



Fifth Program Year Action Plan – CDBG Y35 Narrative Responses

GENERAL

Executive Summary

Resources

The City of Evanston expects to receive approximately \$2.5 million in new Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) formula grant funding from the Department of Housing and Urban Development (HUD) for its 2009/10 program year. The 2009/10 One Year Action Plan, which covers the period from March 1, 2009 through February 28, 2010, outlines how those funds, along with program income and unspent funds from prior years shown in the chart below, will be used to improve the quality of life for low and moderate income Evanston residents. ESG funds will be matched with \$86,000 in local government and private funds. HOME funds will be matched with \$127,500 from the Affordable Housing Fund, the Federal Home Loan Bank and developers' contributions. These funds, added to the Federal funds, total \$2,897,546.

	2009/10 Grant (est.) ¹	Program Income (est.)	Prior Year Funds (est.)	HUD Funds Subtotal ²	Matching Funds	Total Funds Committed
CDBG	\$ 1,872,000	\$124,998	\$ 56,048	\$ 2,053,046	\$ -	\$ 2,053,046
HOME	\$ 510,000	\$ 35,000	\$ -	\$ 545,000	\$ 127,500	\$ 672,500
ESG	\$ 86,000	\$ -	\$ -	\$ 86,000	\$ 86,000	\$ 172,000
Total	\$ 2,468,000	\$159,998	\$ 56,048	\$ 2,684,046	\$ 213,500	\$ 2,897,546

The above-noted funding, combined with an estimated \$844,000 in City of Evanston funds allocated by the Mental Health Board, will be used to carry out activities that address priority needs in Evanston. In addition, these funds will leverage other federal, state and local government funds, as well as private funds, to support the wide range of housing, public facilities and improvements, public services and economic development activities outlined in this plan.

Plans and Initiatives

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

- The City of Evanston is in the process of applying for funding through the Neighborhood Stabilization Program (NSP), part of the Housing and Economic Recovery Act of 2008. Evanston is not a direct recipient of NSP funds, but has the highest need among North Shore suburbs based on the number and percent of foreclosures, pre-foreclosures and high-cost/subprime loans. Applications for funding are being made through both the State of Illinois and Cook County to acquire foreclosed or abandoned properties in order to develop more units of affordable rental and owner-occupied housing.
- The City's Property Standards division has expanded its work to monitor and maintain vacant

¹ CDBG entitlement estimate is 3% less than the 2008/09 grant; HOME and ESG are also estimated at slightly under their 2008/09 grant levels.

² Total reflected in Project Tables.

properties to reduce the negative impact on neighborhoods. The City has a vacant building registry to identify owners and places liens on properties to recover the costs of boarding and maintaining the exteriors of those buildings.

The City continues its work to revitalize west Evanston neighborhoods that comprise over half of the CDBG Target Area:

- The City amended the West Evanston TIF District #6 to extend its boundaries to meet the expectations of the approved West Evanston Master Plan. This TIF is an important tool in the revitalization of the west portion of the CDBG Target Area.
- Zoning to implement the West Evanston Master Plan is underway
- Streetlights will be upgraded in two of the three neighborhoods targeted by the Safer Neighborhood Area Project (SNAP) using City funds based on analyses completed by City staff trained in Crime Prevention Through Environmental Design (CPTED) in 2008.

Summary of Specific Annual Objectives

The City of Evanston’s 2009/10 One Year Action Plan is the implementation plan for the fifth year of the City’s 2005-2009 Consolidated Plan using CDBG, HOME and ESG funds. The activities carried out with these federal funds also contribute to the implementation of the City of Evanston’s Strategic Plan, whose vision is to create the most livable city in America for its diverse population. The goals and strategies of that plan, developed in a collaborative process involving City Council, staff and citizens, are consistent with, and complementary to, the Consolidated Plan.

Evanston’s 2009/10 One Year Action Plan addresses three federal statutory goals:

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

For the 2009/10 program year, CDBG, HOME and ESG funds will be allocated among the objectives and outcome categories established by HUD as shown in the table below. Additional detail may be found in Table 3A and the project tables that follow the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$ 575,698	26%	\$ 482,500	22%	\$ 414,229	19%	\$1,472,427	55%
Suitable Living Environment	\$ 319,250	14%	\$ 49,000	2%	\$ 277,569	12%	\$ 645,819	24%
Economic Opportunity	\$ 90,000	4%	\$ 25,000	1%	\$ -	0%	\$ 115,000	4%
Activity Totals:	\$ 984,948	44%	\$ 556,500	25%	\$ 691,798	31%	\$2,233,246	-
Admin & Planning	NA	NA	NA	NA	NA	NA	\$ 450,800	17%
Total CDBG, HOME & ESG							\$2,684,046	100%

Evaluation of Past Performance

The City’s 2005-2009 Consolidated Plan set ambitious goals to address community needs and improve the quality of life in Evanston, especially for low and moderate income residents. The City has used HUD funding effectively to address a broad range of community development objectives. It plans to continue support for a wide range of programs and activities that address housing needs, provide services and economic development opportunities for low and moderate income persons.

Evanston is on target to meet or exceed most of the specific measures of the 2005-2009 Consolidated Plan. However, there are new and expanding needs resulting from the deteriorating economic environment that are being addressed.

General Questions

Geographic Targeting

The CDBG Target Area and, in particular, the west side and the neighborhoods along Howard Street on the City's southern border, are areas of high priority for public and private investment and for use of CDBG and HOME funds. Some of the greatest needs in these areas are affordable housing, infrastructure improvements, economic development opportunities and human services.

A substantial portion of Evanston's African American population lives in the CDBG Target Area. This includes west Evanston between Green Bay Road and the Metropolitan Sanitary District Canal and Church Street, as well as south of Church Street to Main Street. The southeast section of Evanston, bordered on the north and south by Oakton and Howard Street respectively and Ridge and Chicago Avenues on the west and east, also has a significant African American population, as well as the highest concentration of low and moderate income residents in the City. The City's Hispanic population also lives predominantly in west and southeast Evanston, areas in which housing is more affordable. See demographic tables following the CDBG map for population distribution by census tract of racial/ethnic groups and income. The majority of Housing Choice voucher holders live in these neighborhoods.

The City of Evanston supports the needs of its low and moderate income residents throughout our community and on a targeted geographic basis, depending on the program. Programs for which all participants are income-qualified that are operated on a citywide basis include the Single- and Multi-Family Home Rehabilitation program, Alley Special Assessment Assistance and HOME programs.

Projects that serve low and moderate income residents on an area basis are restricted to the CDBG Target Area (see map that follows the narrative section). The CDBG Target Area was developed based on 2000 census data and comprises an area of the city in which at least 50.3% of the residents are low/moderate income based on Evanston's status as an exception community. The City uses the CDBG Target Area map to determine eligibility for its block curb/sidewalk, alley paving and neighborhood park renovation projects. Projects that improve accessibility, such as installing ADA compliant curb ramps, are prioritized for CDBG funding when within the CDBG Target Area. Most CDBG-funded Public Facilities Improvement projects are located in the CDBG Target Area. Exceptions include child care centers that serve a high percentage of children from low and moderate income families and whose beneficiaries are qualified based on income and the McGaw YMCA Residence facility, Evanston's only SRO for low-income men.

Actions to Address Underserved Needs

The mortgage foreclosure crisis has greatly impacted certain areas of Evanston. While HUD's predicted foreclosure rate for Evanston overall is 3 percent, it is 8.2 percent in census tract 8092 on the City's west side. Other impacted areas are tracts 8096, 8097, 8103 and 8102. These areas include long-time homeowners who refinanced and obtained predatory loans or loans they cannot afford, as well as recent first-time homebuyers who have been affected by interest rate adjustments or income shifts.

The City will continue to work with agencies that provide foreclosure prevention counseling or legal assistance with foreclosure issues, and reach out to homeowners in affected areas. Education and intervention with mortgage lenders are top priorities in the City's strategy to stem foreclosures and abandonment.

In addition, the City plans to apply to both the State of Illinois and Cook County for Neighborhood Stabilization Program funds for acquisition, demolition or rehabilitation of foreclosed properties in order to turn around the number of vacant buildings in high impact areas and stem disinvestment in neighborhoods.

