



City of
EvanstonTM



Connecting Our Neighborhoods

An application to HUD's
Community Challenge Planning
Grant Program (CCPG)



Connecting Our Neighborhoods:

City of Evanston, Illinois's application to the Department of Housing and Urban Development's Community Challenge Planning Grant Program (CCPG)

Jurisdiction:

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

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The City of Evanston is pleased to submit this application for the Community Challenge Planning Grant. This grant enables Evanston to build Emerson Square - a new infill development comprising of 60+ units of affordable housing and a new city park - in a more timely and cost effective manner. Evanston strives daily to provide quality, affordable housing for its residents and workers. West Evanston is a neighborhood that has long sought redevelopment of vacant and abandoned industrial parcels that divide the neighborhood. By providing new housing, new neighborhood connections, improved park space, and better access to social services, Emerson Square will help improve the overall quality of life in the neighborhoods of West Evanston. This grant will allow the City to realize community goals and objectives and help leverage additional funding needed to finish Emerson Square in a timely, cost-effective manner.

Factor 1 - Purpose and Outcomes

Background, Need and Purpose.

The City of Evanston ("City") requests Two Million Five Hundred Thousand Dollars (\$2,500,000) from the HUD Sustainable Communities Community Challenge Planning Grant Program (CCPG). Grant funds would go towards land assemblage, environmental remediation and development of key infrastructure for a brownfield redevelopment project that will include a new public park and 67 units of affordable housing. Currently named Emerson Square, this new development addresses all six Livability Principles that HUD has adopted as a guide to measure a project's effectiveness. Emerson Square will:

1. Improve connectivity among neighborhoods in West Evanston.
2. Expand long-term affordable housing in Evanston.
3. Generate an expanded customer base for local businesses.
4. Be a catalyst for the implementation of the West Evanston Master Plan and provide a best practices example for future development.
5. Be completed sooner and more efficiently at a cost savings of over \$1.9 million.
6. Be a walkable, bike-friendly development that will connect West Evanston neighborhoods.

Overview - Evanston, IL

The City of Evanston, approximately eight square miles, is located in north suburban Cook County in northeastern Illinois twelve miles north of downtown Chicago. Sharing a common border with the City of Chicago, Evanston is the most densely 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 47.3% of its housing renter-occupied.

Overview - West Evanston

West Evanston poses some of the greatest planning challenges city-wide. This application focuses on Census Tract 8092 which has been hardest hit by the recent economic downturn. See Attachment 1 for map. Efforts through CDBG, HOME, NSP2 and intensive neighborhood planning continue to focus on this area of the city.

The median household income in tract 8092 is \$41,036, the lowest in the City of Evanston and just 65% of the City's household median of \$63,407. Over 16% of the population in 8092 lives in poverty, most of whom are female headed households with young children. The median age of Census tract 8092 is 30.6, lower than that of the city's median age of 32.5 and the average household size in 8092 is 3.72 compared with the citywide average of 3.03.

The educational attainment levels in tract 8092 are lower than those for the City overall. 91% of Evanston residents are high school graduates, but only 70.9% of residents living in tract 8092 obtain a high school diploma. The education disparity at the college level is higher, with 62.4% of Evanston residents achieving a bachelor's degree, versus only 18.8% in 8092.

Residents of tract 8092 also bear a higher housing cost burden compared to the City overall. Almost 23% of tract 8092's 718 homeowners spend more than 50% of their income on housing costs, compared to the City average of 8.10%, and more than 26% of 827 renters spend over 50% of their income for housing.

West Evanston - Chronic Crime

Crime has been a persistent issue in West Evanston. Directly adjacent to the Emerson Square development the 1900 block of Jackson Street has been a priority of the Evanston Police Department. For more than 30 years, it was plagued by serious criminal activity. Drug activity, gang loitering, disturbances, and gun violence were common occurrences. Historically it became known as the "worst block in the city" and its reputation was notorious in Evanston.

In 2008, the Safer Neighborhood Area Project (SNAP) was developed using two strategies for preventing crime and increasing safety: Crime Prevention Through Environmental Design (CPTED) and community policing measures. Training for CPTED included police, city staff from the Community Development, Public Works and Parks Departments, and citizens in a collaboration that specifically focused on areas troubled by chronic crime and disorder. A SNAP Team made up of CPTED specialists defined project goals and supported participation between police, stakeholders, service agencies, and local businesses.

