

FY 2026 Action Plan



For Public Comment
November 14, 2025

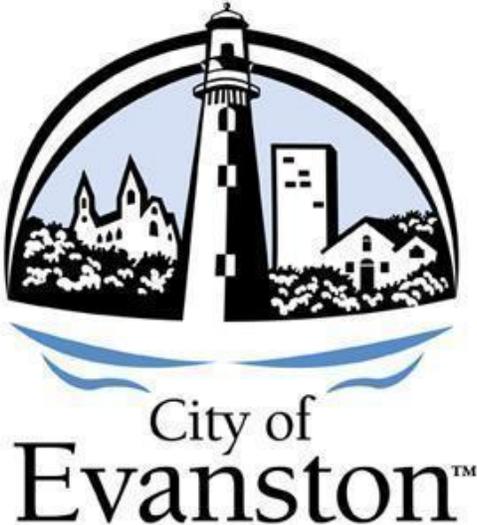


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Executive Summary

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

1. Introduction

The Action Plan is the City of Evanston's primary vehicle for identifying and prioritizing housing, community development, and economic needs and strategies to guide the use of its entitlement funding from the U.S. Department of Housing and Urban Development (HUD) aligned with the 2025-2029 Consolidated Plan goals. The City receives Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. Evanston received Emergency Solutions Grant (ESG) funds in 2025, but was not eligible to receive Emergency Solutions Grant (ESG) funds for FY2024, it is unclear whether Evanston will be eligible for ESG funds in future years. For this reason, the action plan does not include ESG as a resource. The plan will highlight efforts to support households experiencing homelessness or at risk of experiencing homelessness using existing HOME and local funding.

The Action Plan is submitted to HUD for approval following its development according to the regulations in 24 CFR Part 91, which includes consultation with community stakeholders and input from the public. The City of Evanston engages and encourages residents and institutions to work together to make Evanston the most livable city for all its residents. To this end, the City will continue to pursue strategies to address housing, economic, and social service needs of low- and moderate-income residents, the homeless, and special needs populations. Neighborhood revitalization in areas that lag behind the rest of the community is also a priority. Evanston has established numerous tools and partnerships to address the ongoing effects of rising housing costs and stagnant wages that continue to stifle progress, particularly for low- and moderate-income residents in our city.

Since the pandemic, multiple City departments have conducted assessments that relied heavily on community engagement to develop plans that address areas for improvement. The 2025-2029 Consolidated Plan and 2026 Action Plan incorporates these local planning initiatives that focus on affordable housing, economic development, sustainability, enhancement of public facilities and parks, capital improvement projects, and targeted health initiatives in historically underserved areas of Evanston.

2. Summarize the objectives and outcomes identified in the Plan

The objectives of this assessment remain similar to those identified in the prior assessment. Affordable housing remains a predominant need and continues to be the City's highest priority.

Affordable housing: Evanston lacks the number and variety of affordable housing units to meet the needs of its low- and moderate-income residents. CDBG funding will be focused on the rehabilitation of low-to-moderate income owner-occupied and rental housing to address code and life safety issues and prevent displacement. Code enforcement remains an important tool to maintain decent and safe housing and address blight from vacant and poorly maintained properties. HOME funds will be used for construction, acquisition, and/or rehabilitation of affordable housing.

Homelessness: HOME funding will be used to continue the Tenant-Based Rental Assistance program for families with children in Evanston schools. In combination with education, job training, and other support, TBRA provides stability for parents to raise their children, lifting two generations out of poverty. When available, ESG funds will be used to support homelessness prevention for income-eligible households facing imminent eviction and to provide outreach and shelter to households experiencing homelessness.

Creating livable communities: Surveys show community members want improvements to neighborhood parks and better access to public transportation; they also identify the need for better stormwater management, drainage improvements, and measures to address flooding. The City will continue to use CDBG funding to make improvements to infrastructure, including alley and street paving, street lighting, sidewalks, and parks, to revitalize neighborhoods.

Economic development: Economic development is a lower priority of this plan in terms of funding levels. The City plans to use local resources, including Tax Increment Financing, for economic development. Recent surveys of Evanston's business community identify the need for more support for small businesses and enhanced placemaking.

Public Services: A key City goal is expanding access to needed services for low- and moderate-income households. CDBG funds will be used to fund public services that primarily address housing and homeless needs in line with the priorities identified in the community outreach. Local funds will be used for other public services, which could include, but are not limited to, case management services that provide benefits enrollment, senior care, early childhood care, and youth programs to expand access to education, workforce development, and support for households fleeing domestic violence.

The City of Evanston is committed to furthering fair housing in accordance with applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964. While data indicates a high level of health in the City overall, health outcomes differ widely in neighborhoods throughout the community. The activities identified above support economic security and housing choice for low- and moderate-income residents.

3. Evaluation of past performance

During the last several years, the City has met the CDBG requirement for timely expenditure of grant funds according to the regulations. This is achieved if funds available from the U.S. Treasury in the tenth month of the grant year are less than 1.5 times the current year CDBG grant amount. The City has also complied with the Overall Benefit Certification, which requires that not less than seventy percent of CDBG expenditures benefit low-moderate income residents. Many of the activities undertaken with CDBG funds benefit primarily low to moderate-income households.

The CAPER lists the City's accomplishments in meeting the goals and priorities established in the Consolidated Plan. The City's 2024 CAPER may be viewed at: www.cityofevanston.org/conplan.

The City received \$966,314 in CARES Act ESG-CV funding, \$768,752 of which was used for direct housing subsidies for people experiencing or at risk of experiencing homelessness. These funds assisted 157 people, 82 of whom were children. The City launched several CDBG-CV funded programs to help the community recover from the effects of the COVID pandemic, including grants for micro-enterprises with low-to-moderate income owners and small businesses hiring at least one employee, a food assistance program, a rent assistance program for households with incomes at or below 80% AMI experiencing COVID-related job loss, a scholarship program for moderate-income households with children 5 or younger who were not eligible for other daycare subsidies, and community programs for youth aged 13-19 that provided safe, engaging activities to reduce violence, address COVID-related learning loss, and improve mental health. The City also used CARES Act dollars to support local shelters by funding food, staff, and additional sanitation measures.

The City also received State and Local Fiscal Recovery Funds from the American Rescue Plan Act (ARPA). Funds have been expended to support a child care provider program, a centralized hub for accessing social services, and a Living Room for individuals having mental health crises, replacing emergency room visits and calls to 911.