The establishment of the Affordable Housing Fund and creation of programs including the Downpayment Assistance Program bring more resources to bear on the challenge of providing affordable housing. The fund can be used to supplement HOME funding and also fund services that are not eligible for HOME funds.

Several neighborhoods have been identified by Evanston Police as having chronic crime problems. Characteristics of these areas include a high percentage of rental properties and absentee landlords, predominantly low income households, poor infrastructure and frequent fly dumping. In 2008/09, CDBG funds were used for cross-departmental training in Crime Prevention Through Environmental Design (CPTED). Members of the Police, Community Development, Public Works, Streets & Sanitation departments learned to analyze problems and develop community-based solutions to create sustainable change using CPTED principles.

The Safer Neighborhood Area Project (SNAP) is an initiative to implement CPTED principles on a neighborhood level in concert with the stakeholders and residents. SNAP will help engage both residents and stakeholders in the planning and implementation of strategies to address persistent and seemingly intransigent problems and be one of the tools used to develop Neighborhood Revitalization Areas in the City's 2010-2014 Consolidated Plan.

The City is working to leverage CDBG funds for neighborhood initiatives and has applied to the Woman's Club of Evanston for funding for a multi-session Block Club University to engage and support resident involvement and provide additional funding for the Neighborhood Initiatives Fund.

A study of youth needs completed in November 2006 among Evanston youth and young adults and with input from over 20 youth-serving organizations identified the need for positive activities for middle and high schoolers who have aged out of most programs or find existing offerings too expensive. A key finding was that youth often are not aware of existing programs and services or lack transportation to get to them. Working with a neighborhood group in the Second Ward, the City began offering new programs for middle school youth at Mason Park. In addition, the Evanston Public Library developed the Loft, a teen-only space and offers after-school, evening and weekend programs on a variety of topics. A bus is provided for transportation home from Friday evening special activities. The City's Summer Youth Employment Program continues to expand the number of local businesses participating in its April job fair in order to employ more youth ages 14-17 during the summer months. Job opportunities for youth with disabilities are being developed in partnership with the Special Education department at Evanston Township High School and the Center for Independent Futures. This program expansion was funded by the Evanston Community Foundation.

Other Federal, State and Local Resources

McKinney-Vento Homeless Assistance Programs: The Evanston Alliance on Homelessness prepares Evanston's Continuum of Care plan and oversees its implementation. The Continuum's application submitted in October of 2008 requested \$1,063,031 for eleven projects. Ten of those projects are renewals and the eleventh is a new project request of \$99,856 to expand Permanent Supportive Housing. The projects are detailed below in Specific Homeless Prevention Elements section.

Housing Choice (Section 8 Rental Housing) Vouchers: Evanston does not administer the Housing Choice Voucher program in Evanston; it is managed by the Housing Authority of Cook County (HACC).

Lead Hazard Control Programs: Evanston received a renewal grant in the amount of \$400,000 for two years from Cook County's Lead Poisoning Prevention Program in 2008. The grant has already funded lead abatement in nine units occupied by households with children under the age of six. Lead grant funds are used in conjunction with CDBG funds on housing rehab projects

where the occupants meet the criteria of both funding sources, enabling more substantial rehab projects to be undertaken.

Local Resources: The Affordable Housing Fund described above currently has a fund balance of approximately \$600,000 of which about \$480,000 is uncommitted, and is another potential source to help turn around vacant buildings. It is also an excellent source of funds for crucial housing related services such as foreclosure prevention or home purchase counseling, and supporting a coordinated data base among homeless assistance providers. An estimated \$844,000 in City of Evanston funds allocated by the Mental Health Board will support needed services. In addition, the City of Evanston plans to spend approximately \$23 million in 2009/10 capital improvement funds for infrastructure and capital needs that will directly benefit Evanston residents and businesses.

Evanston Township manages Evanston's General Assistance funds, which provide an important source of funding to help low-income Evanston residents. General Assistance funds support a broad range of needs of approximately 80 low income residents each year.

The City anticipates using \$550,000 in funds from the City's hotel tax and other sources to stimulate economic development and investment in target areas. Though the pace of development has slowed tremendously, Evanston continues to attract interest and investment from commercial and housing developers.

Managing the Process

Lead Agency and Program Administration

The City's Planning Division is responsible for the preparation of the City's Consolidated Plan, One Year Action Plan and Consolidated Action Plan Annual Performance Report. It also coordinates interdepartmental discussion about priorities and programs which arise from or affect the City's consolidated planning process, and ensures that federally funded programs are addressing the City's priority needs as set out in its Consolidated Plan. Any significant amendments to the Consolidated Plan would be presented to the Housing & Community Development Act Committee for review. If approved by the Committee, the amendment would be submitted to the City Council for approval before submission to the HUD Chicago office.

The Planning Division has primary responsibility for administering all CDBG and HOME funded projects and programs. In addition, Planning Division staff members carry out a number of program activities including the Neighborhood Façade Program, Adopt A Fancy Can, Alley Special Assessment Assistance Program and the Neighborhood Security Program. A number of other City departments and divisions deliver programs funded by CDBG. The Community Development Department administers the Housing Rehabilitation Program and manages the Revolving Loans that fund the rehab projects. Community Development also carries out the City's CDBG Target Area Code Compliance, Graffiti Removal and Demolition Programs. The Health and Human Services Department administers ESG-funded programs and services. It also delivers the CDBG-funded Adaptive Equipment program. The Public Works Department carries out the Alley Paving, Block Curb and Sidewalk and ADA Curb Ramp Programs. The Parks, Forestry and Recreation Department carries out the Fleetwood Jourdain rehab and improvement projects. The Police Department carries out the Senior Crime Prevention Program and is the lead department for the Safer Neighborhood Area Project initiative. The M/W/EBE Program is carried out by the City's Budget Office. The Human Relations Division carries out the Housing Advocacy and Summer Youth Employment Program.

The City of Evanston will have 20 CDBG subrecipients in 2009/10. Fifteen of those subrecipients will provide a wide range of public services; thirteen have received CDBG funding in prior years and two are receiving funding for the first time. In addition, one subrecipient will receive 2009/10 CDBG funds for Housing Rehab projects, two for Public Improvements and two for Economic Development activities.

ESG activities are carried out by subrecipients; proposals for 2009/10 will be solicited and subrecipients will be determined by March 1, 2009.

The City works with five Community Housing Development Organizations (CHDOs); the majority of HOME funds have been used for projects developed by them. The City has also worked with a for-profit developer to develop affordable housing and a nonprofit that serves individuals with disabilities to provide down payment assistance to disabled adults purchasing a home.

Development of the Action Plan

The City's Planning Division is responsible for developing the One Year Action Plan. The Housing & Community Development Act (CD) Committee conducted a needs hearing in May to receive input about community development needs as a prelude to the application and funding process. The RFP for the 2009/10 CDBG program year was released in July; applications were due on September 12, 2008. The Committee held three public meetings in October at which all applications for CDBG funds were reviewed and a fourth on November 11 to determine the funding recommendations for 2009/10. All meetings were publicized on the City website, by email or US mail to current and former applicants, as well as to a list of interested parties. The application review meetings and the funding decision meeting were televised and rebroadcast on the Evanston public access cable channel to provide Evanston residents additional opportunities to observe and provide input to the CDBG funding process.

Evanston residents and other interested persons have numerous opportunities to comment and offer suggestions on the City's CDBG program throughout the year. A public hearing was held in May to solicit citizen comment on the City's annual Consolidated Plan Performance and Evaluation Report (CAPER) prior to its submission to HUD. In addition, all regular meetings of the CD Committee offer opportunity for input during the Citizen Comment section of the agenda. All citizen comments submitted in writing were distributed to members of the CD Committee, as well. Copies of sign-in sheets from public meetings are retained and citizen input is documented in meeting minutes, which are posted on the City website following approval.

Coordination Between Public and Private Housing and Other Service Providers

The interrelationship of federal CDBG, HOME and ESG funding and the City's General Fund is coordinated by several City committees, commissions and City departments. The City Council, the governing body for the City of Evanston and the ultimate coordinating entity, makes all policy decisions and approves all uses of City-controlled funds. The Planning and Development Committee oversees housing policy for the City and makes funding recommendations for specific housing programs and projects, including use of Evanston's HOME funds, to the City Council. The Human Services Committee coordinates planning and makes funding recommendations to the City Council for programs addressing human services needs in Evanston, including ESG and Mental Health Board funds.