SNAP was designed to rebuild trust and collaboration between citizens, police and resource providers by reaching out, connecting and working together to improve conditions, reduce fear and develop safe and secure surroundings. Today the street is a safer and more desirable place to live. The streets and alleys are cleaner and neighbors are more connected to integral city resources. These efforts have reduced criminal activity significantly. A recent crime analysis revealed a nearly 70% drop in crime and the block that was once deemed the "worst place to live in the city of Evanston" can now focus on rebuilding a sense of community.

Maintaining the improved quality of life in the neighborhood still presents many daunting challenges. The block and its adjacent alleys are not thoroughfares, which hinder the delivery of services to the residents and allow for covert drug activity and illegal dumping. A large parcel of undeveloped land at the northern most fringe of the block is a well-traveled shortcut to the only drug store and grocer in walking distance but harbors danger since it is isolated and not properly maintained. In the fall of 2009, a female resident was attacked by a knife-wielding robber in broad daylight on the path. Gilbert Park which is located on Emerson Street, just southwest of Jackson, is a popular gathering spot for gang members. Its triangular design (narrow frontage) and poorly placed berms make it a prime location for groups to loiter without easy detection. Although the SNAP project resulted in profound changes, the physical shortcomings of this area are a significant impediment to maintaining the improvements.

Collaboration - West Evanston Economic & Neighborhood Plans

The needs of West Evanston have been the subject of City led initiatives since 2000. Beginning with the Canal-Green Bay Road/Ridge Avenue-Church Street Study (Canal Report), there have been a series of iterative planning efforts. The Canal Report presents the findings of three years of community discussions about neighborhood issues in a geographic area as defined by Census Tract 8092. The community's concerns ranged from land use, zoning, infrastructure and economic development to "quality of life" issues - public safety, community cohesion and youth.

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 estimated that \$25 million in incremental tax revenues would 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 of the former Mayfair railroad right-of-way and adjacent industrial properties. Several of these 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 revised zoning regulations, neighbors wanted to establish design standards for infill redevelopment so that the new developments would connect with and enhance the surrounding neighborhoods. To implement these recommendations and to prepare for 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. It began with “key person interviews” 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, and participated in a visual preference survey and design charrette to develop the updated physical master plans. The West Evanston Master Plan may be viewed at:

<http://www.cityofevanston.org/planning-zoning/area-planning/west-evanston-master-plan/>

Adopted by the City Council on May 14, 2007, the WEMP is the product of a community planning process which addressed disinvestment and blight within an aging, underutilized industrial area and an adjacent abandoned railroad right-of-way. The Plan’s guiding principles include:

Connect the residential neighborhoods: Due to the former rail line, street and pedestrian connections were limited. The Plan recommends that the former railroad embankment be removed to allow the connection of the street grid and to develop a continuous multi-use trail through the neighborhood.

Increase the walkability of the neighborhood: One of the plan’s goals is to improve walkability in the existing neighborhood and all new developments. Residential and commercial areas would be connected by wide sidewalks and the continuation of the surrounding block pattern. Narrower street standards for new development would calm traffic and provide additional safety for pedestrians.

Provide a lifecycle of housing choice: The infill development envisioned by the WEMP introduces new unit types which will create opportunities for affordable housing units. The Plan identified the need to introduce a variety of housing types such as town homes and small-lot single-family homes to expand affordable housing options, yet retain the character of the existing neighborhood.

Emerson Square - Catalyst for Redevelopment



A major component of the West Evanston Master Plan (WEMP), Emerson Square is made up of six parcels of land, for a total of roughly 4.75 acres. This large, blighted industrial site is one of the largest developable sites in West Evanston, but currently functions as a wall that divides two neighborhoods. Attachment 2 shows the Emerson Square site in relation to Census tract 8092. Emerson Square will provide 60+ units of affordable housing, in a variety of housing styles from town homes to apartment buildings to six flats. A new park will be designed as the centerpiece of the development, replacing Gilbert Park, which will be redeveloped as part of the Emerson Square project.

In the first quarter of 2010, the City of Evanston was awarded an \$18.15MM competitive grant from the Department of Housing and Urban Development as part of the Neighborhood Stabilization Program 2 ("NSP2") to purchase, rehabilitate and reoccupy foreclosed and abandoned properties in two census tracts of the city. The primary goal of NSP2 is to stabilize communities through the purchase of foreclosed and abandoned property. The program also allows for the redevelopment

of abandoned or vacant industrial sites into new affordable housing. While the City was successful in securing NSP2 funds, the amount awarded was well below the full project cost. NSP2's requirement is to purchase, rehab and reoccupy foreclosed and abandoned properties in the neighborhood. The City of Evanston worked to include Emerson Square as a critical strategy to our NSP2 application and it is one that the City will continue to pursue.