4. Summary of Citizen Participation Process and consultation process

The requirements set forth in Subpart B of 24 CFR Part 91 guide Evanston's citizen participation and stakeholder consultation process for all HUD-required plan documents, including this action plan. Public participation, including hearings and public comment periods, is open to all and includes participation from low and moderate-income and other concerned residents. Evanston's annual plan budget is presented for public review in the third quarter of the year; residents are encouraged to provide input through a variety of channels, including multiple public meetings, by email, and online forms. Evanston's budget includes information about federal awards, including CDBG, ESG, and HOME funds. Stakeholders

requesting and in receipt of federal and local awards discuss projects and program outcomes at public meetings of the Housing & Community Development Committee (HCDC) and the Social Services Committee (SSC). Additionally, HCDC holds additional public meetings to review the consolidated plan, action plans, and CAPERs before City Council review and approval; the City holds at least two public meetings for input on each plan/report.

The public comment period for the City's draft 2026 Action Plan was from November 14 to December 16, 2025. The City of Evanston's Housing and Community Development Committee held a public meeting to hear comments on Tuesday, December 16, 2025; this meeting marked the close of the first public comment period. . The draft Action Plan will be available on the City's website and in print form at the City Clerk's desk, and public comment will be held at Housing and Community Development Committee public meetings.

5. Summary of public comments

A summary of any and all public comments received will be included in the appendix of the final Consolidated Plan, titled "Public Comments Received and Response". It will include the comments received from the two public comment periods (HCDC & City Council) and comments sent to the Housing & Grants Division.

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

All comments received have been considered in the development of the 2026 Action Plan; any comments not accepted are reported and include a reason for not accepting them in the final version of the plan. The City of Evanston is committed to transparency and accountability to all residents. A final summary of comments with a response will be included in the appendix and titled "Public comments Received and Response".

7. Summary

The City of Evanston's 2026 Action Plan identifies the housing and community development needs of predominantly low-to-moderate income areas and households in Evanston. The objective is to target available resources to meet the identified needs to revitalize neighborhoods and improve the quality of life for Evanston residents.

The 2026 Action Plan begins January 1, 2026, and identifies funding for projects that address Evanston's most critical needs. The City developed its 2026 Action Plan based on estimated entitlement grant amounts, as the timing of the 2026 federal budget and appropriations is unknown. The 2026 Action Plan will be updated to include actual grant amounts. All available CDBG, HOME funds will be allocated to Goals in the final Plans for submission to City Council for approval and then to HUD. A substantial amendment to the Action Plan is defined in the CPP as:

- A change in funding among the Goals used in the development of a plan (AP-20) that is greater than 20% of the total allocated towards the Goal, except for Planning & Administration, which can only use the amount allowed by the grant.
- The deletion of a Goal included in a plan
- The addition of a Goal not currently included in a plan

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

Any changes to the Action plan that would be considered a substantial amendment would trigger a second 30-day comment period and public meeting for input following the process outlined in the 2024 Citizen Participation Plan (CPP).

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Evanston's Community Development Department is the administrator for the Community Development Block Grant, HOME Investment Partnership, and, when received, the Emergency Solutions Grant programs.

Consolidated Plan Public Contact Information

Sarah Flax
Community Development Director
909 Davis Street, Evanston, IL 60201
847-448-8684

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

1. Introduction

To develop the Consolidated Plan and subsequent Action Plans, the City of Evanston's Housing & Grants Division consulted with numerous City departments, including: Community Development, Public Works, Health & Human Services, Parks & Recreation, Utilities, and Economic Development. The following community partners were also consulted: Housing Authority of Cook County (HACC), Alliance to End Homelessness in Suburban Cook County (Alliance or CoC) as Evanston's Continuum of Care, local and regional nonprofit service providers, housing providers, local advocacy groups, and residents. American Community Survey (ACS) data remains fundamental to the plan. Data are from consulted organizations, the United States Census Bureau and HUD. Finally, this plan incorporates needs assessments and plans from several City departments including: Parks & Green Spaces Community Survey and Report (Spring 2023), Climate Action and Resiliency Plan (CARP), Evanston Project for the Local Assessment of Needs (EPLAN), ADA Transition Plan (2022), Evanston Thrives Retail Action Plan, Putting Assets to Work (PAW) initiative, HUD's Pathways to Removing Obstacles (PRO) Housing grant application, the Strategic Housing Plan and Envision Evanston 2045, the City's comprehensive plan which is currently in draft form and undergoing public review.

Through these ongoing outreach and engagement efforts, the following priorities were identified for the 2026 Action Plan: affordable housing activities including shelter for people experiencing homelessness. Community service providers also report on barriers to receiving services including long wait lists, lack of capacity to assume additional participants and lack of financial resources, and ways to use federal and local funds to connect those in need to services. These collaborative initiatives and outreach efforts will continue to inform uses for local and federal funds, including American Rescue Plan Act (ARPA) and Housing Investment Partnerships - American Rescue Plan (HOME-ARP).

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

Federal funds target low and moderate-income particularly those who live in public or supported housing, and are braided with other sources, including local and state funds. Funds are distributed to partners, including private and nonprofit partners.

Evanston used ARPA funds to create a Living Room drop-in facility for adults over the age of 18 who are in need of mental health assistance. This facility is located at St. Francis Hospital and is operated by Turning Point, a mental health service provider. Guests receive counseling in person, via phone, or virtually in a supportive environment and avoid emergency room visits or calling 911.

Evanston will continue to allocate 15% of CDBG annually to support services for individuals and families experiencing homelessness and housing insecurity and/or fleeing domestic violence. HOME Funds will continue to support the Tenant Based Rental Assistance Program (TBRA) that provides case management to families with children under 18 years of age and a housing subsidy paid directly to the housing provider. This program prioritizes households that are unstably housed or doubled-up.

HUD awarded \$1,300,074 of HOME-ARP funding to Evanston; \$1,000,000 has been allocated for the acquisition, development, and/or rehabilitation of non-congregate shelters and \$150,000 for tenant-based rental assistance.

Evanston has 34 congregate settings. The City's Ombudsman Program acts as a liaison between residents, hospitals, the City's two Specialized Mental Health Rehabilitation Facilities (SMHRFs), and the eight Skilled Nursing Facilities (SNFs) for persons returning from acute care health institutions. Evanston's Ombudsman also works with housing and supportive service providers through advocacy, emergency planning, and assistance with infectious disease monitoring.

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

Evanston did not receive ESG funds for 2024 but received 2025 ESG funding. The city of Evanston anticipates no funding as part of this plan for 2026. To negate potential funding disruptions, the City works closely with the Alliance to End Homelessness in Suburban Cook County and local providers (Connections for the Homeless, Interfaith Action, the YWCA Evanston/North Shore, etc.) to confirm compliance with policies and procedures established by the Alliance as Evanston's CoC. To ensure agencies that historically received ESG funds from Evanston continue to receive support in the event the City is not awarded ESG funds, City staff works with Alliance staff to advocate for State ESG funding for agencies that rely on this support. Additionally, City staff and community partners continue to follow the policies and procedures established by the Alliance, including Coordinated Entry, to support Evanston residents working to find housing.