The CD Committee makes recommendations to the City Council on all activities funded through the CDBG program. The CD Committee also oversees the administration of the City's CDBG program and reviews the progress and accomplishments of CDBG-funded programs and projects provided by subrecipients and the City.

City staff members from Planning and Health and Human Services are also active members of the Evanston Alliance on Homelessness, which manages the City's Continuum of Care.

Citizen Participation

Summary of Citizen Participation Process

Opportunities for citizen input on housing, economic development and public services needs and policy are provided through several City organizations, commissions and committees. Regular monthly meetings of the CD Committee, Evanston Housing Commission, Commission on Aging, Mental Health Board, Human Services Committee and the Evanston Alliance on Homelessness are open to the public and provide opportunities for citizens to comment on the use of public dollars in housing and public services activities. Meetings of the Economic Development Committee, which works to stimulate development and redevelopment opportunities in Evanston to improve the living environment and economic opportunities for Evanston residents, are also open to the public.

Citizen input on the One Year Action Plan and CDBG Budget for 2009/10 is sought in the public comment period from December 8, 2008 through January 6, 2009. Notice of the 30-day public comment period and the public hearing on December 16, 2008 was published in the *Evanston Review* on December 4 and 11, 2008. Notices were sent by email or US mail to the lists described above. Notice of the meeting and its purpose was also posted on the City's website and on the agenda for the November 16, 2008 meeting of the Housing & Community Development Act Committee.

All major HOME funded projects are reviewed by a HOME Loan Committee composed of professionals in the lending or community development field. The Evanston Housing Commission then reviews the proposals and submits their recommendations to the City Council's Planning and Development Committee for review prior to recommending approval by the City Council. All meetings are open to the public. Likewise, the City Council's Human Services Committee makes recommendations for the use of Evanston's ESG funds at public meetings.

Summary of Citizen Comments

To be added following the close of the public comment period.

Summary of Efforts to Broaden Public Participation

The City has increased public participation, especially among residents in west Evanston, which comprises a significant portion of the CDBG Target Area, through the West Evanston planning process. Residents participated in design charrettes to provide input for the West Evanston Master Plan. The Master Plan was approved by City Council and a series of public meetings on amendments to the zoning ordinance to implement the Plan are underway.

Community input is received through other City projects involving public processes, such as the City's Youth Initiative, and has been incorporated in the Action Plan. Other City departments, including Parks, Forestry and Recreation and Public Works, provide input on capital improvement needs in the CDBG Target Area.

The City continues to expand the use of electronic communication to reach more people cost effectively. "Community Development Block Grants" is a topic for which anyone can sign up to receive information electronically using the City's "sign up for e-mail news" feature on the homepage of the website. In addition, articles about CDBG-funded programs are included in the City's newsletter that goes to all Evanston households to expand awareness of the impact CDBG funds have on improving our community, particularly for low and moderate income residents. Outreach to non-English speaking residents is made through Organización Latina de Evanston (OLE) to reach Evanston's growing Hispanic community. Staff is also working with Ald Jean-Baptiste to communicate with Evanston's Haitian population and other ethnic groups.

The Evanston Civic Center, where most public hearings are held, is ADA compliant. All communication regarding meetings contains a statement of the City of Evanston's commitment to

making all public meetings accessible to persons with disabilities and provides contact information for anyone needing mobility or communications access assistance.

Explanation of Comments Not Accepted

To be added following review of public comments.

Institutional Structure

Actions to Develop Institutional Structure

Evanston has five Community Housing Development Organizations (CHDOs) that have implemented many of its HOME-funded projects. The City has supported the CHDOs with HOME funded operating grants, and last year spent down the bulk of reserved CHDO Operating funds, awarding some \$16,000 to all five organizations. Since there won't be significant operating funds available in 2009/10, the City will support CHDOs with technical assistance and training opportunities.

In addition, City staff in the Community Strategies division of the Evanston Police Department and Planning continues to work on identifying nonprofits and neighborhood groups including block clubs to involve in the planning and implementation of Neighborhood Revitalization Areas.

The City of Evanston also continues to work with other institutions on housing related issues outside its jurisdiction. City staff works with the Housing Authority of the County of Cook to encourage property owners throughout Evanston to offer rental housing opportunities to holders of Housing Choice vouchers. Evanston will continue to support viable projects proposed by Community Housing Development Organizations to create/preserve affordable housing in Evanston through acquisition of properties with HOME funds.

Staff works with the Cook County Assessor's Office on assessments of affordable ownership units so that high property taxes on those units do not negatively impact their affordability for low income owners. In addition, the City will continue to educate residents about energy-saving practices and the availability of assistance with energy bills through the Low Income Home Energy Assistance Program (LIHEAP); CEDA Neighbors at Work administers LIHEAP applications in Evanston, as well as the Weatherization program, an important tool for maintaining affordable housing by reducing utility costs.

Monitoring

Monitoring and Compliance

City staff monitors all activities funded through its CDBG, HOME and ESG programs to ensure that goals are met and federal funds are spent for contracted activities and eligible expenditures. In addition, Planning Division staff monitors the amount of funding allocated, committed and expended to assure compliance with HUD requirements using the City of Evanston's financial management software (IRIS) and HUD's IDIS system.

CDBG Program

Program Reports: CDBG-funded programs submit reports showing the number and demographics (income, gender, racial/ethnic category, female head of household, etc.) of persons/households assisted, progress toward achieving program goals and program expenditures on a regular schedule that is part of their grant agreement. Reports and source documents for CDBG-funded expenditures are reviewed by the Grants Administrator to ensure eligibility and to monitor the progress toward achieving goals.

Monitoring Visits: The CDBG Grants Administrator makes monitoring visits to subrecipients to review financial and record keeping procedures, methods for determining eligibility for programs and services and outcome measures. Subrecipients are prioritized for monitoring based on a risk assessment model that uses factors including type of project, previous experience with federal grants and compliance with reporting requirements.

Davis-Bacon Compliance: The Project Manager for each CDBG-funded City or subrecipient project is responsible for ensuring compliance with Davis-Bacon wage decisions. The Project Manager also maintains all required documentation regarding wage payments and is responsible for identifying any underpayments. The CDBG Grants Administrator provides technical support to Project Managers regarding these procedures.

HOME

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

For rental projects, tenant income and rent statements are requested annually in the summer from the owners and analyzed to ensure compliance with the income and rent limits of HOME assisted units. The owner must obtain a written certified statement of the household income and size for HOME-assisted units, noting that source documents will be provided upon request. Property owners must examine tenants' source documents for annual income every six years.

Onsite inspections of the three completed rental projects with 5 to 25 HOME assisted units are done every two years to verify compliance with the City's property standards. The two other rental projects are inspected every three years. All except one project are located in the City's CDBG target area where the City regularly inspects rental properties every two years. The Housing Planner may accompany the property standards inspector on routine inspections of HOME funded properties, or obtain a copy of the report. Additionally, the Housing Planner may conduct a separate inspection.

ESG

ESG funded programs are administered and monitored by the City's Health and Human Services Department. ESG subrecipients submit monthly reports that are reviewed by City staff and the Human Services Committee. Monitoring and reporting on ESG activities is done by the Health and Human Services department.

Lead-based Paint

Actions to Reduce Lead-Based Paint Hazards

Ninety-five percent of Evanston's housing stock was built before 1970 when lead based paint was still in use. Approximately 21,456 of Evanston's housing units, or 79% of the total, are estimated to contain lead-based paint, correlating with the age of Evanston's housing stock. Evanston's housing rehabilitation program, along with the Evanston Health Department, ensures that lead based paint hazard reduction regulations are followed and that housing rehab projects undertaken with federal funds are brought into compliance with federal lead based paint standards. Housing rehab projects with a construction cost over \$5,000 require an analysis for the presence of lead based paint by the Housing Rehab Specialist, who is trained in lead assessment. Lead-based paint hazards are identified and addressed in all HOME-funded rehab or acquisition projects. CEDA/Neighbors at Work monitors its projects for the presence of lead-

based paint and takes corrective action as needed. Projects with lead hazards require licensed lead contractors or supervisors.

