

APPROVED

**HOUSING & COMMUNITY
DEVELOPMENT ACT COMMITTEE
MINUTES
Tuesday, October 21, 2008
Evanston Civic Center
7:00 p.m. – City Council Chambers**

MEMBERS PRESENT: Ald. Bernstein, Sarah Breen, Coleen Burrus, Ald. Hansen,
Ald. Jean-Baptiste, Ald. Rainey, Crawford Richmond

STAFF PRESENT: Sarah Flax, Jackie Brownlee

PRESIDING OFFICIAL: Ald. Rainey, Chair

I. CALL TO ORDER/DECLARATION OF QUORUM

Chair Rainey called the meeting to order at 7:13 p.m., a quorum being present. The Committee members and staff introduced themselves. Chair Rainey explained the order of procedure for the applicants to fully introduce themselves by giving their name(s), agency or program and a brief summary of their program and what the requested funding will support.

II. 2009/10 CDBG PROGRAM – REVIEW OF APPLICATIONS

Interfaith Action of Evanston/Job Counseling Program

Contact Info: Ms. Susan Murphy

Address: P.O. Box 1414, Evanston 60204 (where any donations can be sent), 847-869-0370,
email: ia@interfaithactionofevanston.org

Amount Requested: \$5,000

Summary: Ms. Murphy first informed that their organization is primarily operated by volunteers therefore she said there is a need for more volunteers and welcomed anyone who would be interested in joining their agency. She explained that the Job Counseling Program has existed for 15 years and work directly with Connections for the Homeless. Their Hospitality Center for the Homeless is open from 7-11 a.m. every morning. Their clients are from either Hilda's Place or Entry Point and when a case worker determines a client is ready to work, they are referred to Interfaith's job counselors. Ms. Murphy said that they currently have two job counselors; each works 5 hours per week that they receive payment for and usually work more hours on a volunteer basis. In addition to job counseling, Interfaith provides for transportation to and from job interviews and assists with resumes. They work

closely with the employment office in Evanston and the National Student Partnership. Their organization also helps their clients obtain drivers licenses because many jobs now require it. They also enroll clients in specific training such as computer classes and other vocational classes.

Ms. Murphy cited several success stories of clients that have received assistance from their job counseling. She noted that just recently two clients were hired at a new store in the Dempster/Dodge shopping center; another was hired at a local retirement home in accounting; two clients are pursuing positions in home health that will also provide housing; and one client hired at an Evanston parking facility almost a year ago is still employed and has obtained his own apartment. Ms. Murphy noted that these are some of their success stories, however they do experience their share of not so successful outcomes. It is very hard in today's society and economic struggles to secure jobs. She said there are more and more people every day that are becoming unemployed for various reasons because of the economy. She pointed out that when she first started working with this program 11 years ago, they had an average of 15 people per day coming to the Hospitality Center versus today where they average around 32 people per day. Ms. Murphy stated that due to this increase in clients, they would like to add more hours to their job counseling and the requested CDBG funds would help assist that need.

Questions and Comments: Chair Rainey asked if their agency is finding that they are getting more clients referred from Hilda's Place that are actually employable due to current economic recession. Ms. Murphy responded that they are definitely experiencing an increase in more middle class workers who have been downsized and experienced change in their financial situations; they are seeing more middle-aged white males versus the previous norm of more African-American males. She noted that it can be hard to place some from this socio-economic background because people think they are over-qualified. However, all clients want employment and steady pay. Chair Rainey commended all the work this agency does which the Committee members seconded.

The Youth Job Center of Evanston, Inc./Youth Employment Initiative

Contact Info: Ms. Sasella Smith, Executive Director

Address: 1114 Church Street, Evanston, 847-864-5627, email: www.youthjobcenter.org

Amount Requested: \$65,000

Summary: Ms. Smith thanked the CDBG Committee for their time and attention that they give to this process and for being one of their major sources of support over the past years. She brought attention to the fact that their organization is celebrating 25 years of service this year; they have been in existence since 1983 and have provided job placement and youth employment services which without the support of CDBG funding, would not have been possible. She noted that the Youth Job Center's goal from the onset was to provide at-risk youth with support and job placement that would not exist without them. Their mission clearly articulates who they are and what their purpose is: to provide youth, ages 14-25, for success in the workplace. Their organization provides job readiness, placement, and employment support in partnership with employers. Ms. Smith specified that not only do they help young people find employment, they prepare these young individuals for success in life.

