisal Fees	\$ 3,000	\$ 2,000	\$ 1,000			\$ 6,000
Market Study						\$ -
Lead-Based Paint Evaluation	\$ 2,600	\$ 1,800	\$ 1,000			\$ 5,400
Environmental Study						\$ -
Tax Credit Fee						\$ -
Insurance						\$ -
Credit Report						\$ -
Construction Interest						\$ -
Construction / Interim Financing Costs						
Hazard / Liability Insurance	\$ 3,000	\$ 2,050	\$ 1,000			\$ 6,050
Construction Interest						\$ -
Construction Loan Origination Fee						\$ -
Credit Report						\$ -
Construction Loan Title and Recording Costs	\$ 3,000	\$ 1,500	\$ 1,000			\$ 5,500
Other Interim Financing Costs						\$ -
Legal Fees						\$ -
Taxes	\$ 11,550	\$ 5,800	\$ 4,050			\$ 21,400
Permanent Financing Fees						\$ -
Loan origination fees						\$ -
Credit Report						\$ -
Title and Recording Costs						\$ -
Legal Fees						\$ -
Other Costs						\$ -
Developer's Fee						\$ -
Developer's Overhead						\$ -
Developer's Fees						\$ -
Consultant's Fee						\$ -
Other Fee						\$ -
Total Developer's Fee (No more than 12%)	\$ 110,350	\$ 69,800	\$ 35,300			\$ 215,450
Total Project Reserves						
Rent-Up Reserve						\$ -
Operating Reserve	\$ 1,500	\$ 1,000	\$ 500			\$ 3,000
Replacement Reserve						\$ -
Escrow						\$ -
Total Development Costs	\$ 1,116,550	\$ 707,100	\$ 356,150	\$ -	\$ -	\$ 2,179,800

SOURCES & DEBT SERVICE WORKSHEET						
APPENDIX E2 READINESS TO PROCEED & FINANCIAL FEASIBILITY						
FINANCING MECHANISMS (Sources)	3 flat; two 1-BR & two 3-BR VLI; two 3-BR LI	4 flat; two 2-BR VLI; two 2-BR LI	2 flat; two 2-BR LI	Address 4	Address 5	Total
Cook County NSP	\$ 1,066,550	682100	341150			\$ 2,089,800
Mortgage _____						\$ -
DHS/IHDA NSP						\$ -
Other Financing ___Evanston__	50000	25000	15000			\$ 90,000
Developer Investment						\$ -
Tax Credit Equity						\$ -
Other Grant Funds						\$ -
Donated Land/Property Value						\$ -
Other Financing						\$ -
Other						\$ -
Totals Sources	\$ 1,116,550	\$ 707,100	\$ 356,150	\$ -	\$ -	\$ 2,179,800
Financial Feasibility Analysis						
Gap *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Potential Rent (From Rent -Income Calculator)	\$ 55,200	\$ 36,600	\$ 19,800	\$ -	\$ -	\$ 111,600
Less Vacancy / Concessions / Bad Debt (10%)	\$ (5,520)	\$ (3,660)	\$ (1,980)	\$ -	\$ -	\$ (11,160)
Other Income (i.e., Laundry)		\$ -	\$ -	\$ -	\$ -	\$ -
Gross Potential Annual Income	\$ 49,680	\$ 32,940	\$ 17,820	\$ -	\$ -	\$ 100,440
Less Estimated Operating Expenses**	\$ (41,000)	\$ (26,000)	\$ (14,000)	\$ -	\$ -	\$ (81,000)
Net Operating Annual Income	\$ 8,680	\$ 6,940	\$ 3,820	\$ -	\$ -	\$ 19,440
Less Annual Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -
Less Replacement Reserves 5%	\$ (2,760.00)	\$ (1,830.00)	\$ (990.00)	\$ -	\$ -	\$ (5,580)
Operating Cash flow	\$ 5,920	\$ 5,110	\$ 2,830	\$ -	\$ -	\$ 13,860
Less Lease-Up Reserve 5%	\$ (2,760.00)	\$ (1,830.00)	\$ (990.00)	\$ -	\$ -	\$ (5,580)
Less Insurance/Tax Reserves 5%	\$ (2,760.00)	\$ (1,830.00)	\$ (990.00)	\$ -	\$ -	\$ (5,580)
Net Cash flow	\$ 400	\$ 1,450	\$ 850	\$ -	\$ -	\$ 2,700
Debt Coverage Ratio						