The City of Evanston's grant funds from Cook County's Lead Poisoning Prevention Program to abate lead-based paint hazards in dwellings occupied by families with young children have been renewed with a \$400,000 two-year grant. This additional funding will be used for stand-alone projects that mitigate lead hazards as well as in combination with Housing Rehab projects in order to expand the scope of individual projects with significant lead abatement costs.

The City is a delegate agency for the state of Illinois and enforces its lead act and codes. The City receives lead test information for children residing in Evanston, investigates all cases when elevated lead levels are found and takes appropriate action. Children with PbB levels between 10 and 14 receive nursing and case management services to educate the families about potential sources and lead safe practices. For children with PbB levels above 15, assessments to determine the source of the contamination are performed and appropriate follow-up actions taken based on findings.

In addition, Health & Human Services staff responds to complaints from residents about demolition and rehab projects to determine if lead is present and ensure safe practices. Staff also files affidavits when windows are being replaced in buildings constructed before 1978 to ensure proper lead procedures and disposal of contaminated materials.

HOUSING

Specific Housing Objectives

Decent shelter and housing improvements are an important part of the City's Housing strategy. Maintaining the existing housing stock so that residents can live in safe and sanitary housing is a high priority. In addition to the programs outlined below that are administered or delivered by City staff, the City has created partnerships with housing development organizations and private developers to increase the supply of affordable housing for low and moderate income persons. In 2008/09, the City will continue to pursue opportunities to increase affordable housing choices using HOME and CDBG funds and the Affordable Housing Fund. The Families in Transition Program, funded through the Affordable Housing Fund, addresses the needs of households at or below 40% AMI by providing rental subsidies through sponsoring organizations. It is expected that at least two social service agencies will seek Families in Transition funding.

Annual Affordable Housing Goals

The City plans to use CDBG and HOME funds to help provide affordable housing to 50 non-homeless and special needs households in 2009/10. The units will be provided through new construction or rehab of existing units. The City expects to assist 30 households in affordable rental housing and 20 households in affordable ownership housing either through rehab or new construction. HOME funds will also be used to provide downpayment and closing cost assistance or purchase price reduction to 12 low income homebuyers, in an amount up to \$30,000 per unit. The funds will be available in conjunction with local Affordable Housing Funds through the City's Downpayment Assistance Program.

Descriptions of Housing programs that will be implemented in 2008/09 using CDBG and HOME funds are below. Table 3B, which details the City's affordable housing goals, follows the narrative. HOME funds may be used to develop both ownership and rental housing, either through new construction or rehabilitation. Ownership housing will primarily be targeted to households between 60 and 80% of Area Median Income. Through intensified marketing efforts and incentives, developers hope to complete the sale of remaining units in HOME-assisted rehabbed condominiums which were stalled due to events in 2008 affecting mortgage lending and home

sales. Any new ownership developments will be done in conjunction with the redevelopment or rehab of foreclosed properties most likely acquired with Neighborhood Stabilization Program funds. Such development would also need a strong home purchase education and buyer identification component. Rental housing will be targeted to a mix of households between 30% AMI to 80% AMI.

Housing types may include single family homes, town homes or duplexes, and condominium units. Larger rental housing projects have not been funded in recent years because of property appreciation and interest in condominium conversions that made it extremely difficult to generate a positive cash flow from rental operations without a very large subsidy per unit. However, with property prices losing value in the economic recession and the possibility of Neighborhood Stabilization Program funds for acquisition, we expect that there will be opportunities to fund rental housing developments. Rental development will most likely involve rehabilitation of small properties (two to three units) that were foreclosed upon. As housing values are corrected downward in the changing economy, multi-family rental rehab may be more feasible to develop and manage, due to lower acquisition financing debt services. The City will encourage rental proposals from both for-profit and not-for-profit developers.

HOME funded projects are approved throughout the year as applications are submitted, so specific funding amounts and project types are unknown at this time. Development applications are reviewed by staff and then by a HOME Loan Committee composed of professionals in the lending or community development field prior to approval. The Evanston Housing Commission then reviews the proposals and submits their recommendations to the City Council's Planning and Development Committee for review prior to recommending approval by the City Council. All meetings are open to the public. Likewise, the City Council's Human Services Committee makes recommendations for the use of Evanston's ESG funds at public meetings.

In 2009/10, the City's CDBG Target Area Housing Code Compliance program will inspect multi-family residential units in the CDBG Target Area and re-inspect units to ensure corrections of housing code violations. In addition, property standards inspectors will inspect boarding houses and nursing homes.

CEDA/Neighbors at Work will continue its minor repairs/ and interior and exterior painting programs for income-eligible single-family property owners and senior citizens.

The City's Housing Rehab Administration will continue to assist income-eligible property owners with low interest and title transfer loans to rehab single-family and multi-family units, ensuring that residents live in decent, safe and sanitary housing. Single-Family and Multi-Family Loans for these rehabilitation projects will be funded by the City's Revolving Fund. Program income paid to the fund will be used for rehabilitation projects in the future. In addition, self-help paint vouchers will be issued to income-eligible residents.

Dangerous houses and garages will be demolished and new concrete pads laid; liens for demolitions are placed on the property title. Dangerous trees will be removed for income-eligible property owners, with liens placed on the properties for the expenses incurred.

CDBG funds will continue to support Homesharing, the Interfaith Housing Center of the North Shore's innovative program that matches home seekers with home providers who have a room to rent in their home or apartment. The home seeker pays rent to the home provider or, in some cases, provides services like shopping and meal preparation in lieu of rent.

The City's Handyman program will continue to help income-eligible senior citizens, primarily elderly, low-income women, make repairs and improve energy and water efficiency. The City's Adaptive Devices for Accessibility program will continue to fund installations of grab bars, ramps, hand-held shower heads and other devices that enable elderly and disabled people to continue to live in their homes or apartments using CDBG funds allocated in prior years.

Needs of Public Housing

Public Housing is administered by the Housing Authority of the County of Cook (HACC) which also administers the Housing Choice Voucher program. The Housing Authority of Cook County (HACC) manages 45 scattered site apartments and two senior/disabled buildings with 100 units each in Evanston. In the past, the City staff has worked intensively with HACC management, Cook County Commissioner staff and residents on issues at the Walchirk and Perlman apartment buildings which provide subsidized housing units for seniors and disabled persons. No capital improvements are planned for the buildings in 2009.

As of August 2007, there were 647 Housing Choice Vouchers used in Evanston, continuing a five year decline. The decline appears to be consistent across the county as funding for the program has been cut. HACC has not received funding to provide additional Housing Choice vouchers, and is not currently serving people on the waiting list as old vouchers are given up.

The geographic distribution of voucher holders in Evanston remains the same as in past years. Voucher holders continue to be concentrated in tracts 8092 in west Evanston and 8102 in south Evanston, and there is no increase in their use in census tracts outside the CDBG Target Area. The City plans to work more closely with the Housing Authority and private landlords on property code and landlord management issues. There are no plans to work with public housing residents on homeownership efforts as the City's home ownership efforts are targeted to households at or above 60% AMI that are more likely to have the financial resources needed for successful home ownership.

The City's Human Relations Commission provides oversight for fair housing activities, answers questions to Evanston's landlord/tenant ordinance and mediates housing and other disputes. Interfaith Housing of the Northern Suburbs performs housing audits on an as-needed basis when there is evidence of discriminatory practices that are contrary to fair housing.

Barriers to Affordable Housing

The City is not aware of any regulatory barriers to affordable housing. Efforts are currently underway to revise sections of the zoning ordinance, and a proposed Downtown Plan is currently under discussion. These will be reviewed to ensure they conform to the new inclusionary housing requirements and to identify any potential barriers to affordable housing.

Market conditions, not City policies or regulatory provisions, present the greatest barrier to affordable housing. Evanston's built-up character, with only scattered sites available for development, along with consistent demand for land, continues to drive up acquisition prices. New development of market-rate housing has not been targeted for low and moderate income households.

High property taxes are often cited as a deterrent to keeping housing costs affordable, yet City taxes comprise only a small percentage of the tax bill. Over the last two years, however, owner-occupied housing developed with City assistance has been subject to resale restrictions which keep the price affordable to future low income buyers. This resale restriction, enforced through a recorded declaration of covenants, allows the owners to take advantage of the Cook County Assessor's Affordable Housing Incentive so that their properties are assessed at the restricted value rather than market value. As a result, their property taxes will be reduced.