Based on the NSP2 award and other funding sources, Emerson Square currently must be developed in two Phases. Utilizing a portion of the NSP2 grant money, Low Income Housing Tax Credits (LIHTC), TIF, CDBG/HOME and private financing, Phase A of Emerson Square starts the redevelopment of the neighborhood. However the completion of Phase B is essential for neighborhood transformation. One component of Phase B is the reconfiguration of the underutilized Gilbert Park, the design of which is conducive to vandalism and illicit behavior. The combination of new housing, the connection of the street grid, and the new public park will dramatically change the character of this neighborhood.

The Emerson Square development plays as an important role in stabilizing the neighborhood as renovating foreclosed homes does. Emerson Square will be a noticeable change in a neighborhood that has not seen this level of new investment in decades. Emerson Square will also trigger new development throughout West Evanston, creating greater stabilization and stimulating private investment within the neighborhoods. We believe the regenerative impact that this development will provide is exactly what HUD envisioned when developing the Community Challenge Planning Grant (CCPG).



Conceptual Rendering of Emerson Square

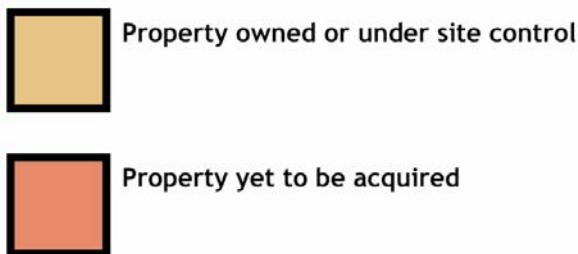
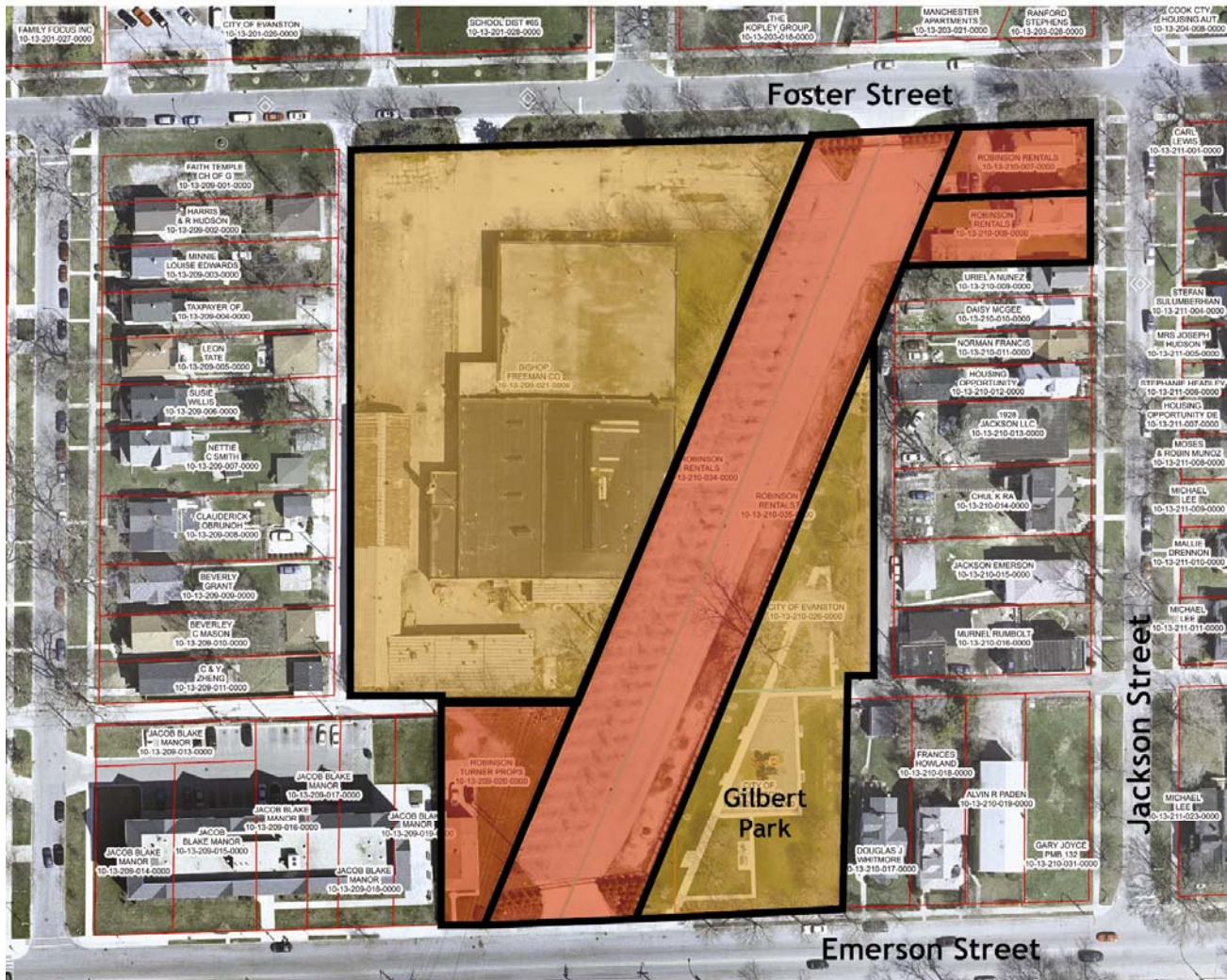
Emerson Square - Single Phase Development.