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

Evanston did not receive ESG funds for 2024 but received 2025 ESG funds. Evanston anticipates no or reduced ESG for the duration of the 2025-2029 Consolidated plan. No ESG funding was included as part of the 2026 Action Plan. However, the City works closely with the Alliance to End Homelessness in

Suburban Cook County and local providers (Connections for the Homeless, Interfaith Action, the YWCA Evanston/North Shore, etc.) to comply with policies and procedures established by the Alliance as Evanston’s CoC. Additionally, to ensure agencies that historically received ESG funds from Evanston continue to receive ESG support, City staff works with Alliance staff to advocate for State ESG funding in years when Evanston does not receive an ESG award. Evanston continues to follow the policies and procedures established by the Alliance, including Coordinated Entry, to support Evanston residents working to find housing.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Cook County (HACC)
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation. Provided data for relevant Consolidated Plan and Action Plan sections.
2	Agency/Group/Organization	YWCA EVANSTON/NORTH SHORE
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
3	Agency/Group/Organization	CONNECTIONS FOR THE HOMELESS, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
4	Agency/Group/Organization	Alliance to End Homelessness in Suburban Cook County
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
5	Agency/Group/Organization	Interfaith Action of Evanston
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data for relevant Consolidated Plan sections. Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
6	Agency/Group/Organization	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
7	Agency/Group/Organization	Family Focus
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.

8	Agency/Group/Organization	Youth & Opportunity United
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
9	Agency/Group/Organization	METROPOLITAN TENANTS ORGANIZATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
10	Agency/Group/Organization	Infant Welfare Society of Evanston
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
11	Agency/Group/Organization	James B. Moran Center for Youth Advocacy

	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
12	Agency/Group/Organization	PEER Services
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
13	Agency/Group/Organization	NORTH SHORE SENIOR CENTER
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
14	Agency/Group/Organization	Impact Behavioral Health Partners
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing consultation, provided information for related Consolidated Plan/Action Plan sections.
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Identify any Agency Types not consulted and provide rationale for not consulting

Evanston did not knowingly exclude any agencies or community partners from participating in the Action plan outreach process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Continuum of Care provides the framework and services for many of the activities provided locally to bring assistance and housing to homeless individuals and families.
Climate Action and Resilience Plan (CARP)	City of Evanston	This plan focuses on providing access to City programs, services, activities, parks, and facilities to persons with disabling conditions by identifying barriers and providing strategies to remove them. This plan aligns with the Consolidated Plan by promoting the highest quality of life for all residents.
Capital Improvements Program (CIP)	City of Evanston	The CIP identifies infrastructure projects under the following categories: transportation, facilities, parks, water treatment, and street, water main and sewer projects. Municipal public facilities and infrastructure projects identified in this Consolidated Plan align with the CIP.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In addition to the various strategic plans referenced in the section above, the City considered other local/regional/state/federal planning efforts and will continue its efforts to coordinate further with local, regional, state, and federal partners to create opportunities to align and reduce duplication of efforts at the local level.

The City of Evanston works cooperatively and in coordination with various public entities. The City cooperates and coordinates various aspects of the Consolidated Plan and shares regional interests with the neighboring local governments of Chicago, Skokie, and other local communities. Evanston works with the Alliance to End Homelessness in Suburban Cook County, its Continuum of Care, in implementing its homeless and near homeless programs and goals.

The City also actively engages with the Housing Authority of Cook County (HACC) which manages public housing within Evanston and surrounding Cook County. The Community Development Department recognizes the importance of the quality and quantity of public housing units and Housing Choice Voucher holders in Evanston and cooperates with the HACC to implement any strategic goals put forth in the Consolidated Plan and Action Plan.

All community feedback received will be included in the Action Plan planning process. The City of Evanston is engaged in constant consultation with stakeholders through, not only the Consolidated Planning process, but all City planning initiatives that are incorporated into the Consolidated Plan. The City will continue to engage all available stakeholders in the planning and execution of projects and programs to better serve community members.

AP-12 Participation – 91.105, 91.200(c)

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

In addition to the partners and plans identified above, the 2026 Action Plan also incorporates results, outcomes, and feedback received from recent surveys and community engagement efforts. In the third quarter of 2023, as part of the application process for HUD’s PRO Housing initiative, stakeholder engagement was used to generate feedback about housing challenges. Over one hundred local and regional stakeholders, including organizations that uphold fair housing laws and affordable housing managers/owners, identified barriers to affordable housing development and offered solutions. While drafting the 2025-2029 Consolidated Plan, targeted community outreach was performed to assess the needs. Over the last couple of years, the City also launched a community-driven initiative to develop a new comprehensive plan and zoning code. This process, entitled Envision Evanston 2045, solicited input about community needs and aspirations for the next 20 years. Further community engagement is also being performed as part of the development of the Housing4all strategic plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	Public meetings will take place on November 18 and December 16, 2025.	Comments received have been attached to the plan.	All comments were accepted	http://www.cityofevanston.org/conplan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	<p>Display ad in the November 20, 2025 issue of the Evanston Review, a newspaper of general circulation, that the draft 2026 Action Plan is available on the City's website November 14, 2025, and that the public comment period will close on Tuesday, December 16, 2025, at the public meeting of the Housing & Community Development Committee. The plan will also be available in printed format at the City Clerk office.</p>	<p>No specific comments can be linked to the newspaper ad. All comments received have been attached to the plan</p>	<p>All comments were accepted</p>	<p>http://www.cityofevanston.org/conplan</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Non-targeted/broad community	News item on the City's homepage and in the e-newsletter story that the draft 2026 Action Plan are available on the City website beginning November 14, 2025.	No specific comments can be linked to the internet outreach. All comments received have been attached to the plan	All comments were accepted	http://www.cityofevanston.org/conplan
4	Outreach through Ward Councilmembers via Email	Low-moderate income households. 2nd, 5th, and 8th Ward residents.	Information about the draft 2026 Action Plan and public comment period provided in ward newsletters.	No specific comments can be linked to this outreach. All comments received have been attached to the plan	All comments were accepted	http://www.cityofevanston.org/conplan

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2026 Action Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston. The City developed its draft 2026 Action Plan based on estimated entitlement grant amounts, as the timing of the 2026 federal budget and appropriations was unknown. Funding was allocated by goal by percentage of the estimated grants. The 2026 Action Plan will be updated to reflect actual grant amounts once available. All available CDBG, HOME, funds will be allocated to Goals in the final Plans for submission to City Council for approval and then to HUD. 15% of HOME funds will be set aside as CHDO Reserves. For FY2026, that is \$41,250 of CHDO Reserve set aside.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	1,690,000	81,000	0.00	1,771,000	4,125,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,360,000 with \$15,000 in program income annually.
HOME	public - federal	Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab TBRA	275,000	25,000	0.00	300,000	825,000.00	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$275,000 with \$25,000 in program income annually. This will include 15% CDHO project set aside. (\$41,250 for FY2026)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0.00	0.00	0.00	0.00	0.00	Evanston received an ESG award for FY2025 but anticipates no awards in 2026.