Foreclosure activity increased rapidly in 2008, largely due to subprime loans and adjustable rate mortgages with higher adjusted monthly payments. This affected a wide range of incomes and housing types throughout Evanston, but was concentrated in CDBG Target Areas with lower per capita income. Many homes that were affordable to low and moderate income homeowners at

purchase became unaffordable when interest rates increased or jobs were lost. The City continues to educate homeowners about dealing with mortgage problems and to support housing counseling organizations.

HOME/ American Dream Down payment Initiative (ADDI)

The City of Evanston anticipates that \$510,000 in HOME funds will be allocated in 2009/10 for affordable housing projects. Up to 10%, or \$51,000, will be used for administration of the program. An additional 5%, or approximately \$25,500, will be reserved for operating funds for Community Housing Development Organizations (CHDOs). The remaining \$434,500 will fund affordable rental or ownership development by CHDOs, other non-profit organizations providing housing and for-profit developers. HOME funds will be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or grants, consistent with the type of assistance detailed in Section 92.205(b).

The City does not plan to reserve the minimum 15% requirement for affordable housing projects developed by CHDOs for three reasons. Approximately 70% of all HOME funds disbursed since 1995 have been CHDO Reserve funds, so that the aggregate total exceeds the 15% per year requirement. In 2008/09, the City approved committing \$775,000 for four CHDOs in order to meet the 2006 HOME allocation commitment deadline. The City faced a possible shortfall in funding commitments due in large part to HUD's revised commitment calculation which no longer counted returned or recaptured funds toward the commitment requirement. Therefore, there are HOME funds available for CHDO use in 2009/10 if any of the organizations apply for project funding. Finally, the City anticipates using HOME funds for rehab of foreclosed properties purchased with Neighborhood Stabilization Program funds, and will seek requests for proposals from a variety of sources.

The City developed new marketing plans with developers of affordable ownership projects that have remained uncompleted last year. About 15 units in four HOME assisted, rehab developments remain unsold due to changes in the economy in 2008 and the City has committed to providing additional project funding to reduce the interest rate on conventional funding and assist with intensive marketing efforts.

- Reba Place Development Corporation, an established CHDO, used HOME funds to rehab a 12-unit condominium conversion at 602 Mulford. They plan to sell the remaining 8 units, 7 of which are HOME-assisted, in 2009.
- The Citizen's Lighthouse Community Land Trust (CLCLT), a new CHDO, completed rehab of a single family home at 2212 Washington and will sell or enter a lease-to-purchase contract on the property.
- Evanston Community Development Association, a non-profit housing developer which received CHDO designation in 2008, completed the rehab of its 6 unit condo conversion at 736-738 Dobson funded with \$486,865 in HOME assistance, and sold half of the units. They plan to sell the remaining three in the first half of 2009.
- Econ Development Corporate, a for-profit developer, was awarded HOME funds in 2008 for rehab of a five-unit condominium conversion at 241 Callan with three affordable units. Rehab was completed but no units have been sold. The developer will sell the units in the first quarter of 2009 or rent the apartments until market conditions improve.
- Housing Opportunity Development Corporation was awarded HOME funds in 2007 for a two-unit condo conversion at 1929 Jackson. The project did not start as expected in calendar year 2008. Due to market conditions, the City and the developer are reconsidering the best

use of the property and may include specific rent-up or pre-sale conditions before rehab funds are released.

- Over the Rainbow Association, a non-profit organization which provides rental housing for physically disabled adults, applied for CDBG funds for selected rehab of its 33-unit property at 2040 Brown. Staff determined that this project is eligible for HOME funds, which not only accomplishes the rehab needs but frees CDBG funds for other projects. Work would take place in early 2009 and tenants would remain in place.

Applications for HOME funding are considered throughout the year, with recommendations from the Housing Commission and the Planning and Development Committee prior to final approval by the City Council. The City anticipates issuing a Request for Proposals for rehab or new construction of foreclosed properties obtained with acquisition funds from the Neighborhood Stabilization Program (NSP). The City will apply to the State of Illinois and Cook County for NSP funds to use in areas of Evanston that have been severely impacted by the foreclosure crisis, and bring new investment to those neighborhoods. Depending on the condition of the acquired properties, the one and two unit houses will either be rehabilitated or demolished and replaced with new construction. Redevelopment will offer a combination of rental and ownership opportunities for income-eligible households.

HOME funds will continue to be used in conjunction with funding through the Affordable Housing Fund as part of the City's Downpayment Assistance Program. Currently loans of up to \$30,000 are available as needed. The program will be reviewed in the second quarter to determine whether or not to consider any program modifications and allocate additional funding.

The City's HOME funds estimated matching requirement of \$112,000 will be met through carry-over of matching funds and by new funds from a variety of sources. These include the Affordable Housing Fund, private bond volume cap (Industrial Revenue Bonds), building permit fee waivers, the Federal Home Loan Bank of Chicago's Affordable Housing Program and other eligible funding sources. The actual amount of required matching funds will depend on the amount of HOME funds disbursed in HUD Fiscal Year 2009 for housing development exclusive of administrative and CHDO operating funds.

HOME funds are not expected to be used to refinance existing debt secured on multi-family rehab projects. However, if it becomes necessary to do so in a specific situation, the City might consider a HOME-funded loan to refinance some existing debt. The following guidelines would apply:

- a. HOME funds can only be used to refinance the rehabilitation portion of the loan and up to 20% of acquisition financing, to demonstrate that rehabilitation is the primary eligible activity.
- b. The property must be inspected to ensure disinvestment has not occurred.
- c. The Project pro forma will be reviewed to ensure that the long-term needs of the project can be met and that serving the targeted population is feasible.
- d. It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- e. Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- f. The investment of HOME funds would be allowed in any project within the City.
- g. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Evanston will not receive American Dream Down payment Initiative (ADDI) funds.

Evanston does not support tenant/based rental assistance with HOME funds.

Affirmative Marketing

Any HOME funded projects with five or more HOME assisted units must submit an affirmative marketing plan describing the target audience, types of advertising or informational distribution and a list of contacts who will receive the information. The developer or sponsor must submit a statement that it will not discriminate in the selection of residents on the basis of protected classes. Sixty to seventy percent of HOME-assisted homeowners are expected to be minority households.

Resale/Recapture Provisions for Homebuyer Projects

In order to ensure long term affordability of the owner-occupied housing assisted with HOME funds, the City uses both recapture provisions and resale restrictions, depending on the amount and use of the subsidy. A large subsidy is usually needed for developers to price rehabbed or newly constructed homes at prices affordable to low income purchasers, and the City wants to ensure that the funds invested in these developments are used for housing that will remain affordable. Subsidies provided directly to buyers solely to reduce their purchase price or mortgage and financing costs are subject to recapture.

Recapture Provisions

Projects with any type of subsidy of \$15,000 per unit or less are subject to the recapture provisions for five years. Subsidies between \$15,001 and \$30,000 used only for downpayment or closing cost assistance or purchase price reduction are also subject to recapture during the affordability period. The subsidy is forgiven on a pro-rata basis as long as the owner lives in the property.

The amount subject to recapture is the amount of assistance that enabled the buyer to purchase the unit, such as down payment assistance, purchase price reduction below fair market value or principal buy down, but does not include the development subsidy, if any. The total amount subject to recapture is subject to the availability of net proceeds. The amount to be recaptured will be reduced on a pro rata basis based on the time the homeowner has owned and occupied the housing. The balance is due if the property is sold or is no longer owner-occupied before the end of the affordability period. It is totally forgiven at the end of the affordability period.

<u>Amount of HOME Subsidy Per Unit</u>	<u>Minimum Affordability Period</u>	<u>Subsidy Use</u>
\$15,000 or less	5 years , at the rate of 1/60 th per month	Any
\$15,001 to \$30,000	10 Years, at the rate of 1/120 th a month	Downpayment, closing costs, purchase price reduction

The City records a Junior Mortgage and Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the housing does not continue to be the principal residence of the purchaser for the length of the affordability period. Buyers also sign an Agreement with the City describing the HOME subsidy.

If the homeowner refinances the first mortgage, the City will consider a request to subordinate its junior mortgage as long as the borrower does not receive any cash back as a result of the refinancing and the new loan amount is for the same amount as the original purchase mortgage with allowances for generally accepted financing costs. The City will not subordinate to a negative amortization loan or any loan it deems to be predatory.