Ms. Smith acknowledged and introduced the staff and board in attendance: Ms. Kim Hoopingarner, Development Director, Ms. Molly Molind, Out-of-School Youth Coordinator, Jim Kaufman, Board President, Ms. Dana Worthsberger, Career Counselor for the Out-of-School Youth Program, Ms. Gerry Sizemore, Board Member, Mr. Tom Hazelett, Board Member, Mr. John Kennedy, long term Board Member, Pamela McCall, ETHS Outpost Coordinator, Ms. Sherri Levovich, Ms. Ann Jennett, Founder of the Organization and Board Member, Ms. Crystal Malone, Out-placement Coordinator, Evanstonian and former youth client with the organization; Dr. King. Ms. Smith acknowledged they all represent and stand behind the Youth Job Center of Evanston and support and understand the importance of this funding to continue the work and mission of their agency.

Ms. Smith noted the following:

- Their agency's goals are focused and guided by their strategic plan which was adopted in 2006. Many of the tangible results and outcomes are in direct alignment with the City of Evanston's strategic plan – goals #3 and #12.
- Their agency conducted 58 community outreach presentations, both instructional and informational;
- Sponsored a 3-part series that covered topics including ex-offenders in employment, careers and the trades, youth and employment;
- They hosted an employer appreciation breakfast;
- They held two community job fairs, each attended by approximately 500 people;
- They conducted a successful 8-week learn-to-earn program at ETHS for 14-15 year olds in which 33 students participated; 32 completed the program and were placed in jobs;
- Provided 30 job opportunities for summer tutors in partnership with District #65;
- They served approximately 1,218 young people and placed 445 of these young people in jobs. Although this amount may seem small, it is significant in view of the Department of Labor's statistics in July, 2008 where 2.8 million more youth were unemployed versus in the same month in 1992;
- They continue to diversify their funding and finished the fiscal year with a positive balance, which has not been done in a very long time;
- Their organization has received front page coverage on the Chicago Tribune that highlighted their satellite office at ETHS.

Ms. Smith noted that from this list, their entire staff and board members are very proud of the accomplishments that their agency has received over their years in existence and continue to raise public awareness through a wide variety of marketing and community outreach efforts and communication strategies. She mentioned their continued close work relationship with Mr. Sol Anderson and Mr. Cam Herth at the City of Evanston. Also they continue to try and focus and work more collaboratively and collectively with other community-based organizations because they realize the importance of leveraging limited resources. Ms. Smith stated that it is their hope that they will continue to strengthen the way that they track and measure outcomes and they are exploring client management systems that allow them to better quantify outcomes. Ms. Smith concluded by commending the entire staff on their hard work and diligence in quality work to continue and advance their efforts.

Questions and Comments: Ms. Burrus thanked the entire staff and board representatives of the Youth Job Center for supplying amazing information about their work, quantitative data and qualitative input as well, which is very helpful in giving a full representation of the program and how the CDBG funding request will assist their continued accomplishments. She expressed her appreciation for this type of presentation and commended this organization for their complete application. Chair Rainey stated that she is very impressed with the stability of this program from their beginning and fully supports their efforts. She asked about the 22% of their clients that are single parents. Ms. Smith responded that their client base ranges in ages from 14-25 and 22% of those are single young mothers with children. They also see a large majority of youth in that age group who have to work to support their household. Chair Rainey stated that she is also impressed that this organization has been able to reduce their CDBG reliance to 20% of their total budget. She finds this fact exceptional and also very commendable.

Evanston Community Development Corporation/Business Development & Economic Opportunity
Contact Info: Mr. Bill Smith, Board Member (on behalf of Bill Logan)

Address: P.O. Box 6599, Evanston 60204, 847-475-4502

Amount Requested: \$92,180

Summary: Mr. Smith spoke on behalf of the ECDC staff and board members when he stated that they are all very passionate in what they do and their involvement with the Westside business development. He said there is a definite need for more business development in this community and the members of ECDC spend a lot of time and effort trying to achieve their objectives. He acknowledged several board members present this evening, Mr. John Fuller, Ron Fleckman, Keith Banks, and Ald. Delores Holmes who has been a supporter for many years to the ECDC.

Mr. Smith said that ECDC maintains a small staff including a part-time Executive Director, Full-time Program Manager, Ms. Precious Wright who is also in attendance, and a part-time Market Manager. For additional professional support, ECDC uses many volunteers as instructors, one-on-one mentors, and technical assistance providers. He said ECDC relies heavily on individual gifts, grants from foundations, corporations, and government resources to fund their operations. Mr. Smith made note that only 25% of ECDC resources come from CDBG.