Table 1 - Expected Resources – Priority Table

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

Federal funding will leverage private, state and local funds by enabling the City of Evanston to serve those with the greatest need at the highest capacity, particularly when it comes to affordable housing challenges. Additionally, federal funds may serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant funds provided by HUD will allow organizations and the City to meet the needs of the community’s most vulnerable members. HOME matching funds will be from the Affordable Housing Fund, LIHTC, State of IL Housing Trust Fund, and other sources including developers’ contributions. As of 2025, Evanston had \$22,117,220 in available HOME matching funds from prior projects. HOME-ARP funding will be layered with private and other funding sources to address homeless needs in the community. The City of Evanston is also finalizing a Strategic Housing Plan which will identify additional opportunities and potential sources of funding to address housing needs in Evanston while leveraging all possible sources of funding.

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

The City recently purchased 1825-1831 Brown Avenue; the land will be entered into Community Partners for Affordable Housing land trust for the purpose of developing permanently affordable ownership and rental housing. A preliminary assessment plan suggests that up to nine units could be developed.

The City of Evanston owns a number of properties that could address the needs identified in the plan. This includes parking lots, parks/open space, historic buildings and public facilities on large or assembled parcels and small and/or irregular-shaped parcels. These publicly owned properties are being evaluated for the potential redevelopment into commercially viable or affordable housing units through the Putting Assets to Work initiative and the One Howard Street Economic Recovery Plan with the goal of increasing housing choice for low- and moderate-income families, and leveraging city assets to address Evanston's housing needs. In the coming years, the City aims to redevelop 9 parking lot properties into mixed use properties including affordable housing. Additionally, included in the list of publicly owned assets being considered for redevelopment are 4 additional parking lots and other publicly owned facilities.

Discussion

The City of Evanston was selected to join the Government Finance Officers Association's second cohort of Putting Assets to Work (PAW) initiative. This selective and innovative program will lead to an asset map of all City real estate assets and a strategy to better utilize the City of Evanston's public facilities, help meet the City's Climate Action and Resilience Plan goals and evaluate the potential for adaptive reuse and new development of affordable housing. The City of Evanston will continue to pursue additional funding, complementing existing resources, to leverage city-owned property to address the needs identified in PAW.

As a precursor project to the larger PAW initiative, the 60-unit 100% affordable development less than 500 feet from the South Boulevard Purple Line Station and Pace Bus 213 stop has broken ground in 2025 and may complete within the timeframe of this plan or shortly thereafter. The previous property consisted of four townhomes owned and managed by the Housing Authority of Cook County, and an underutilized parking lot, owned by the City of Evanston. The unit mix is 30 one-bedrooms, 12 two-bedrooms, and 12 three-bedrooms, accommodating households of all sizes. 18 units will have project-based vouchers, 3 will serve households $\leq 30\%$ AMI from the State Referral Network, 17 will serve households $\leq 60\%$ AMI and 22 will serve households $\leq 80\%$ AMI. Additionally, the One Howard Street Economic Recovery Plan outlines strategies to promote economic recovery and revitalization. Based on feasibility studies, this area is a prime location for housing, retail, and public facility investments that incorporate transit oriented design and ground-floor activation to restore and celebrate a thriving community corridor between Evanston and Chicago. Plans for specific properties are under

consideration.

The City of Evanston will continue to pursue other available federal, state and private sources to leverage entitlement grant funding for the proposed community development initiatives in the Consolidated Plan. The City will also contribute a number of local tools and incentives, including updating the requirements for covered developments to provide affordable housing units or contribute to the City's Affordable Housing Fund. In addition, local funds will be allocated during the 5-year period to support the City's Consolidated Planning priorities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Entire Jurisdiction	Maintain and Improve Rental Housing Access to Rental Housing Maintain and Improve Owner Occupied Housing	CDBG: \$861,000.00 HOME: \$100,000	Rental units rehabilitated: 12 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Rental units created: 2 Buildings Demolished: 1 Other: 3500 Other
2	Homelessness	2025	2029	Homeless	Entire Jurisdiction	Access to Rental Housing	HOME: \$175,000.00	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
3	Creating Livable Communities	2025	2029	Non-Housing Community Development	Entire Jurisdiction	Public Infrastructure	CDBG: \$322,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2025	2029	Homeless Non-Homeless Special Needs	Entire Jurisdiction	Public Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 HH Assisted
5	Planning and Administration	2025	2029	Planning and Administration of CDBG HOME and ESG	Entire Jurisdiction	Maintain and Improve Rental Housing Access to Rental Housing Maintain and Improve Owner Occupied Housing Public Infrastructure Public Services	CDBG: \$338,000 HOME: \$25,000	Other: 3 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City of Evanston aims to maintain, improve and increase affordable housing. The advanced age of Evanston’s housing supply necessitates the need for rehabbing of existing housing.
2	Goal Name	Homelessness
	Goal Description	The City of Evanston aims to assist those at risk of experiencing homelessness through tenant based rental assistance. Additional services for people experiencing homelessness include but are not limited to street outreach, and support for homeless shelters.
3	Goal Name	Creating Livable Communities
	Goal Description	Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston’s existing infrastructure and public facilities instrumental to ensuring that residents live in a safe, clean, and decent environment.
4	Goal Name	Public Services
	Goal Description	Improving access to public services for Evanston residents, particularly for low and moderate income segments of our population, is a key goal of the City. As seen through input from the community and consultation, there is a high need for housing related public services including support services for households experiencing homelessness or at risk of homelessness.
5	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG and HOME.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2026 to achieve the goals in the Consolidated Plan. The Tenant Based Rental Assistance (TBRA) project will address the needs of homeless families with children with direct rental and utilities assistance. Evanston will have a CHDO 15% project set-aside (\$41,250.00). The Rental Housing project combines both HOME and CDBG activities, both which are for rental rehabilitation/acquisition.