Resale Restrictions

Projects using more than \$15,000 in subsidy for development must provide a resale restriction in order to encourage long term affordability in the event of property transfer. In extraordinary situations, the City may waive this requirement to stimulate demand where units remain unsold for an extended period. Projects that contain a development subsidy only are required by HOME

regulation to use the resale provision as well, although because most affordable developments in Evanston have appraised values higher than the purchase price, these are unlikely.

If the original homebuyer retains ownership for the full affordability period, no resale restrictions will apply. However, if there is a property transfer during the affordability period, or the owner no longer occupies the property, the unit must be sold at an affordable price to a low income purchaser who will occupy the property as their primary residence.

Buyer Requirements - An eligible buyer must agree to occupy the property as their primary residence, and must be a household with an annual household income less than or equal to eighty percent (80%) of the Chicago-area Median Income, based on household size, as such annual income and Chicago-area median income are determined from time to time by the United States Department of Housing and Urban Development.

Affordability Period - The affordability period is based on the minimum HOME requirements for the total subsidy, but may be increased with the approval of the Housing Commission and the City Council.

<u>Amount of HOME Subsidy</u>	<u>Minimum Affordability Period:</u>
>\$15,000, < \$40,000	10 years
>\$40,000	15 years

Low Income Affordability - The City considers an affordable price to be one that results in monthly housing costs for Principal, Interest, Tax and Insurance of less than 33% of gross monthly income for a household between 60 and 80% of area median income. Such a target price will vary, however, depending on the income level of the actual purchaser and the mortgage financing structure. For instance, the area median percentile into which a household falls depends on the number of persons in the household. The amount of money a buyer provides for the down payment will affect the amount financed, which, along with mortgage interest rates and terms, will affect the monthly principal and interest payments, and thus affect affordability.

Therefore, in order to provide guidance and predictability for a homeowner refinancing or reselling the property, the City designed a resale formula to keep the housing affordable to the target population throughout the affordability period, yet provide a fair return to the seller.

Resale Formula - The basic resale formula allows the owner to sell the property at a price that encompasses annual appreciation of 3% plus an average annual allowance for capital improvements. Each project may adjust the basic resale formula to their situation with approval of the staff and Housing Commission.

Enforcement Mechanism - The resale restriction is enforced through a Declaration of Covenants Regarding Transfer of Property recorded by the developer, as well as a Promissory Note and recorded Junior Mortgage, both signed by the homebuyer. In the event the homeowner refinances their first mortgage, the City would have to subordinate its mortgage, and can thus ensure that the amount financed doesn't exceed the calculated resale price. Buyers also sign an Agreement with the City describing the HOME subsidy.

Needs of Public Housing

The Housing Authority of Cook County administers public housing in Evanston. The number of public housing properties has remained stable over the last few years. The number of residents who use Housing Choice Vouchers to subsidize rents from private landlords in the City has been steadily declining over the last six years. The City will maintain regular contact with the Housing Authority of Cook County regarding its Housing Choice Voucher program, scattered site family housing, and elderly/disabled housing.

HOMELESS

Specific Homeless Prevention Elements

Homeless and Other Special Needs Activities

The City of Evanston uses ESG, CDBG and Mental Health funds to provide emergency and transitional shelter for homeless individuals and families, or those threatened with homelessness, as well as case management services, job counseling and placement/follow-up assistance for homeless adults. Mental health and substance abuse services are also provided to stabilize homeless individuals' lives while they seek employment and housing.

There has been a dramatic rise in demand for basic needs at social services agencies including Connections for the Homeless, the Salvation Army and area soup kitchens. City staff has worked with the Evanston Community Foundation to connect a family foundation interested in providing financial assistance to Evanston residents who are facing the loss of their homes. This resulted in a grant of \$50,000 to Connections for the Homeless for its homeless prevention program. This generous gift will supplement scarce state prevention funding and enable Connections to help families in need that do not qualify for state prevention funds. General Assistance funds administered by the Township of Evanston and state of Illinois prevention funds managed by Connections for the Homeless are also used to address the needs of individuals and families who are at imminent risk of homelessness because of financial or other crises. The State of Illinois is using TANF funds to supplement general revenue funds because of budget issues. Because TANF funds may be used only to support families with children and incomes of 200% or less of poverty level, this means less funding is available to help families in need that do not meet those specific criteria.

Evanston is preparing for its unsheltered count of homeless persons in January of 2009, which will help to quantify the change in need among this group. Providers are also seeing increase in the sheltered homeless, individuals and families without permanent housing that are doubling up, staying with family and friends. This group is historically difficult to quantify, especially as families wishing to keep their children in Evanston schools are reluctant to identify themselves as homeless.

Two Evanston agencies underwent significant changes in 2008. Carepoint Adult, Child & Family Association, a CDBG-funded agency that serves primarily homeless individuals, lost its founder and executive director Vince Gillon, who passed away suddenly. The H E Lane Center for Positive Change relocated from 944 Elmwood in south Evanston to a temporary location at 2016 Emerson Street in west Evanston. The Evanston Salvation Army recently purchased property in southwest Evanston where it plans to build a new facility that will house its childcare and after-school programs, food pantry and clothing closet, as well as other services. Plans for the new facility have been submitted to zoning.

The City's local Affordable Housing Fund awards grants to non profit sponsors that apply for the City's Families In Transition program. It provides a rental subsidy of up to 50% of contract rent to the sponsor for up to two years while the sponsoring organization works with the very low income family on a plan for self sufficiency. Two families will be assisted through this program.

The Evanston Alliance on Homelessness, composed of service providers for homeless persons, mentally ill, victims of domestic violence, veteran's organizations, the business community and City staff, meets monthly to discuss homeless issues in Evanston and to develop policies and strategies for garnering funding for the homeless assistance programs in Evanston. The Alliance prepares Evanston's Continuum of Care plan and oversees its implementation. The Alliance is a member of the Regional Roundtable on Homelessness, whose members include the City of Chicago, Cook, Lake, DuPage, Kane, McHenry and Will Counties.

The Evanston Continuum of Care applied for a total of \$1,063,031 through the 2008 HUD Super Notice of Funding Availability (SuperNOFA). In addition to ten renewal projects totaling \$963,173, a new Permanent Supportive Housing project was proposed for Samaritan Housing funding in the amount of \$99,856. Individual projects are listed in the chart below in descending order as ranked by the Continuum of Care in its application.

Amount	Applicant	Project Name
\$99,856	Connections for the Homeless	Permanent Supportive Housing Expansion - new
\$184,393	Connections for the Homeless	Family Transitional Housing - renewal
\$70,652	YWCA Evanston/North Shore	Transitional Housing - renewal
\$105,198	Connections for the Homeless	Permanent Supportive Housing - renewal
\$118,278	Housing Options	Pathways Plus Permanent Supportive Housing - renewal
\$112,232	Connections for the Homeless	Entry Point Outreach & Supportive Services - renewal
\$110,430	Housing Options	Pathways Permanent Supportive Housing - renewal
\$17,750	Housing Opportunity Devel. Corp	Claridge Aptmts Permanent Supportive Housing - renewal
\$83,560	Housing Options	Claire/Ganey Permanent Supportive Housing - renewal
\$117,000	Connections for the Homeless	Hilda's Place Transitional Housing - renewal
\$43,682	Connections for the Homeless	Homeless Management Information System - renewal

The YWCA–Evanston/North Shore provides emergency shelter, counseling, case management and legal advocacy services to an estimated 610 women and children annually. In addition to Evanston CDBG funds, the YWCA receives funding from other state grant programs, individual donors, special events and other local organizations. The YWCA also manages four apartments that provide transitional housing for families moving from the emergency shelter to permanent housing. Families can remain in transitional housing for up to two years.

Connections for the Homeless receives funding for its street outreach counselors in its Entry Point program, which serves the chronically homeless by connecting them with services and shelter. It also receives funding for its transitional and permanent supportive housing programs and for Evanston’s HMIS system.

Housing Options for the Mentally Ill in Evanston provides permanent and transitional housing with supportive services for persons living with mental illness. Housing Options provides supportive housing for 72 individuals in its six scattered site buildings owned by Housing Options and 21 additional leased units.