Emerson Square will have the greatest and most immediate impact if the infrastructure for the site is completed all at once instead of in phases. It is estimated that a consolidated redevelopment scenario including, infrastructure development, and environmental testing and remediation for Emerson Square will save nearly \$1.9 million in costs from a two-phase scenario. These additional costs, coupled with the uncertainty about land acquisition, environmental and infrastructure funding sources could delay the achievement of its neighborhood stabilization goals.

- (1) **Acquisition Costs** are projected to be significantly more for the Two-Phase Scenario versus the Consolidated Redevelopment Scenario due to the following reasons:
 - a. Costs are assumed to grow by 15% per year due to improved market conditions, inflation, and the holdout phenomenon, where property owners could holdout for a higher price if they anticipate appreciation.
 - b. NSP2 activities in the surrounding neighborhood may have the likely consequence of restoring property values to levels approaching pre-financial crisis prices.
 - c. Property speculation may push prices even higher.

At present, land owners are eager to consider reasonable cash offers, due to lack of market activity. Acquiring properties now is a strong hedge against higher costs for acquisition later and provides increased assurance that the Emerson Square project will be completed. The map below illustrates the need for land acquisition. Two strategic parcels of land are currently dividing the development, unifying all parcels into one city-block sized development will ensure the cost effective and timeliness of the project.

EMERSON SQUARE - PARCEL MAP



(2) Environmental Costs are projected to be higher in the two-phase scenario than in the consolidated redevelopment scenario due to the increased cost of discrete investigations, testing and remediation across the various parcels as compared to a comprehensive approach. Environmental costs are assumed to be 10% more expensive for the two phase scenario because of the loss of economies of scale. Furthermore, costs in future years have been estimated to increase 10% annually, driven by assumptions of historic and future volatility in waste disposal, labor and material costs.

(3) **Infrastructure Development Costs** are projected to be at least 20% higher for the two phase scenario than the consolidated redevelopment scenario due to the loss of economies of scale in design, engineering, mobilization and construction. In the two phase scenario where acquisition occurs as funds are available, infrastructure investment only occurs after a critical mass of properties are acquired and remediated. Thus, in the projections above in the two phase scenario, the second phase infrastructure construction is not projected to begin until 2013. Further, costs from future years have been estimated to grow 10% annually rate driven by assumptions of historic and future volatility regarding future labor and material costs.

Supporting National Goals - Six Livability Principles

Emerson Square encompasses all six of the Livability Principles. This section discusses how Emerson Square addresses each principle and the City of Evanston's expected outcomes once the development is complete.