Projects

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

Table 3 - Project Information

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

Entitlement funds are used to develop viable communities by providing safe, affordable housing and suitable living environments. Through consultation and citizen participation, the City was able to define priority needs in the community. Following this, goals were set to address those needs. City staff created project priorities and allocation amounts which were reviewed by public bodies including the Housing & Community Development Committee, Social Services Committee and City Council.

The need for affordable housing continues to be a priority in Evanston. HOME funds, CDBG and matching funds will be used to address this need. Additionally, CDBG public services funds will be focusing primarily on services addressing housing and homelessness needs. A portion of CDBG funds is projected

to be used to address infrastructure needs such as sidewalks, park improvements in areas with a majority of low and moderate income residents. We continue to explore opportunities for the acquisition and rehabilitation or construction of new rental units using the 15% CHDO Reserves (\$41,250.00).

AP-38 Project Summary

Project Summary Information

1	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	HOME: \$175,000.00
	Description	Direct rental and utilities assistance.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	8 households
	Location Description	Entire Jurisdiction
	Planned Activities	Rent and utilities assistance for McKinney-Vento families with children under 18 to achieve housing stability and economic independence.
2	Project Name	Rental Housing
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Access to Rental Housing Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$200,000.00 HOME: \$100,000.00
	Description	Rental housing acquisition and/or rehabilitation
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	14 households
	Location Description	To be determined
	Planned Activities	CDBG will be used for rehab of rental units for households with incomes at 80% AMI. HOME funding will be used for new construction, acquisition and/or rehabilitation of rental housing
3	Project Name	Homeowner Rehabilitation
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing
	Funding	CDBG: \$461,000.00
	Description	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate-income populations
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 households
	Location Description	To be determined based on applications received.
	Planned Activities	Substantial rehab. and emergency rehab. of income eligible, owner-occupied housing.
4	Project Name	Code Enforcement
	Target Area	CDBG TARGET AREA
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$200,000.00
	Description	Code enforcement and demolition.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	Project benefits over 3,500 households living in the CDBG target area.
	Location Description	Rental housing located in the CDBG Target Area composed of sections of west and south Evanston along the Water Reclamation District Canal and Howard St.
	Planned Activities	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance as identified by code enforcement inspectors.
5	Project Name	Public Services
	Target Area	Entire Jurisdiction
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$250,000.00
	Description	CDBG public service activities primarily related to housing and homelessness services
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	25 low to moderate income households
	Location Description	Entire Jurisdiction
Planned Activities	Housing and homeless related services public (social) services to low- and moderate- income residents throughout the City of Evanston	
6	Project Name	Public Facilities & Infrastructure
	Target Area	Entire Jurisdiction
	Goals Supported	Creating Livable Communities
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$322,000.00
	Description	Improvements made to public facilities and infrastructure.

	Target Date	12/31/2028
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate income households. Projects unlikely to complete before the end of 2027 or 2028. Accomplishment will be recorded once complete.
	Location Description	Public infrastructure activities are primarily in the CDBG target area. Public facilities are qualified using LMC and usually located in areas with 51%+ low/mod residents, primarily in the CDBG target area.
	Planned Activities	Alley paving, sidewalk improvements or park improvements
7	Project Name	Administration
	Target Area	Entire Jurisdiction
	Goals Supported	Planning and Administration
	Needs Addressed	Maintain and Improve Rental Housing Access to Rental Housing Maintain and Improve Owner Occupied Housing Public Infrastructure Public Services
	Funding	CDBG: \$338,000.00 HOME: \$25,000.00
	Description	Administration of CDBG and HOME
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N.A.
	Location Description	Entire Jurisdiction

AP-50 Geographic Distribution – 91.220(f)

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

Funding for programs is available citywide, however, given the funds are directed to benefit income-eligible households, the funds usually benefit areas of low income and minority concentration as well. Evanston will continue to balance investments between areas with a higher concentration of low income residents and making new affordable housing opportunities available throughout the city while also preserving existing affordable housing.

The CDBG Target Area comprises a section of central and south Evanston between Green Bay Road and the Metropolitan Water Reclamation District canal to Dempster Street; East of McCormick Boulevard between Main Street and Oakton Street to Dodge Avenue; and between Howard and Oakton Streets to the Metra tracks. Its aggregated percentage of low to moderate income households is approximately 60%. The CDBG Target Area has been redefined to include specifically high need areas and census blocks with higher low to moderate income households.

CDBG is usually directed on an area basis to census tracts in the city where, based on the American Census Survey, the majority of residents qualify as low- and moderate-income. HOME funds are spent throughout the city for the creation and rehabilitation of income-restricted units. HOME TBRA funds are used throughout the City to stabilize families that qualify as extremely low to moderate income and provide referrals to wrap-around services. Similarly, HOME-ARP funds are directed for a HOME-ARP TBRA program and for Non-Congregate Shelter to people in the qualifying populations citywide. While both TBRA programs are available city wide for income eligible households, they tend to concentrate in areas with a concentration of low to moderate income households.

Evanston will continue to work with the HACC and other affordable housing providers for opportunities to develop public housing programs and affordable units throughout the city.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	28
Entire Jurisdiction	72

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Evanston locates funded projects in line with approved city policies and priorities with respect to CDBG and HOME funds. The City is committed to investment in neighborhoods where a majority of residents are at or less than 80% AMI. As an example, the One Howard Street Economic Recovery Plan proposes ideas to revitalize and reimagine urban design, public safety corridor improvements, and retail in south Evanston. Any projects developed as a result of this plan would have significant positive impacts on an identified CDBG Target Area that could carry over throughout Evanston. Funding for some programs is available citywide, however, given the funds are directed to benefit income-eligible households, the funds usually benefit areas of low income concentration as well.

Discussion

Additional strategies that emerge from the finalized Strategic Housing Plan and/or Envision Evanston 2045, the Comprehensive Plan and Zoning Code, will be defined in future action plans related to the 2025-2029 consolidated plan; these plans are all currently in draft stage and under public review.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section details how Evanston will meet the Consolidated Plan goal: Provide decent affordable housing, by specifying the number of homeless, non-homeless, and special needs populations to be provided affordable housing and the number of affordable housing units supported by program type in the 2026 program year. The City will fund programming to maintain and produce decent, safe and affordable housing options for extremely low-, low- and moderate-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	19
Special-Needs	0
Total	27

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	2
Rehab of Existing Units	17
Acquisition of Existing Units	0
Total	27

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

Discussion

The City runs housing programs, administers housing policies and funds housing initiatives that work to address housing needs and support vulnerable households. In 2026, CDBG funds will continue to support the Housing Rehab Program and Code Enforcement, both dedicated to preserving and restoring affordable housing. HOME funds will continue to support the Tenant Based Rental Assistance (TBRA) Program as well as the creation/acquisition and rehab of new affordable rental units. City staff are working on a new Strategic Housing Plan that will develop a housing strategy, establish objectives, and define approaches to achieving goals. Evanston will also work with community partners providing affordable housing. As an example, HACC is developing a mixed-income housing project that would create up to 60 units of affordable housing. Eligible households include those with incomes >30% AMI and will not exceed 60% AMI. The project will include 3-bedroom units for families and broke ground in 2025.