Mr. Smith explained their need for CDBG support. He said the ECDC is the only entity working for the revitalization and economic developmental stability of the Westside. ECDC focuses their attention on three aspects of community revitalization: advocacy for affordable housing, business development, and workforce training. For this year's CDBG funding request is to support their business programming. Mr. Smith said that ECDC has developed an on-going partnership with both Northwestern University and its Kellogg School of Business. From a study done by Kellogg, it revealed a significant undercapitalization of business and lack of access to traditional financing for the West side. In addition, the study found a limited awareness and access to administrative and managerial support. Another study was organized by ECDC and conducted by Leadership Evanston which revealed although the Westside was the traditional home to many minority-owned businesses and professional, the number of such businesses has steadily been decreasing over the past forty years.

He noted that the research identified limited ability for Westside businesses to attract resources. These studies and research are the basis for expanding ECDC's business programming component.

ECDC has developed programming to support these efforts in five areas:

1. Technical Assistance – to conduct community research to provide assistance to their residents,
2. Business Mentoring – to match West side entrepreneurs and business owners with experienced business professionals,
3. Entrepreneurship Training to work with the Small Business Development Center,
4. Church Dodge Merchant Association (CDMA) and West End Market (WEM) to assist these two entities to increase business, and
5. Business Grant Fund to assist their pilot program for small grants for West side businesses.

Mr. Smith gave several examples of ECDC's impact on the Westside, specifically pointing out their involvement as a key supporter in the establishment of a Tax Increment Financing district for this area. ECDC has facilitated a partnership between a prime developer, Cyrus Homes, Inc. and Community Builders of Evanston LLC to develop a 40 unit townhome development which created 10 new jobs in the building trade for Westside residents. He said their organization is extremely proud of their support and involvement in the development of BooCoo at Church and Dodge, which not only created a dramatic visual change to that area but has also added a positive environment for the community by allowing space that provides for music and dance classes, a recording studio, computer center and café, as well as a community meeting space. He noted ECDC supported the development with grant applications and technical assistance for this business which also created 11 new jobs for the residents of the Westside. He stressed ECDC's support and continued assistance for BooCoo, which they are also moving in the direction of sustainability. Mr. Smith introduced the new Executive Director of BooCoo in attendance, Ms. Debbie Mabie.

Mr. Smith concluded with an overview of how the City will benefit in the involvement with ECDC's business programming for the enhancement of the Westside business advancement. He reiterated Ald. Rainey's previous advice to diversify their funding and not become dependent upon CDBG as a sole source of funding, which they have taken to heart and have leveraged those resources into a spectrum of funding from public, private and nonprofit sources. He noted that their first award of CDBG funds represented 85% of their budget versus today where their CDBG funding request amounts to just 25% of the overall funding. Mr. Smith thanked the Committee/City for their investment in ECDC which has enabled their organization financially to do so much in providing critical services needed to ensure steady revitalization of the Westside community. He said to continue these services, ECDC requires CDBG and the City's participation and investment, which their entire organization truly appreciates.

Questions and Comments: Chair Rainey raised several questions on the comments made regarding the creation of new jobs from the development of the business programming unit because she is not clear on how these jobs will be created and what method is planned to support the creation of these new jobs. Mr. Smith clarified that the new jobs proposed from the business programming unit will involve the need for more training of additional technical support and field trade workers to continue the promotion of the small business development for this area. He noted that the number of new jobs

created from this business programming development is an estimate at this time. Mr. Richmond noticed some of the same workers he saw work on the development of the BooCoo site he also saw working on other projects with the Church/Dodge community. He noted that most of these workers were either not employed at all or were making wages by other means. Specifically, his point is the benefit in those individuals learning a respectable trade in construction work and contributing to the advancement of their own community. He commends the efforts of ECDC in promoting and creating new jobs by this method, which he supports the use of CDBG funds for continuance of that effort.