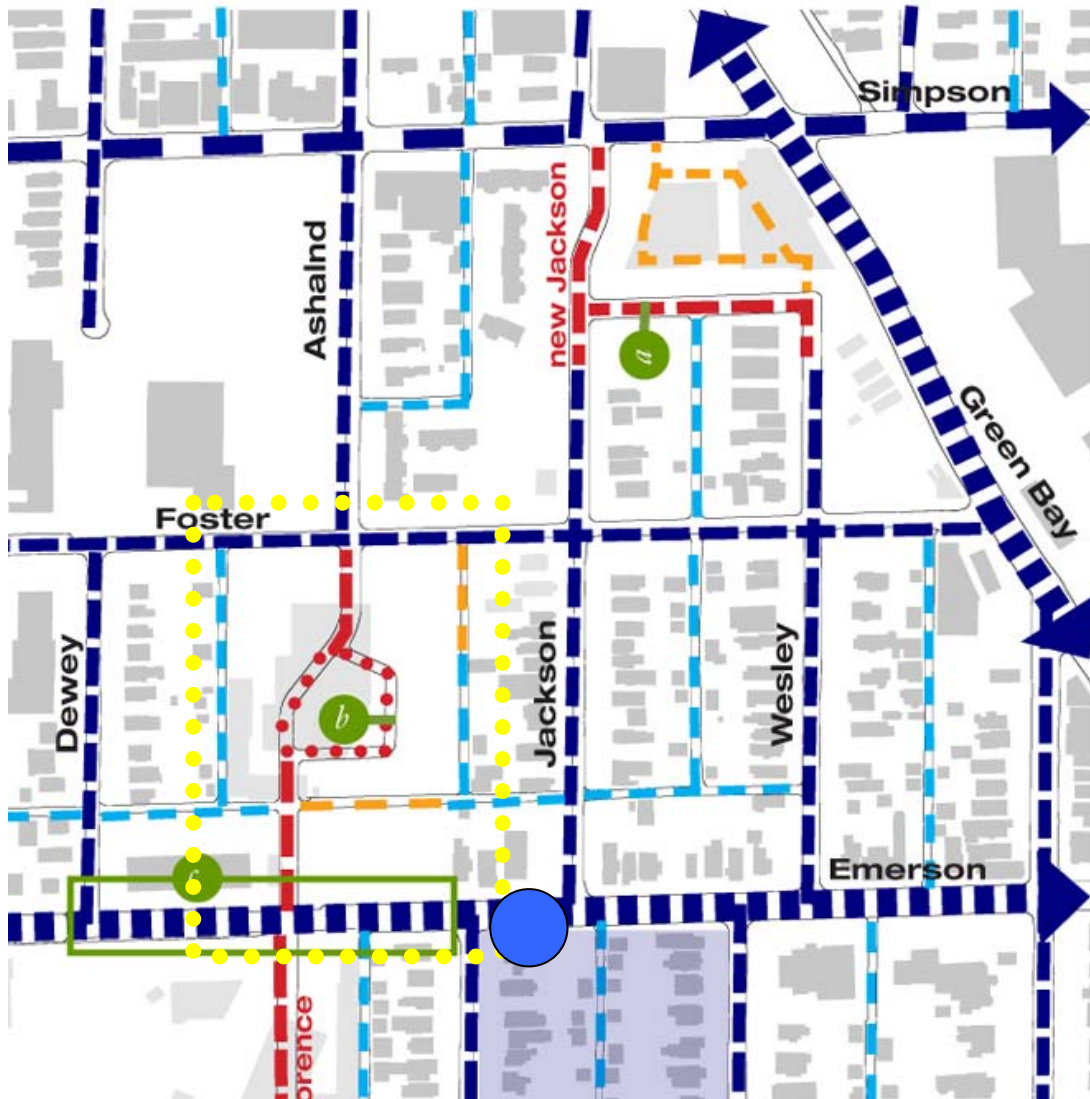
1. Provide More Transportation Choices

Goal: Improve connectivity among neighborhoods in West Evanston.

Outcome: Better access to current transit options, greater walkability and bikeability throughout neighborhood.

Emerson Square will connect portions of West Evanston that have long been cut off from one another. With a myriad of one way streets, large industrial parcels that create dead ends and an abandoned railroad right of way, there are significant physical challenges to reconnecting the neighborhood. Emerson Square is one of the largest parcels of land available for neighborhood connection and redevelopment in West Evanston. Currently the Chicago Transit Authority's (CTA) 93 bus stops at the southern edge of the Emerson Square site. This line connects to the Davis Street station in downtown Evanston, which connects to the CTA purple line and the Metra Union Pacific North line. With a new street connection, and better sidewalks and new residents living in west Evanston, there is an opportunity for expanded bus service in the neighborhood due to the increase in population and the increased connectivity to the existing bus line.

Measureable outcomes will be the immediate time savings of pedestrian, bike and vehicular access throughout this area of West Evanston. Shown on the graphic below, Emerson Square would provide a new north/south route through the neighborhood that will no longer require residents to circumnavigate the blighted property.



Red lines indicate new connections; the blue dot indicates the current Route 93 bus stop; Emerson Square is highlighted in yellow.

2. Promote Equitable, Affordable Housing

Goal: Expand long-term affordable housing in Evanston

Outcome: A new development in the heart of West Evanston that provides more housing options for current and future residents of Evanston.