Support services for the homeless and to prevent homelessness among low income and unemployed people at high risk will be funded by CDBG in 2009/10:

- Connections for the Homeless will receive funding to procure identification and provide transportation to job interviews to homeless adults served through Entry Point and Hilda’s Place.
- Interfaith Action of Evanston will receive funding for its job counseling program for the homeless. Interfaith collaborates with Connections for the Homeless to provide services to residents of Hilda’s Place and clients of Entry Point.

Discharge Policy

The Evanston Alliance on Homelessness works with publicly-funded institutions and systems of care to assist individuals being discharged from foster care, health care, mental health programs and correctional institutions. A formal release protocol has been implemented working with the Illinois Department of Children and Family Services (DCFS) for youth in foster care. Working with the Suburban Cook County Continuum, the Evanston Continuum of Care has entered discussions with Stroger Hospital and the North Chicago VA Medical Center to develop and implement a discharge protocol for patients who will be returning to Evanston upon release from those facilities. A formal discharge protocol has been implemented for mental health patients working with the Illinois Department of Mental Health. Evanston service providers work with the Community Counseling Center of Chicago, the designated agency for coordinating discharge

from State-Funded Inpatient Psychiatric Services. The Evanston Continuum has finalized a formal discharge protocol working with the Illinois Department of Corrections. That protocol will be implemented in the upcoming year to link Evanston-connected prisoners who are soon to be released with housing and support services.

Emergency Shelter Grants (ESG)

Emergency Shelter Grants Program

The City of Evanston expects to receive approximately \$86,000 in FY 2009/10 Emergency Shelter Grants (ESG) funds for essential services, operating expenses of homeless shelters and prevention programs serving individuals and families. Evanston's ESG funds are usually allocated among three to four nonprofit organizations that provide services to the homeless in Evanston. The City is in the process of evaluating proposals for its 2008/09 ESG funds. The City Council's Human Services Committee will recommend funding allocations for approval by the City Council. Evanston's 2009/10 ESG funds will be matched on a one-to-one basis using Mental Health Board funds from the City's general fund budget and state and other funds, including in-kind, depending on the agencies funded, to meet the match requirement for ESG.

COMMUNITY DEVELOPMENT

Community Development

The City's priorities for non-housing community development needs are summarized in Table 2B of the City's Consolidated Plan that follows the narrative. Neighborhood planning is an essential tool to involve residents in the identification of needs and opportunities as well as how to access resources and partners to improve low and moderate income neighborhoods. The evaluation of infrastructure, city services, private investment, security, housing and economic development is the focus of the neighborhood planning process.

Projects and programs receiving 2009/10 CDBG funds are described in brief below. Objectives and outcomes, as well as CDBG eligible activity categories and the amount of assistance for each project or program is shown in Table 3A and the project tables that follow the narrative section of this Plan.

Public Facilities and Public Improvements

Parks and recreation facilities were identified as a high priority in the City's Consolidated Plan. In 2009/10, City will combine \$50,000 in CDBG funds with \$190,000 in City capital funds to replace the gym roof at its Fleetwood Jourdain Community Center. This facility houses important programs including after-school programs for elementary children, Fellowship of Afro-American Men (FAAM) youth basketball program and a wide variety of services used by low and moderate income residents of Evanston's Fifth and Second Wards. In addition, Phase 1A of the landscaping of the Fleetwood Jourdain property and the adjoining Foster Field will be undertaken in 2009 with \$25,000 in CDBG funds.

The Washington Elementary School PTA will receive \$4,340 in CDBG funds to install shade trees at a playground on the school grounds that is adjacent to the City's Robert Crown Community Center. The Washington School student body is primarily LMI and its playground is also used by a number of programs provided at Robert Crown, including the Free Summer Lunch program and after-school programs that serve LMI children and families.

The McGaw YMCA will receive \$14,000 in 2009/10 CDBG funds to install air conditioning in 26 rooms of its 172-room SRO facility for low-income men.

Infrastructure

Infrastructure improvements were identified as a high priority in the consolidated Plan. The City has committed Capital Improvement funds in addition to CDBG funds for projects in the CDBG Target Area and throughout the City. In 2009/10, CDBG funds will be used for four ongoing projects:

- Alley paving in the CDBG Target Area – An alley in census tract 8096 is slated for paving using CDBG funds and
- Block Curb and Sidewalk replacement in the CDBG Target Area
- ADA curb ramps – locations are determined using input from residents and may be outside the CDBG Target Area
- CDBG will fund the Alley Special Assessment Assistance program to pay the special assessments relating to alley paving for income-qualified households to relieve the financial burden of this important infrastructure improvement. Many qualifying households are low-income seniors living on fixed incomes.

Public Services

Employment training. The Youth Job Center of Evanston will receive CDBG and Mental Health funds to provide job readiness training, job placement and follow up services for youth between the ages for 14-25.

Senior services. Three programs will receive CDBG funding:

- Evanston Skokie Valley Senior Services, part of the North Shore Senior Center, will provide case management services for low income Evanston seniors, many of whom are frail elderly, using CDBG and Mental Health Board funds.
- The Music Institute of Chicago will perform concerts at skilled care facilities, senior residences and day treatment programs in Evanston that serve low income seniors with limited mobility.
- Meals at Home will provide home-delivered meals to low-income Evanston homebound seniors and disabled residents.

Youth services that address the needs of low and moderate income youth will receive CDBG funds:

- The Girl Scouts/Illinois Crossroads Council will provide its Fit To Be Me program to low-income girls living in Evanston's west and south neighborhoods to help middle school age girls establish healthier eating and exercise habits, and develop self esteem, relationship-building and other life skills.
- The Open Studio Project's Art & Action program will use art therapy, journaling and other creative methods to enable youth to channel strong emotions of anger and frustration to positive, creative outlets.
- Second Baptist Church's Youth Action Ministry program will provide scholarships for teens from low-income families to participate in YAM's annual college retreat and visit colleges to discover the range of educational opportunities available to them after high school.
- The City's Summer Youth Employment program will employ 100+ high school-aged youth for nine weeks during the summer months.
- The Evanston Youth Initiative will work with youth and their parents to create healthier, stronger family relationships.

Services for battered and abused spouses and their children will be provided by the YWCA Evanston/North Shore, supported with CDBG and Mental Health Board funding.

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

- The Evanston Community Defender to provide free legal services in criminal and juvenile law matters to Evanston residents age 21 and younger.
- The Legal Assistance Foundation of Metropolitan Chicago to provide free legal assistance to low income residents for civil law matters.

Other public services receiving CDBG funds in 2009/10 are:

- The Brummel Park Neighbors, a citizen group working to expand involvement of residents of Custer Avenue in the beautification and maintenance of their neighborhood.
- Adopt a Fancy Can where residents in the CDBG Target Area request a garbage can for the parkway in front of their house to reduce litter in the neighborhood.
- City's Graffiti Removal program that removes graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.
- The Neighborhood Initiatives Fund, to which block clubs and other volunteer organizations can apply for funds for projects that strengthen and beautify their neighborhoods.

Economic Development

The Evanston Community Development Corporation, a not-for-profit neighborhood development organization working in the Church/Dodge area, will receive CDBG funding to provide technical assistance to micro enterprises and small businesses in west Evanston in order to create jobs and bring needed goods and services to LMI neighborhoods.

The Technology Innovation Center will receive CDBG funds for its Evanston Business Ownership Initiative which will help small businesses and entrepreneurs to establish credit and secure loans for expansion or business startups.

The Neighborhood Façade Improvement Program will receive CDBG funds for façade improvement projects in neighborhood commercial districts located in the CDBG Target Area.

Other

Two City administrative and planning activities will receive CDBG funding:

- CDBG Administration for overall management and administration of the City's CDBG program.
- Minority/Women/Evanston Business Program (M/W/EBE) to support its work to increase minority, women-owned and Evanston business participation in City and private construction projects, as well as in other purchases made by the City.

The following chart shows the funding recommendations made by the Housing & Community Development Act Committee on November 11, 2008. Additional detail may be found in Table 3A and the project tables following the narrative section of this plan.