Technology Innovation Center/Evanston Business Ownership Initiative

Contact Info: Charles Happ, Chairman of the Technology Information Center, representing the Board of Directors, Tim Lavengood, Board Member and Evanston resident, Ms. Mary Happ, Director, and Mr. T.J. Weber, Director of SBDC, George Brandon, client of the program, owner of All's Well Automotive on Chicago Avenue & Howard

Address: 820 Davis Street, Suite #101 and, 825 Chicago Avenue, Evanston, 847-864-0800, www.theincubator.com,

Amount Requested: \$110,000

Summary: Mr. Happ said that he has been Chairman of TIC for three years; prior to that he was an elected official and has worked in the Evanston community for over 35 years. He noted that their organization is celebrating their 22nd year anniversary. The Technology Innovation Center is an incubator company helping to start up companies primarily in the Evanston area promoting small business innovation and growth. He said that they have grown to 48 companies and occupy over 30,000 square feet in two locations. Mr. Happ informed the Committee of their impressive list of companies that have branched off from their incubator company. He noted that their organization's primary function is about creating jobs and creating start up companies. He said they do this through the cooperative effort and affiliation of strategic networks, individual corporate sponsorships, local banks, university association to help young entrepreneurs to start up their businesses, etc.

Mr. Haas stated their mission statement for the Evanston Business Ownership Initiative is simply "To provide guidance for business growth." He noted that their primary benefactors from private organizations have pledged to give a dollar-match for every dollar of CDBG grant money received with a pledge to allocate up to \$60,000 in matching funds to help support the program of the TIC, the SBDC, and more importantly the Evanston Business Ownership Initiative (EBOI). He explained that the CDBG funds requested will allow them to allocate up to 10% or \$5,000 to give individual grants to qualified CDBG and LMI companies to start their businesses. He clarified that the CDBG grant money will not be allocated from any CDBG money received from the City of Evanston or HUD, but rather from the "cash match" as described above. Mr. Happ listed the opportunities they offer to an individual looking to start a business, including grant funding, and the free training and counseling program with an EBOI Counselor. Once the individual completes their program, they will receive a grant up to \$500 to start their business to pay for the incorporation and licensing fees. After a period of time and status updates which meet their criteria, the client will receive additional funds to proceed to buy equipment and supplies for their business.

Questions and Comments: Chair Rainey questioned their stated proposal to create 40 new jobs from this program. Mr. Haas responded that this is an estimate and hopeful objective in the outcome of use of CDBG funding in combination with their other funding sources. However, the main objective is for the incubator company to have these funds available to assist new small business entrepreneurs to the Evanston community and have the available technical and administrative support to do so. Mr. Weber asked Mr. Brandon to inform the Committee of his experience with their organization and how the system works and has helped him to proceed with his business. Mr. Brandon addressed the Committee and explained his involvement from the beginning of how he was introduced to the company, how they assisted him from the start with proper training tools and financial support to open his business. From there, the TIC has assisted him with technical and necessary office supplies to start his business and continued counseling support to advance his business growth up to this point. Mr. Brandon backs this organization's efforts from experience and urges the Committee's consideration to support their funding request.

Washington Elementary School PTA/Robert Crown – District 65 Playground
Contact Info: Ms. Jenni Suvvari, PTA Landscape Chair

Address: 914 Ashland Avenue, Evanston, 847-556-7569, email:
www.washingtonlandscape@yahoo.com

Amount Requested: \$8,680

Summary: Ms. Suvvari gave an overview of their proposal. Washington School PTA is seeking grant funds to plant 25 shade trees around the shared playground with Robert Crown Community Center. She explained the larger project is the planting of 37 trees around the Washington school campus. All the tree planting are part of an even larger effort by the PTA to re-landscape the entire school grounds. Ms. Suvvari displayed a diagram of the Washington School and Robert Crown properties showing the location of all the tree plantings and proposed new landscaping.

Ms. Suvvari gave three reasons why she believes CDBG funds are appropriate for this project. First, is the reason of location and population served. The Washington school campus at Main and Ashland touches two CDGB Target areas immediate adjacent to the property and the shade trees will benefit the entire neighborhood which includes portions of Wards #2, #4, and #9. She said the patrons of Robert Crown who actually go out use these playgrounds continuously include the Summer Food Service which gives sack lunches to 300-350+ children per day for 49 days each Summer. She pointed out that these children are out there every day with literally no shade to sit under while they eat their lunches. Another group that would also benefit from the shade trees will be the Robert Crown pre-school program, the camp programs and the AYSO families that use the fields for soccer. Finally, the last group that the shade trees would benefit would be the Washington students of which 54% are low income, which hits a group that qualifies for CDBG funding. Ms. Suvvari said the second reason she believes CDBG funds are appropriate for this project, is the alignment with Consolidated Plan goals. She pointed out that in Chapter 5 of the Consolidated Plan identifies specific housing and community development objectives that would be met with implementation of the shade tree project at the shared playground by revitalizing neighborhoods. Also in keeping with the Consolidated Plan goals, this shade tree project would go along with the infrastructure objective of the neighborhood beautification