Emerson Square will provide a new mix of unit types in West Evanston that will reflect and respect the historic fabric of the neighborhoods as well as open up new options of living for the residents of west Evanston. Apartments, six flats, town homes and new single family detached houses will be part of the unit mix of Emerson Square. These are unit types that were identified as desirable during the West Evanston Master Plan process by residents. Nearly all of the development will be targeted to families that make 60% or less of the Area Median Income. Units that can accommodate larger family sizes and persons with disabilities are planned in Emerson Square, further expanding the market reach of the development.

3. Enhance Economic Competitiveness

Goal: Expand customer base for local businesses.

Outcome: Greater stability and strength of local businesses will be realized by, creating greater access to existing residents through the new street grid connections and new customers in Emerson Square. Strengthening local businesses will result also in job creation.

West Evanston is home to many small businesses whose customers come from within the community. Increasing connectivity overall in this neighborhood will help improve access to businesses currently in operation. An influx of over 200 new residents that will live at Emerson Square will result in a new customer base for these businesses and will open up opportunities for new businesses in the neighborhood. Measurable outcomes of this goal will be the increase in sales of local businesses and Full Time Equivalent (FTE) job creation.

4. Support Existing Communities

Goal: Use Emerson Square as a catalyst for implementation of the West Evanston Master Plan and provide a best practices example for future development.

Outcome: New private development and investment spurred by Emerson Square will develop within West Evanston completing the plan approved in 2007.

Emerson Square, when fully built, will represent a \$26 million investment in West Evanston. This is in addition to CDBG and CDBG-R investments, the reconstruction of the Church Street and Dodge Avenue corridor (a \$14 million TIF and City capital improvement fund investment), and the NSP2 scattered site investment of approximately \$7 million in Census Tract 8092. Emerson Square will be an important component in a larger effort to improve the quality of life in West Evanston.

5. Coordinate Policies and Leverage Investment

Goal: Complete Emerson Square sooner and more efficiently at a cost savings of over \$1.9 million.

Outcome: Aligning all federal funding, state and local matching funds already committed to this project in a more cost-effective manner will allow for an approved plan to proceed.

After several comprehensive planning efforts, the City has begun to implement the plans through NSP2, a concerted concentration of CDBG funding and capital improvements within West Evanston. The largest hurdle currently is securing funding for land acquisition, environmental remediation and infrastructure improvements. Utilizing the \$2.58 million from HUD's grant will also result in an immediate development savings of \$1.9 million.

6. Value Communities and Neighborhoods

Goal: Be a walkable, bike-friendly development that will connect West Evanston neighborhoods.

Outcome: Emerson Square will qualify for Leadership in Energy and Environmental Design - Neighborhood Development (LEED-ND) certification.

The City of Evanston's Mission statement is to create "The Most Livable City in America." Livability includes affordable housing, walkable neighborhoods, bike-friendly routes, access to transportation alternatives and sustainable living including sustainable housing. Creating a LEED-ND certified, affordable housing development that qualifies for LEED-ND certification will provide cost-savings for residents and serve as an example of how livability principles can be implemented in multiple ways.

Rating Factor 2 - Work Plan

As part of the Neighborhood Stabilization Program 2 (NSP2), Emerson Square is part of a key stabilization effort to help West Evanston. Since the grant agreement was executed in the first quarter of 2010, an application for Low Income Housing Tax Credits (LIHTC) for Phase A of Emerson Square has been submitted to the Illinois Housing Development Authority. IHDA is anticipated to come to decision regarding the application in September 2010. With an affirmative decision, the City and Brinshore Development will begin the final site plan design of the entire development.

Once the site plan is approved, environmental remediation, demolition and construction of the park, roadway infrastructure, and site prep for the entire site can begin. A second LIHTC application for Phase B of Emerson Square will be submitted in 2011 for the development of the remainder of the housing units on the southern portion of the site. Assuming that the application for Phase B LIHTC is approved, construction on the housing units can begin the first quarter of 2011.

Brinshore Development, LLC is the developer for Emerson Square and will be responsible for all activities relating to the development of Emerson Square. The proposed development is similar in scope and complexity to several Brinshore developments. Red Maple Grove in Indianapolis, IN; Crystal View Apartments in Champaign, IL; Hyacinth Place in Highland Park, IL; Westhaven Park IIB and IIC and Coleman Place in Chicago, IL; and the proposed Chatham Square development in Lafayette, IN.

The City of Evanston will participate and provide input in the planning and design of the site plan and buildings; exchange park land to the project; and monitor all compliance. The City of Evanston will be responsible for ensuring all construction is in compliance with federal, state and local regulations.