Organization	Program/Project	CDBG Funding
Public Facilities & Infrastructure		
City-Parks/Forestry and Recreation	Foster Field Renovation-Phase 1A	\$ 25,000
City-Parks/Forestry and Recreation	Fleetwood-Jourdain Gym Roof Replacement	\$ 50,000
City-Public Works Department	Alley Paving Program	\$ 89,229
City-Public Works Department	Alley Special Assessment Assistance	\$ 40,000
City-H&HS/Public Works	ADA Curb Ramp Replacement Program	\$ 50,000
City-Public Works Department	2008 Block Curb and Sidewalk Prog.	\$ 50,000
McGaw YMCA	Residence Improvement - airconditioning	\$ 14,000
Washington Elementary School PTA	Trees for R Crown-Dist 65 Shared Playground	\$ 4,340
	Subtotal	\$ 322,569
Public Services		
Meals at Home	Food for Seniors and People w/Disabilities	\$ 9,000
Music Institute of Chicago	Taking Music to Seniors	\$ 2,000
North Shore Senior Center	Case Management Services	\$ 25,000
Brummel Park Neighbors	Community Building Programs	\$ 2,000
Evanston Community Defender	Legal/Social Work	\$ 45,000

Evanston Youth Initiative	Evanston Youth Initiative	\$ 2,000
Legal Assistance Foundation	Evanston Legal Services	\$ 10,000
Girls Scouts - Chicago/NW Indiana	Fit To Be Me!	\$ 5,000
Open Studio Project	Art & Action Program for At-Risk Youth	\$ 3,000
Y.A.M-Second Baptist Church	Annual College Retreat	\$ 10,000
City-Human Relations Division	Summer Youth Employment Program	\$ 45,000
YWCA Evanston/North Shore	YWCA Domestic Violence Services	\$ 30,550
Interfaith Action of Evanston	Job Counselor for the Homeless	\$ 2,000
The Youth Job Center of Evanston	Youth Employment Initiative (Core Services)	\$ 48,000
Connections for the Homeless	Single Adult Services Programs	\$ 4,000
Interfaith Housing of the North Suburbs	Homesharing Program	\$ 14,000
City-Community Development	Adopt A Fancy Can	\$ 4,000
City-Community Development	Graffiti Removal Program	\$ 35,000
City-Community Development	Neighborhood Initiatives Fund	\$ 4,000
	Public Services Subtotal	\$ 299,550
Rehabilitation -- Housing & Commercial		
CEDA/Neighbors At Work, Inc.	Minor Repairs & Painting Program	\$ 100,000
City-Commission on Aging	Handyman Program	\$ 11,700
City-Community Development	Neighborhood Façade Improvement Program	\$ 25,000
City-Community Development	Revolving Loan Fund (Program Income)	\$ 124,998
City-Community Development	Housing Rehab Administration	\$ 325,000
	Subtotal	\$ 586,698
Code Enforcement		
City-Property Standards	CDBG Target Area Code Compliance	\$ 414,229
City-Community Development	CDBG Target Area-Board up & Clean up	\$ 20,000
	Subtotal	\$ 434,229
Economic Development		
Evanston Community Development Corp	Bus Develop & Economic Opportunity	\$ 25,000
Technology Innovation Center/SBDC	Evanston Business Ownership Initiative	\$ 15,000
	Subtotal	\$ 40,000
Other-Administration		
City-Community Development/Planning	CDBG Administration	\$ 330,000
City-Budget Office	M/W/EBE Program	\$ 40,000
	Administration Subtotal	\$ 370,000
	Grand Total	\$ 2,053,046

Antipoverty Strategy

Evanston is a culturally and economically diverse community with approximately 10% of its residents and 5% of all families having incomes below the federal poverty level according to the 2000 census. The extent of poverty in Evanston is more accurately evidenced by the low income population served by the public schools (40% and 35.8% low-income students in District 65 for grades K-8 and District 202 for grades 9-12, respectively in the 2008 Illinois District Report Cards), in the General Assistance program of Evanston Township, the numerous clients assisted by Evanston's nonprofit organizations, and in 647 Housing Choice voucher holders living in Evanston.

Poverty is concentrated in west Evanston and in southeast Evanston near Howard Street. The 2000 census indicated a slight increase in both the percentage of low-income persons and higher

income persons. Evanston's residents have a long history of contributing to the community and supporting efforts to assist people in an ongoing effort to eliminate poverty and its associated problems. Residents, businesses and organizations support numerous social services, foundations and programs that help empower people in poverty and in lower income groups to improve their situations.

Hilda's Place, Connections for the Homeless' adult transitional shelter has operated for more than twenty years, serving approximately 200 clients annually. Connections' Entry Point program works with the chronically homeless in Evanston, linking this traditionally hard to serve population with housing and other services. Entry Point has experienced dramatic increase in demand for its services in the last 18 months and now serves an average of 50 people each day versus 25-30 in past years. Some of this growth is attributable to individuals from Chicago or other communities coming to Evanston in search of help, but demand has also increased among Evanston residents who have experienced the loss of their jobs and/or homes.

An extensive network of soup kitchens and food pantries in Evanston is coordinated by Interfaith Action Council or offered independently. Through their participation in the Evanston Alliance on Homelessness, agencies work together to eliminate homelessness in the community.

The City of Evanston is committed to alleviating poverty to the extent possible in partnership with the private sector, institutions, citizen organizations, school districts, other governmental agencies and self-help activities of Evanston residents. Part of Evanston's anti-poverty strategy includes maintenance issues, such as continuing to housing and soup kitchens with Emergency Shelter Grant funds. Funding will also be continued to enable low-income residents to avail themselves of legal counseling, job readiness and training programs, and ultimately find employment. City Mental Health Board funds will continue to support day care centers which serve low and moderate income families in Evanston and special programs like Pregnant & Parenting Teens.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

Evanston continues to work to expand its supply of permanent supportive housing (PSH) for special needs individuals. Connections for the Homeless submitted a proposal through the SuperNOFA to expand its PSH program by four units/beds in 2009/10. Connections for the Homeless, Housing Options and Housing Options Development Corporation are evaluating what opportunities may be available to them to expand capacity through the Neighborhood Stabilization Program. The City will continue to work closely with them to evaluate properties that are abandoned or in foreclosure.

New concerns relating to the financial stability of important non-profit organizations serving individuals with special needs are emerging. The State of Illinois is delaying payments on contracts, resulting organizations borrowing in order to make payroll in order to continue providing services. SHORE Community Services, which provides housing and services for adults and children with developmental disabilities, is one of the local agencies affected.

The Center for Independent Futures (CIF) is a non-profit group that works with disabled adults and their families to establish independent living situations. Many of the persons they serve live with parents who are concerned about the living situations of their children in the future. CIF worked with the developer of a new market-rate condominium to help clients purchase accessible units in the development, and also obtained down payment assistance through the City of Evanston's HOME program for four individuals with disabilities. In addition, CIF purchased one unit for a "community builder" to provide support and assistance to the new purchasers, many of whom are living independently for the first time.

Housing Opportunities for People with AIDS

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

Other Narrative

Consolidated Plan Compliance

At a minimum the City of Evanston annually has the opportunity to analyze the Performance of its HUD funded activities and to determine whether those activities are meeting the City's priority needs and strategies as set forth in its 2005-2009 Consolidated Plan. The One-Year Action Plan for FY 2008/09 is the fourth action plan derived from the priority needs and strategies from this Consolidated Plan. A CAPER report (Consolidated Plan Annual Performance and Evaluation Report) on the City's progress toward meeting its Consolidated Plan goals will be submitted to HUD no later than ninety (90) days after the conclusion of the 2009/10 City's program year, or May 31, 2010. The CAPER will report on the accomplishments of the City in addressing its priority needs and specific accomplishments made with CDBG, HOME and ESG funds.

City staff regularly reviews the five year goals and priority needs as set forth in the HUD 2005-2009 Consolidated Plan and makes recommendations to amend those priorities if needed based upon community input. Significant amendments to the Consolidated Plan are presented to the Housing & Community Development Act Committee for its review. If the proposed amendment to the plan is approved by the Committee, it is submitted to the City Council for approval. The approved amendment to the Consolidated Plan is then submitted to the HUD Chicago office.

NEPA Compliance

Proposed activities for 2009/10 have been reviewed for compliance with the National Environmental Protection Act (NEPA). Site-specific activities have been determined to be either exempt or categorically excluded from NEPA. None of the proposed identified activities requires a full environmental review. However, alley paving and curb/sidewalk replacement projects will be reviewed for environmental compliance when specific locations for are determined. Housing and rehab activities will also be subject to an environmental review as specific project sites are identified.