and streetscape enhancement. Lastly, this project would also go along with the public facilities objective of enhancing city facilities used for recreational activities. She mentioned several other objectives in Chapter Six of the Comprehensive Plan that this shade tree project would cover. Finally, Ms. Suvani stated the third reason she believes this project is appropriate for CDBG funding is that it exemplifies a collaborative effort and she believes this Committee supports collaboration. She followed with several examples of this project being a collaborative effort on the parts of parents/PTA members of Washington School, partnership with members of District #65, and staff from the City of Evanston's Parks, Forestry and Recreation.

Questions and Comments: Chair Rainey and Ald. Bernstein complimented this project and commended the collaborative efforts of all the parties involved to get this done.

Brummel Park Neighbors/Community Building Support

Contact Info: Ms. Michele Hayes, Chair, Gary Brooks, President of Neighborhood Watch

Address: 712 Dobson, St., Evanston, 847-869-7086, www.brummelparkneighbors.com

Summary: Ms. Hayes said that their organization's goal is to improve the quality of life in Brummel Park, which is a neighborhood in southeast Evanston that borders Chicago. This neighborhood group has actually been active for over 30 years. They recently expanded to include a neighborhood watch which has been active for several years. She said their steering committee meets 4 times per year, since she has chaired over the past 7 years and the neighborhood watch meets twice a month from May to October in addition to routine weekly patrols. Ms. Hayes noted that Brummel Park Neighbors offers 5 community-building events per year including a youth job forum in collaboration with the Youth Job Center. The other events include Trash Buster's Day, Neighborhood Spring Carnival, National Night Out Picnic and a Back-To-School Services Fair. They communicate with the residents in their neighborhood via flyers, an email list and their website.

Mr. Brooks talked about the efforts of the neighborhood watch program. He thanked representatives from Ridgeville Park District and Hands Across Howard in attendance this evening with whom they work on all their events. He noted that for the past couple of years, Neighborhood Watch members have worked with the Evanston Police Department to help provide assistance in preventing crime in their area. He said they have many success stories that have come out of this collaborative effort including several drug busts. He hosts the Brummel Park Neighbors website and to this date they have received over 20,000 hits and still counting. He informed that the Evanston Police host an event which was videotaped and they put on their website about gang awareness. Mr. Brooks informed that one of the functions of the Neighborhood Watch is to conduct random weekly patrols throughout the neighborhood. They wear special t-shirts and vests, which are being worn by their members this evening, carry flashlights and cell phones to stay in communication with each other and to call the police in case of emergency. He said they do a Halloween walk where they reach out to all the businesses on Howard Street and surrounding area. During this walk, they communicate by radio with a home base located at Ms. Hayes home (they obtained an FCC radio license in order to do this legally). Mr. Brooks noted that one of his job functions as president is to go through the crime reports for their area. When they first started the crime reports for their area were at least 3 pages long, however this year the report was minimal and less than 1 page long; sometimes down to zero incidents reported. He thanked the Committee for their consideration of their request for funding.

Questions and Comments: Ms. Burrus asked Ms. Flax about eligibility for funding. Ms. Flax responded that she has talked to Ms. Hayes on specific items that can be HUD funded. She noted that one of the real challenges is that they do not stray into areas that are questionable under HUD guidelines. For instance, when you have events, CBBG funds can not be used to purchase food or entertainment items. She assured that she will work with Ms. Hayes on the specifics. Mr. Brooks stated that their members have always volunteered and used their own funds to support their events; however it is becoming increasingly difficult. Chair Rainey said this group is from her ward and she is very fond of this organization and what they do. She said they have contributed to a decrease in some of the on-going criminal behavior in their neighborhood, for instance the egg throwing wars during Halloween. This egg-throwing incident caused a lot of damage to many businesses and residences throughout the area. Members of the group went personally to every business in the area that sold eggs and asked them not to sell any eggs two weeks prior to Halloween. Only one business on Howard Street did not cooperate. This year, that particular business did cooperate full-heartedly. Chair Rainey stated that their neighborhood takes this group very seriously.