The difference in outcomes as a result of being awarded the Community Challenge Planning Grant is illustrated in the following two construction timetables. Table A details the construction timeline of Emerson Square should HUD fund our request. As shown, completion of Emerson Square would take three years time from design development to final delivery.

Program Schedule - Emerson Square		2010				2011				2012				2013			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Submission of CCPG Application																	
Award of CCPG and Contract Signing																	
Development Timeline																	
Site Acquisition																	
Site Plan Process (includes community input)																	
Zoning Approval																	
Submit LIHTC application to IHDA																	
Design Development																	
Plat Approval																	
Obtain LIHTC Award																	
Environmental Remediation																	
Demolition																	
*Construction of Emerson Square - Phase 1																	
**Construction of Emerson Square - Phase 2																	
Marketing																	
Leasing - Phase 1																	
Leasing - Phase 2																	
Closing on Homes																	

* Phase 1 construction will include all environmental remediation, demolition of site, infrastructure improvements and development of 30+ for rent residential units on the norther portion of site
 ** Phase 2 construction will include the development of 30+ units of for sale and for rent residential units on the south portion of the site.

Table A - One Phase Development Schedule

In contrast, Table B shows the two-phase scenario without CCPG funding. Land acquisition of the remaining parcels needed to complete Emerson Square would not occur until 2013 at the earliest, pushing back the completion date to the first quarter of 2015. As noted previously, the streamlined development schedule and one phase infrastructure investment will net an instant savings of \$1.9 million for the development project.

Program Schedule - Emerson Square		2010				2011				2012				2013				2014				2015				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
PHASE A & B																										
Submission of CCPG Application																										
Award of CCPG and Contract Signing																										
Development Timeline																										
PHASE A																										
Site Acquisition																										
Site Plan Process (includes community input)																										
Zoning Approval																										
Submit LIHTC application to IHDA																										
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PHASE B																										
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Closing on Homes																										

Table B - Two Phase Development Schedule

Rating Factor 3 - Leveraging and Collaboration

The City of Evanston's goal for Emerson Square is to complete as expeditiously and efficiently as possible in order to meet the timeframes of current grant obligations and to bring its full benefit to the community. In collaboration with Brinshore Development, Emerson Square's design has been in development since the writing of the NSP2 grant application in July of 2009. In the second quarter of 2010, Brinshore developed a design plan in connection with an application for Low Income Housing Tax Credits (LIHTC) for Phase A of Emerson Square. Brinshore plans to submit a second application for LIHTC in the 2nd quarter of 2011 for the development of Phase B. In addition to LIHTC from IHDA, Emerson Square will tap into other sources of leveraging.

Table C below details all of the sources of development financing being pursued or committed to the Emerson Square development. There is currently a \$2,595,000 gap in funding. The money requested in this grant application is only 8.6% of the entire development cost, but is crucial in terms of timing. Without this funding now, the development will have to proceed in the two phase scenario, resulting in a larger funding gap of over \$4.5 million. The investment of \$2.5 million will realize an instant development cost savings of over \$1.9 million. For a detailed development cost proposal, please refer to Attachment 4.

Table C - Sources of Development Financing - Emerson Square

Type	Source	Amount
TIF Funding*	City of Evanston	\$1,700,000
CDBG/HOME*	City of Evanston	\$500,000
Bond Volume Cap*	City of Evanston	\$2,752,184
Capital Improvement*	City of Evanston	\$500,000
State Trust Fund	State of Illinois	\$1,600,000
State HOME Funds	State of Illinois	\$2,340,000
State Donation tax Credit	State of Illinois	\$1,470,000
Private Const/Perm Loans	Citi Community Capital	\$1,030,000
Deferred Fee	Brinshore Development	\$600,000
Park Development Donation	Brinshore Development	\$100,000
For-Sale Const. Revolving Loan	Citi Community Capital	\$750,000
Low Income Housing Tax Credit	Federal/State Government	\$11,110,000
NSP2 Grant	HUD (Federal Government)	\$1,785,000
TOTAL Sources of Financing		\$26,237,184
TOTAL DEVELOPMENT COST		\$28,832,184
Remaining Gap		\$2,595,000
Total Requested CCPG		\$2,500,000
% of Total Development Cost		8.6%

*pending City Council approval

Other Sources of Leveraging

The City of Evanston and Brinshore Development continue to seek out other sources of funding and leveraging for Emerson Square. The following are opportunities we are evaluating.