**Estimated operating expenses or as calculated via Operating Proforma. Although not required, Cook County will accept an Operating Proforma from Applicant.

SOURCES & DEBT SERVICE WORKSHEET						
APPENDIX E2 READINESS TO PROCEED & FINANCIAL FEASIBILITY						
Sources	Loan/Grant Amount	% of Development Costs	Int. Rate	Type	Term	Mthly/Annual Debt Service
Cook County NSP Lien Position: 1st	\$ 2,089,800	96%		Grant	20	
Mortgage _____ Lien Position:						
DHS/IHDA NSP Lien Position:						\$ -
Other Financing ___City of Evanston__ Lien Position: 2nd	\$ 90,000	4%	0%	Balloon	0.5	
Developer Investment						
Tax Credit Equity						
Other Grant Funds						
Donated Land/Property Value						
Other Financing						
Other						
Total (Sources & Debt Service)	\$ 2,179,800					\$ -
Complete additional worksheets, if necessary, for additional projects.						

Input data in unshaded areas only

**RENTAL PROPERTY BUDGET
(COMPUTING GROSS POTENTIAL RENT)
ACTIVITIES 3 & 7**

APPENDIX E3 READINESS TO PROCEED & FINANCIAL FEASIBILITY

Address ____ TBD - Two 3-flats
 TBD - One 4-flat
 TBD - One 2-flat

UNITS: 12

RENT CALCULATIONS FOR UNITS AT OR BELOW 50% OF AMI						
BR	Number of Units	Sq. Ft.	Rent	Utilities	Total Monthly	Affordable Y/N For Cook County Use Only
				Tenant Paid		
Efficiency	0		\$ -	\$ -	\$ -	
1	2	900	\$ 625	\$ 40.00	\$ 665	\$ 1,250
2	2	1000	\$ 700	\$ 50.00	\$ 750	\$ 1,400
3	2	1200	\$ 775	\$ 70.00	\$ 845	\$ 1,550
4					\$ -	
5					\$ -	
Subtotal	6	3100	\$ 2,100	\$ 160		

OTHER RENT CALCULATIONS						
BR	Number of Units	Sq. Ft.	Rent	Utilities	Total Monthly	Affordable Y/N For Cook County Use Only
				Tenant Paid		
Efficiency					\$ -	
1					\$ -	
2	4	1000	825	50	\$ 875	\$ 3,300
3	2	1200	900	70	\$ 970	\$ 1,800
4					\$ -	
5					\$ -	
Subtotal	6	2200	\$ 1,725	\$ 120		-----
Total Rent	12	5300	3825	280		\$ 9,300

Gross Potential Rent	\$ 45,900	\$ 111,600
-----------------------------	------------------	-------------------

Note: Rents must not exceed Fair Market Rents. See Chart below:

Chicago-Naperville-Joliet, IL HUD Metro Area 2008 Maximum Affordable Monthly Gross Rents (Maximum Rents When Tenants Pay No Utilities/ Landlord Pays all Utilities)						
AMI	Efficiency	1 BR	2 BR	3BR	4BR	5BR
30%	\$396	\$424	\$509	\$588	\$656	\$724
50%	\$660	\$706	\$848	\$980	\$1,093	\$1,206
FMR*	\$734	\$840	\$944	\$1,154	\$1,304	\$1,500

*Source: U.S. Department of Housing and Urban Development, FY 2008 Fair Market Rent (FMR)