Ald. Hansen asked about their Back-to-School Services Fair and if they coordinate this fair with any of the youth job services and groups. Ms. Hayes responded that one of their main focuses with their events is to have an interaction between park staff volunteers and parents to address issues of concern for the children in the park and how to work together to make a safer environment in this neighborhood. She also noted that many of the parents in this area are low income so they provide school supplies and other communication support for these families including information on the youth job agencies, etc.

Over The Rainbow Association/Hill Arboretum Apartments Rehabilitation

Contact Info: Eric Hoffman, Executive Director, Leo Kerwin, resident of Over the Rainbow and Chairman of the Board, Tracy Reeder, V.P. of Marketing & Development

Address: 2040 Brown Avenue, Evanston, 847-328-6633, www.otrassn.com

Amount Requested: \$165,000

Summary: Mr. Hoffman thanked the Committee for all their support over the years. He noted that their first request for funding was for \$14,000 back in 1994 for their business center, which is still functioning and serving their tenants. He noted the Hill Arboretum building is the old Community Hospital. The second request for funding was back in 1998 for a security system which is still functioning. He said that Chief Berkowsky advised them to install a heat activated fire protection system which they did and it was very expensive; this was back in 1999-2000. In 2003, they replaced the complete roof. Mr. Hoffman noted that at first the Association did receive almost 100% HUD funding in their beginning years; however they have gradually started to leverage their funding. He informed that over the last couple of years their organization has been very busy in opening several other facilities and the Hill Arboretum has become a model for their new housing. They have been under an ambitious 5-year plan to develop 5 new facilities which Mr. Kerwin can elaborate on further.

Mr. Kerwin gave a brief overview of the projects underway for in the Over The Rainbow Association. He noted that their request for funds is to improve the current building at 2040 Brown with the rehabilitation necessary to function today since the structure was built in 1951. These necessary improvements include updated plumbing, electrical and overall structural needs. He said the building

has experienced day-to-day wear and tear from the wheelchair use, for example, the flooring which they would like to fix so that the wheelchair accessibility is smoother and sturdier. Many of the apartments flooring from room to room has become uneven over the years. Also this unevenness has affected the plumbing underneath the flooring so the proper support is needed. He said there is a need for kitchen and heating upgrades as well. He noted the estimated remodel cost per unit is approximately \$7,000. The total need assessment is approximately \$400,000 and they are requesting \$165,000 of HUD funds to support their total rehabilitation funding need. Mr. Kerwin informed the Committee of the importance to know that Over The Rainbow employs over 30 people who assist the residents in this building and their help is outstanding and essential in aiding the needs of their tenants.

Mr. Kerwin concluded by informing the Committee and the public of their December 13th fundraising concert at Pick Staiger Auditorium at 6:30 p.m. He opened an invitation to attend this concert in support of their organization. Also, he welcomed any visits to their building, either planned or unannounced, to tour their facilities and see how they operate and how the residents live and function within their units. He noted that the waiting list has tripled since their existence with so many individuals with disabilities wanting to live in their building.

Questions and Comments: Chair Rainey expressed her interest in visiting the facility and observing the living quarters and updated kitchens. Mr. Richmond said that he lives within walking distance from the building and regrets that he has not been over to visit and tour the facilities since they opened. He vowed to take Mr. Kerwin's invitation and visit the facilities in the near future. The entire Committee commended this Association and their continued work that they have accomplished.

Interfaith Housing Center of Northern Suburbs/Homesharing

Contact Info: Gail Schechter, Director, Jackie Grossman, Homesharing Coordinator

Address: 620 Lincoln Avenue, Winnetka, 847-501-5762

Amount Requested: \$18,000

Summary: Ms. Schechter stated that their annual budget for the Homesharing program is just under \$100,000 per year. They had 34 matches within the last fiscal year and currently are assisting 68 households at a cost of approximately \$1,400 to provide permanent affordable housing.

Mr. Grossman gave an update of the Evanston progress within their program. She thanked the Committee's ongoing support of their program. She has been the coordinator for the last 10 years and continues to enjoy the work she does by matching homeowners with an extra room for rent that can use the extra income with people who need affordable housing. She noted that this program is very sensitive to economics because it changes all the time. Currently with the economic crisis they are experiencing more middle-income households wanting to rent their extra bedrooms. She informed the Committee of several stories where their assistance has been successful in matching homes with available rooms for rent to individuals in need of type of rental situation. She noted that there has been an increase in retired people who thought they would be able to live on their investments but are in need of an extra income source and are willing to rent out extra rooms to stay in their homes. Ms. Grossman said the normal client is single, however they do occasionally help find housing for single mothers with one infant or toddler that can easily share one room. A single mother with an older child

or multiple children becomes more difficult to find housing due to the obvious circumstances of the need for more room and possibility of added problems involved with these types of situations.