Brownfield Abatement - State of Illinois

As former industrial and railroad properties, the two largest parcels making up the Emerson Square site are brownfields. As the City proceeds with this project, it will be necessary to commit funds to both the site investigation and analysis required to develop a site remediation plan, as well as the cleanup work it will require. There would be considerable economies realized if this work could be completed for the entire site at once.

Prior to site acquisition, an environmental consultant must prepare an 'All Appropriate Inquiry' (Phase I) assessment of the site. The Phase I assessment will establish the City's status as a non-responsible party to any contamination which may exist and exempts the City from federal and state liability claims. It is also a requirement for future participation in other federal brownfield cleanup grants and programs. Subsequently, the environmental consultant will also need to prepare a Phase II site assessment and investigation report, work with the Illinois Environmental Protection Agency (IEPA) to enroll the site in its voluntary cleanup program, and develop an approvable site remediation plan which will result in a No Further Remediation (NFR) letter.

The City is pursuing state and federal funding to assist with the project's Phase II site investigation. Evanston has applied to participate in the Targeted Brownfield Assessment (TBA) program to provide site environmental investigation services at no cost to the City. The TBA services provided by IEPA if performed by a private consultant would typically cost \$80,000 to \$130,000. To assist with the site cleanup, the City is also investigating participation in the USEPA Revolving Loan Fund (RLF). The RLF can provide up to \$1 Million per eligible entity to be used for cleanup activities at specific sites. The Emerson Square NSP2 project budget estimated the cost to remediate the site at \$1 Million.

Collaboration

Emerson Square's conception stems from the collaborative effort of the West Evanston Master Planning process in 2005-2007. As the City and Brinshore Development move toward a final design of Emerson Square, collaboration with several entities to accomplish community goals will be necessary. The City has begun to consult with the State of Illinois Environmental Protection Agency (IEPA) has begun regarding the types of programs that are available to ensure the site is properly remediated and meets the standards for residential development. Consultation with the Chicago Transit Authority (CTA) and PACE - the suburban transit agency of the Chicago metropolitan area - will occur to discuss future improvements to bus routes that are near the site. The Chicago Metropolitan Agency for Planning (CMAP) has been consulted during this design phase to discuss regional goals and to provide review of the development process. Finally the development team will be consulting with the Center for Neighborhood Technology (CNT) to ensure that Emerson Square is sustainably designed so that the development will qualify for LEED-ND certification.

Residents will be informed of the final design of Emerson Square through town hall meetings. The benefit of already having the West Evanston Master Plan in place is that the new zoning overlays attached to the parcels of land are restrictive to the form and urban character of all buildings on the site. Should any design changes be made to Emerson Square that deviate from the approved plan, a public process to review and comment is required, as well as the zoning and city council approvals for a major variance to take place.

Rating Factor 4 - Capacity

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 requirements, including monitoring, data management and reporting, and fund accounting are managed by the City's Departments of Community and Economic Development and Finance through a close working relationship. On average, the City manages \$2.5 million per year in CDBG, HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) formula grant funding, which covers a complex array of more than 50 different programs and projects.

Through its CDBG-funded housing programs, the City of 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 CHDOs and private developers—11 rental projects with 232 total units and 15 ownership projects with 41 units. Evanston's Affordable Housing Trust Fund, created with funds generated from demolition fees and developer fees in lieu of on-site affordable housing in planned developments with 25 or more units, has been used in conjunction with HOME funds to provide forgivable loans since 2008 to help 25 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 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 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 the area. Ongoing outreach and cooperation with community groups continue to this day, providing ready vehicles for community transparency and involvement during the final design and construction of Emerson Square.

Brinshore Development is the Master Developer of seven public housing redevelopment projects working in collaboration with three public housing authorities, including the Legends South (the former Robert Taylor Homes), Westhaven Park (the former Henry Horner Homes), Ogden North and Maplewood Courts in Chicago, IL; Douglass Square in Champaign, IL; Crystal View in Urbana, IL; and Red Maple Grove in Indianapolis, IN. Brinshore partnered with the Chicago Housing Authority to prepare the HOPE VI application for Robert Taylor Homes in 2001 and with the Indianapolis Housing Agency for Brokenburr in 2003, both of which were funded by HUD. Brinshore prides itself on its ability to manage a participative community process. In the past 24 months, six phases of development, comprising 620 units, were completed at Brinshore's public housing redevelopments, three phases are currently under construction (162 units), and one phase is scheduled to close by summer 2009 (138 units). These complex redevelopment projects are similar in scope and complexity to the redevelopment proposed in this application and demonstrates Brinshore's ability to work productively with municipalities and other governmental entities.