Naturally occurring affordable housing is increasingly challenging for households at or below 50% AMI. Units may still exist, but they cost more to own or rent. Evanston is working on policy initiatives to increase naturally occurring affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The HACC is considering various repositioning strategies to improve the quality of aging housing stock while leveraging public and private resources, easing administrative burdens, and preserving current affordable housing. The HACC's repositioning efforts will provide affected communities with the flexibility necessary to better meet residents' local needs and funding opportunities facilitating affordable housing's long term viability. In Evanston, the HACC is partnering with PIRHL and the City of Evanston in the development of a mixed-income housing project that will create up to 60 units of affordable housing, including 18 project based voucher units. The project will include 3-bedroom units for families.

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

HACC no longer has an active Resident Advisory Board or a Resident Service Coordinator at either RAD PBRA properties, but residents at the Victor Walchirk building have taken the initiative to form their own resident council. This council is actively involved in performing various tasks and planning activities for their fellow residents. Monthly community gatherings include games like bingo to foster a sense of community and encourage socialization.

Additionally, the HACC has dedicated behavioral health care coordinators at Perlman and Walchirk who are available to assist residents in identifying behavioral changes that may affect independence. These coordinators also link residents to valuable community resources including preventative health care, home health care, transportation services and more.

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

The City has not provided financial support to the Housing Authority of Cook County and does not plan to provide funding in the upcoming program year. The HACC troubled designation was removed as of September 2025. HUD has provided technical assistance to the HACC, and HACC increased its Public Housing Assessment System (PHAS) total composite score by 30 points, ascending from Troubled status up to Standard Performer. The HACC is evaluated based on HUD's Public Housing Assessment System (PHAS) which assesses a Public Housing Authority's (PHA) performance in managing low-rent public

housing programs. The PHAS uses a 100-point scoring system based on four categories of indicators: PASS (Physical Assessment Subsystem), FASS (Financial Assessment Subsystem), MASS (Management Assessment Subsystem), and CFP (Capital Fund Program). Scores are generated for each development or Asset Management Project (AMP); they are weighted and combined into an agency-wide score. Scores below 60 result in a troubled designation.

Discussion

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

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

Introduction

The following section discusses the homeless and special needs activities to be undertaken in Evanston during the second year of the 2025-2029 Consolidated Plan.

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

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

Despite the expected loss of ESG funds to support emergency shelter operations and street outreach services, the City anticipates continued support for Connections for the Homeless, Interfaith Action and the YWCA with local and federal funds as available. Connections manages the Outreach and Drop-In program which provides basic needs including food, clothing, showers and case management services for people experiencing homelessness. Interfaith Action runs an emergency shelter PADS program, soup kitchen and Hospitality Center that offers job counselors and access to computers. The YWCA provides shelter and a myriad of services to families fleeing domestic violence. The City's Youth & Young Adult Outreach team work with youth, particularly those who are disengaged from other supports or experiencing homelessness to connect them to community resources and housing. The City also employs a Human Services Specialist dedicated to connecting low and moderate income residents to support services and General Assistance case managers that help residents reach self-sufficiency.

In 2024, the City launched its Crisis Alternative Response Evanston (C.A.R.E) program, an innovative initiative aimed at providing a non-police response to certain low-risk service calls. This program operates independently from the Evanston Police Department and assists with complaints of vagrancy, people who seem to be experiencing episodes of mental illness, soliciting complaints, and panhandling. All members of the CARE team have Emergency Crisis Responder training that includes crisis intervention and mental health. CARE professionals are able to connect unhoused residents to support and shelter services. The four-member team handles approximately 2% of calls (79,420 calls) in the first 12 months of operation.

Addressing the emergency shelter and transitional housing needs of homeless persons

Connections for the Homeless is the recipient of CDBG-CV funds awarded to Cook County from the State of Illinois to construct or renovate shelters with the goal of increasing non-congregate shelter beds at the Margarita Inn. Connections will also use HOME-ARP funds to support this renovation project. Construction could begin in 2025.

Connections is also hoping to renovate Hilda's Place to provide a permanent fixed-site, year-round, non-congregate shelter with up to 30 beds using CDBG-CV funds awarded by the State of Illinois Department of Commerce and Economic Opportunity (DCEO) and an additional award of Congressional Appropriation funds facilitated by Rep. Jan Schakowsky's office. Interfaith Action would assume management responsibilities and this project would replace the PADS emergency overnight shelter that currently operates during cold weather months.

The YWCA manages 66 emergency shelter beds and 22 transitional beds for families fleeing domestic violence. Despite the recent loss of ESG funds and potential unpredictable future ESG funding for shelter operations, the City plans to continue to support shelter operations through local funds. City staff will also advocate for Connections and the YWCA to receive state ESG funding when Evanston ESG is not available.

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

Any disruption of ESG funding for housing and case management support will significantly reduce the resources available to help house people and families experiencing homelessness and prevent households from becoming homeless again. The City does receive HOME funds and was awarded HOME-ARP funds; a portion of these grants supports the Tenant-Based Rental Assistance (TBRA) program managed by Connections for the Homeless. The HOME-ARP Allocation Plan was approved by Evanston's City Council on October 10, 2022, and in April 2024, City Council awarded \$150,000 for TBRA and \$1,000,000 for non-congregate shelter to Connections. Shelter funds will be used to rehabilitate a shelter space containing 43 units (65-beds). Cook County is also supporting this project using funds from the Urban Shelter Grant, a CDBG-CV funded program administered by the State. The TBRA program provides security deposits, utilities payments and subsidized rent for up to 24 months. Participants also receive case management and wraparound services including job training and education. The program moves qualifying households from shelter into permanent housing.

City staff across departments will continue to offer support services and direct subsidies for basic needs including food, housing and utilities; the General Assistance and Emergency Assistance funds are to prevent homelessness and help residents remain in the community.