Questions and Comments: Mr. Richmond questioned the level of background checks of the individuals needing housing and the percentage of unsuccessful incidents with placing people. Ms. Grossman responded that they do a full background check on their clients and she boasted on the success level of placing individuals in the housing being offered. She assured that that they have always been very careful in their placement efforts and personally takes responsibility and credit for the success in her choices. There have been very minimal complaints from the supporting households against their clients with the typical problems involving small issues such as expectations of household chores, etc., but nothing as serious as theft and other similar cases. She takes pride in her record of placing their clients in households that fit both parties' needs and strongly feels that her personal intuition has been a part of this success. The Committee commends the efforts of this program.

McGaw YMCA/Residence Improvement Project

Contact Info: Mr. Bill Gieger, Executive Director, John Mroczka, Residence Director

Address: 1000 Grove Street, Evanston, 847-475-7400

Amount Requested: \$20,150

Summary: Mr. Gieger acknowledged Mr. John Mroczka, the residence director of their facility at 1000 Grove. He stated that the main purpose for their requested funding is to assist in the installation of 26 air-conditioning units in residence rooms located on the 3rd floor. He said that for over 75 years the McGaw YMCA's Residence program has been committed to providing decent and affordable housing for low-income men living in the Evanston community. Currently, they have 172 single occupancy rooms in which they maintain a 90% occupancy rate and offer their residents full membership to access their health and fitness facilities, recreational areas, the Chinnock Lounge which contains a library, and all other facilities offered at the center. He noted that the YMCA also offers to their residents several employment opportunities within their organization and the outside work force.

Mr. Gieger described the individuals who occupy their facility at this time. They currently serve a diverse group of residents that range from senior citizens, homeless adults, mentally and physically disabled men. He noted that their residents are in combination of long and short term assistance and they serve approximately 250-300 individuals each year. The majority of clients are within the extremely low to low income median range. The highest percentage age group is between the 51-65 years of age. He noted that race percentage in use of their facilities with the majority being African American and further noted that 28% of their residents were within the homeless category when they came to them for housing assistance.

Mr. Geiger concluded that the specific request for HUD funding this year will assist them in completing their Residence Air-Conditioning Project by installing a/c units in the remaining 26 rooms on the floor stated above within their residency facility.

Questions and Comments: Chair Rainey asked for clarification on the electricity line item. Mr. Geiger responded that the funding is not for the electricity itself, but to provide the necessary upgrade to the electrical system to support the a/c units.

Weissbourd-Holmes Family Focus Center/Public Facilities Project

Contact Info: Mr. Ken Limbeck, Executive Director of Family Focus, Ms. Dorothy Williams, Building Director, James Francque, Legal Representative, John Severson, Architect, Jim Hagy, Board Member

Address: 2010 Dewey Avenue, Evanston, 847-475-7570

Amount Requested: \$287,190

Summary: Mr. Limbeck first introduced those in attendance with him as listed above. He explained the purpose for their request of funding is for assistance in the cost to modify the building located at 2010 Dewey Avenue by installing a new elevator system servicing the basement up to the third floor. This elevator modification will provide needed multi-passenger service, ADA accessibility, and freight service to all floors. He turned the presentation over to Ms. Williams, Building Director, for an overview of all the programs offered through the Family Focus Center at this location.

Ms. Williams informed the Committee that her connection with this building goes back quite some time from when she first attended school here as an adolescent at the time it was called Foster School. She then taught school here when it was renamed the Martin Luther King Lab School. She now has the privilege of becoming the Building Director and overseeing the entire operation of the facility. Ms. Williams noted that the Weissbourd-Holmes Center has been providing valuable community services for over 20 years. The building contains 10 separate nonprofit organizations that offer a range from after school programs, homeless programs, literacy initiatives, adult education classes, counseling sessions, and other conflict resolution services. Family Focus in Evanston serves over 1500 children and adults through their services and programs ranging from the after school enrichment activities, mentoring programs for pregnant and parenting teens, foster family support, and several other extra-curricular programs and events. Ms. Williams noted that their center services a very diverse range of clients. She said out of the approximately 427 participants serviced in 2008 from low-income homes in Evanston, 80% were a African-American, 13% Hispanic or Latino, 4% Caucasian, 3% bi-racial; large majority of clients being male.