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

The McGaw YMCA provides housing for long-term residents with incomes between 30% and 80% AMI through SRO units. To address the complex needs of residents, residents also have the option to participate in on-site case management and receive connections to community support services to help develop financial independence and stability with the goal of moving into permanent housing. The City committed \$3 million in ARPA funding to help renovate existing SROs and create four new efficiency units. Additional renovations include redesign of the congregate spaces and updates to the mechanical systems including plumbing, electric service, lighting fixtures and HVAC system.

Historically, the City uses federal and local funds, including ESG, to support households experiencing homelessness or at risk of homelessness. In the absence of federal funds, the City will continue to provide Emergency Assistance and General Assistance.

Discussion

The City will continue to use Federal and local funds to support public services, specifically shelter programs that connect vulnerable people, including families fleeing domestic violence, to community support and basic needs services. Additionally, the City's Ombudsman program will continue to act as a liaison between hospitals, individuals and congregate settings to ensure that people experiencing homelessness or who have physical and/or mental health care needs find placement and receive care.

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

Introduction:

Over the past several years, Evanston has implemented policies and programs to address the housing needs of low- and moderate-income residents by increasing the supply of and access to safe, decent, and affordable housing. While some have demonstrated success, others have uncovered additional barriers, or require additional resources to maximize impact. Through the PRO Housing initiative, Evanston has identified three significant barriers to affordable housing production and preservation, and devised strategies to mitigate or remove them. The first barrier is limited funding for housing preservation policies and the need for anti-displacement programs. The second barrier is the City's complex entitlement and permitting process which stifles development. There is also a lack of housing data to support strategic use of limited resources. The city is working to streamline housing entitlement and permitting processes, collect and analyze housing data and explore the development of potential opportunity sites.

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

In 2024, the City began work on a new Comprehensive Plan and Zoning Code –critical initiatives that will position Evanston to become more affordable and resilient. The new comprehensive plan and zoning code are expected to be approved in 2026. The plan and code aim to: streamline entitlement and permit processes; encourage production of additional and diverse market-driven attainable housing; support our business districts, City services, public transit, and schools; and require newly-created market rate development to contribute more housing units affordable to low- and moderate-income households. In 2025, the City of Evanston is also discussing its strategic housing plan, Housing4all. The plan serves as the City's guiding framework for the next ten years, setting a clear vision for how Evanston will meet its housing needs. It identifies gaps and goals and develops objectives and strategies with a focus on implementation and accountability.

Discussion:

Under this action plan and in conjunction with the 2025-2029 Consolidated Plan, the newly revised Comprehensive Plan and future Strategic Housing Plan, the City's goals include the following: increase housing supply and housing choice; preserve current homes and prevent displacement; expand support for non-traditional housing models including community land trusts, shared housing, and limited-equity cooperatives; focus on healthy buildings and neighborhoods; expand revenue for housing initiatives; and

build and leverage local capacity and partnerships.

The City will continue several initiatives that support these goals and incentivise the creation of affordable housing. Housing developments with 7 or more units are required to provide housing units for households at or below 60% AMI and/or contribute to the City's Affordable Housing Fund. The City currently provides incentives including: an expedited application review process, waived and deferred building permit fees, zoning bonuses and reduced parking requirements. Community Partners for Affordable Housing (CPAH) manages the waitlist for eligible applicants. Increasing the number of and funding available for affordable units in Evanston by requiring more onsite affordable units takes advantage of HB-2621, the State of Illinois tax incentives for affordable housing. The CDBG Housing Rehabilitation Program helps preserve affordable housing, particularly owner occupied homes, and stabilize neighborhoods by helping low and moderate income owner occupied households that lack the financial capacity to obtain conventional financing to rehabilitate their homes. The Rehab program prioritizes life safety and code violations that could result in declaring a home uninhabitable by addressing emergency needs such as failed furnaces, roofs, and hot water heaters, and by repairing failed sewer laterals and structural defects that may make a home unlivable. Other program goals include reducing household utility costs by incorporating energy and water saving features in the rehabilitation process and making accessibility improvements for residents with disabilities and older adults that enable them to live safely in their homes. CDBG Housing Rehab projects are funded with zero interest deferred loans that are repaid at the sale of the property because the households receiving assistance are unable to pay debt service. The program will be available for owner occupied and rental properties with a majority of income-eligible tenants.

The City partners with Community Partners for Affordable Housing (CPAH) for construction management to improve program efficiency and more effectively leverage outside funding to rehab low and moderate income housing. CPAH also administers the Illinois Housing Development Authority (IHDA) Home Repair and Accessibility Program (HRAP), which can be used in conjunction with the Owner-Occupied Rehabilitation Program and new Homeowner Assistance Fund Home Repair Program (HAFHR) that can provide up to \$60,000 in repairs for households who earn less than 150% of the area median income and who were financially impacted by COVID-19.

The Affordable Housing Fund supports housing development and acquisition and rehab of housing for households with incomes at or below 100% AMI. The AHF provides soft funding to leverage Low Income Housing Tax Credits (LIHTC) for affordable productions, contributes to acquisition and rehabilitation projects, in conjunction with CDBG and HOME funds, and supports landlord-tenant services and management of the IHO waitlist. The City of Evanston will continue to work to identify suitable projects with the goal of increasing affordable housing supply in our community.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Affordable housing is a primary need of low and moderate income residents, primarily renters. City programs including General Assistance and Emergency Assistance help program participants remain stable in the community. The City's ability to address priorities is impacted by funding. While services for households experiencing homelessness or at risk of homelessness continue to be a priority, the expected loss of ESG funding would reduce the support available for rent assistance, shelter support, and street outreach services.

The City's Workforce Development Division provides training and job placement opportunities to participants 18 to 30 years old through the following initiatives: GROWW, ASPIRE, EMERGE, LEP, and the Lead Service Line Replacement program. The ASPIRE program provides career track positions in healthcare through training, internships, certifications, tuition reimbursement and credential obtainment. EMERG connects participants to careers in retirement and senior living, in partnership with local employers. The Local Employment Program (LEP) provides employment opportunities to qualified Evanston residents as laborers, apprentices and journeymen in trades including electrical, HVAC, carpentry, masonry, concrete, etc. for construction projects within the city and in partnership with local unions. The Lead Service Line Replacement program trains participants on the skills needed for lead service line replacement and street restoration; participants receive one to two years of on-the-job training in entry-level manual labor positions in municipal water distribution, paving, and sewer conveyance systems. All programs reduce barriers to employment by offering career counseling for participants who are unemployed, underemployed, have disabilities or are reentering citizens impacted by the carceral system.