Ms. Williams said that the proposed new elevator service project will allow greater accessibility for all the tenants and programs within the building. The total cost of the project is \$809,132.06. She informed that the Evanston Family Focus has been able to raise \$140,000 and the requested CDBG funds of \$287,190 would be directed solely towards the support of this project. In combination of these funds being committed, Family Focus would seek to acquire the remaining \$381,942 in funding from other public and private sources.

Questions and Comments: Chair Rainey noticed that there are no architect fees located in under the project budget. Mr. Limbeck responded that the architect is working pro-bono on this project as a non-profit venture. However, he reminded that they do rely on the public sector for a large amount of their

funding. Mr. Richmond commended Dr. Williams on the great job she is doing with the building; the facilities are bright, beautiful and cheerful and has a very uplifting atmosphere. Ms. Breen requested that she would like to see a more detailed plan for obtaining the remaining funds. Ms. Burrus agreed because it is a very tough market at this time to raise such a large amount of funding; she is very concerned with the ability to obtain all the funds needed.

CEDA/Neighbors at Work, Inc. /Minor Repairs & Painting

Contact Info: Patricia Vance, Executive Director

Address: 1229 Emerson Street, Evanston, 847-328-5166

Amount Requested: \$161,670

Summary: Ms. Vance thanked the Committee for all their past support. She summarized the purpose of their request for CDBG funding this year will be used to continue the Minor Repairs and Painting Assistance Program. This program provides services directly for the homeowner residing in their own home. All applicants must meet the HUD income guidelines and live within the CDBG Target Areas except for seniors that qualify can live anywhere within the City of Evanston limits. She said the program provides the labor and supplies for completion of minor repairs and interior painting up to a maximum of \$500. NAW will supply the labor only on exterior painting for households eligible to receive up to \$400 from the City of Evanston's Paint Program. Ms. Vance stated the priority of work falls in the following categories: 1) homes cited by Property Standards, 2) Senior citizens and disabled individuals, and 3) based on need, first come first served basis.

Questions and Comments: Chair Rainey asked what is categorized as a minor repair. Ms. Vance responded that minor repairs can range from changing a door, repairing stairs, gutters, banisters, etc. The work is prioritized by repairing life/safety issues and then visual deterioration problem. Mr. Richmond commented that he has visited several homes where work was being done by the staff at CEDA/NAW and he was very impressed with their work and professionalism. The Committee commended the program.

III. STAFF/CITIZEN COMMENT

Ald. Rainey asked staff for an update on remaining funds. Ms. Flax gave a brief summary of agencies with remaining funds, YMCA and Family Focus, and the status of why the funds are being held. Ald. Jean-Baptiste asked if HUD has any stipulations on holding these funds. Ms. Flax assured that the City is in compliance with the HUD guidelines by withholding funds. Ms. Breen stated that applicants need to provide them with more detailed plans for development and also more detail on plans to secure any additional funds expected to complete a project. She said this is very important with the reality of the economic hardship with the larger financial institutions; therefore the smaller institutions are suffering even more.

Comments from Mary Friedl, 1313 Cleveland

Ms. Friedl pointed out that Family Focus still fails to comply with the HUD Accessibility requirements. She is amazed at their application they presented this evening and the sketchiness with development details and securing full funding to complete the project. She feels that until Family

Focus completes this task, they should not qualify for additional funding. She added that they are also jeopardizing their State funds as well. She reiterated her issues with the YWCA and their not having at least one ADA accessible unit. She also reiterated her issues with Connections for the Homeless and their lack of ADA accessibility for Hilda's Place, which enables those homeless individuals to take advantage of this service. Ms. Friedl concluded that she feels the same requirements for more detailed information on development and securing complete funding that the Committee is asking for from Family Focus should also go for the YWCA and Connections for the Homeless.

Alley Special Assistance Program

Ms. Flax informed the Committee of an Evanston household of 5 with an income of less than \$45,000 that has requested assistance to pay for their special alley assessment fee. The homeowner did not understand the application process and was dealing with personal health issues, therefore applied after the due date. The total assessment is \$2,073.72. There is money in the fund for the assessment and staff recommends approval.

Ald. Jean-Baptiste moved approval, seconded by Chair Rainey. The vote was 7-0 in favor of the motion.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Jacqueline E. Brownlee