The ARPA funded Living Room addresses the needs of community members suffering from mental health crises and as part of the City's Alternatives to 911 Initiative, Evanston partners with Turning Point and Ascension Saint Francis hospital to provide a non-clinical space for individuals to process crisis events. Additionally, the City will continue to employ the Crisis Alternative Response Evanston (C.A.R.E.) team to provide a non-police response to low-risk service calls like nuisance complaints, panhandling, lost or confused persons or people potentially experiencing a mental health crisis. CARES team members also

provide well-being checks and connect residents to community provided support services for mental health, health and basic needs.

Actions planned to foster and maintain affordable housing

The City's locally funded Affordable Housing Fund is used to develop and rehab affordable housing for persons up to 100% of the area median income. In 2024, the City purchased property on Brown Avenue. The City is exploring options that would include entering the parcel into the Community Partners for Affordable Housing land trust for the purpose of developing permanently affordable ownership and rental housing. A preliminary assessment suggests that up to nine units could be developed. If the property is kept in the land trust the units will remain affordable in perpetuity. This provides funding in addition to CDBG and HOME funds to develop and maintain affordable housing throughout Evanston. Expanding affordable housing options remains a City goal.

The City continues to partner with the Metropolitan Tenants Organization (MTO) and Lawyers' Committee for Better Housing (LCBH) to strengthen landlord/tenant relations, particularly for low-income households with subsidies, and increase awareness of landlord-tenant rights and responsibilities. This contract was renewed for another 12 months in 2025 to continue services through 2026. MTO will be organizing webinars and a library office hours pilot to educate and provide assistance to landlords and tenants as the updated Residential Landlord Tenant Ordinance gets implemented. Additionally, the partnership with LCBH provides low-income residents with legal assistance and representation in cases of evictions, retaliation, illegal lockouts, etc.

The City's CDBG funded Housing Rehabilitation Program provides income eligible owner-occupants and owners of residential structures occupied primarily by income eligible households, with financial assistance in the form of below market rate loans to address safety and well being issues. To ensure funds are applied to projects most in need of assistance, the City uses a priority ranking based on health and safety risks and severity of structural damage to decide which projects to fund. Housing Rehab clients may be located anywhere in the City of Evanston but are generally concentrated in the Community Development Block Grant (CDBG) Target Area. The scope of work for each project is determined on a case-by-case assessment of work needed to address life safety issues and code violations in order to preserve and prolong the useful life of the property. The maximum loan amount for a single-family home or 2-flat is \$50,000, \$20,000 for a condominium, and \$20,000 per unit in multi-family properties. All assisted properties must be occupied by low and moderate income households, defined as having incomes \leq 80% AMI.

Actions planned to reduce lead-based paint hazards

The Evanston Health and Human Services Department serves as a delegate agency for the State of Illinois lead program. The primary goal of the lead program is to protect the public's health and safety by identifying lead-bearing substances that may be the source of exposure to children, and to assure lead hazards are managed in place, mitigated, or abated through the administration and enforcement of the Lead Poisoning Prevention Act and the Lead Poisoning Prevention Code. Evanston HHS receives all test results of blood lead levels for children residing in Evanston. A Lead Risk Assessor contacts the parent or guardian for any child with a test result of 5 µg/dL or higher and schedules a time to conduct a lead risk assessment. If lead hazards are discovered in the home of a child with an EBL, elevated blood lead level, the property owner is required to mitigate the lead using a lead abatement contractor.

In addition to responding to cases of childhood lead poisoning the Evanston HHS also provides preventative lead risk assessments for Evanston residents upon request as long as there is a child 6 months to 6 years old or a pregnant woman is living at the property.

The Evanston Health & Human Services Department has partnered with the Cook County Department of Public Health to provide lead hazard removal at no cost to the resident or owner. This opportunity is made possible by a four year grant from the U.S. Department of Housing and Urban Development, but there are eligibility requirements and a waiting period to receive services.

Actions planned to reduce the number of poverty-level families

Multiple City departments manage programs designed to reduce the number of poverty-level families. The Health & Human Services Department manages the General Assistance and Emergency Assistance programs that support low income households not eligible for other subsidies either through ongoing support or a single award for households at risk of homelessness. Evanston's Workforce Development Division manages several programs aimed at target populations, including disconnected youth and unemployed or underemployed job seekers, that provide job training, internships and connections to employers in high growth or need industries to secure career track positions that pay a living wage. Federal funds are not used to support these programs, but may be applied over the span of this consolidated plan.

Evanston uses a portion of HOME funds to support the Tenant Based Rental Assistance (TBRA) Program which provides rental assistance to families with children under 18 years of age and a household income

that qualifies as very low or low. Heads of households typically include single mothers, but the program has also supported households who have members with a documented disability or other special needs. The goal of the program is to provide housing support to stabilize Evanston families, providing an opportunity for the head of household to obtain career advancement credentials that can lead to increased job skills, employment security, and economic stability.

Actions planned to develop institutional structure

In 2024, the City began work on a new Comprehensive Plan and Zoning Code that will position Evanston to become more affordable, resilient, and less economically segregated.

The new comprehensive plan and zoning code will support implementation of those goals. The comprehensive plan is expected to be approved in 2026 and the zoning code will be drafted subsequently. The plan and code aim to: streamline entitlement and permit processes; encourage production of additional and diverse market-driven attainable housing; support our business districts, City services, public transit, and schools; and require market rate development to contribute more affordable units through our IHO.

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

The City will continue to use local funds to support public services - many of which serve public housing residents as well as low and moderate income individuals and families. Funded services include case management, education enrichment programs, benefits enrollment for households including seniors, and services for households experiencing homelessness or at risk of homelessness. The City will continue to employ an Ombudsman committed to coordinating services for residents of Evanston's Specialized Mental Health Rehabilitation Facilities and Skilled Nursing Facilities; these homes all accept Medicaid and are equipped to serve low and moderate income residents. The Ombudsman also coordinates services for residents of Evanston's 34 congregate settings for those with physical or mental disabilities.

Discussion:

The largest obstacle to meeting the needs of vulnerable and low moderate income residents is lack of funding. Using federal and local funds, Evanston will continue to foster and maintain affordable housing, reduce lead based paint hazards, work to reduce the number of property-level individuals and families, and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

Additional forms of investment in the construction of new affordable rental housing where HOME funds are invested usually includes Low Income Housing Tax Credits and City of Evanston Affordable Housing Funds. A 33 unit affordable housing project is in the works for 2026. This project will use Low Income Housing Tax Credits, and City of Evanston Affordable Housing Funds.

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

The City does not plan to use HOME funds for homebuyer activities in 2026; HOME resources will be focused on rental housing needs, primarily of households whose incomes do not exceed 60% of the area median income.

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

As noted above, the City of Evanston does not plan to use HOME funds for owner occupied homeownership.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not plan to allow for the use of HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

This is not applicable.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

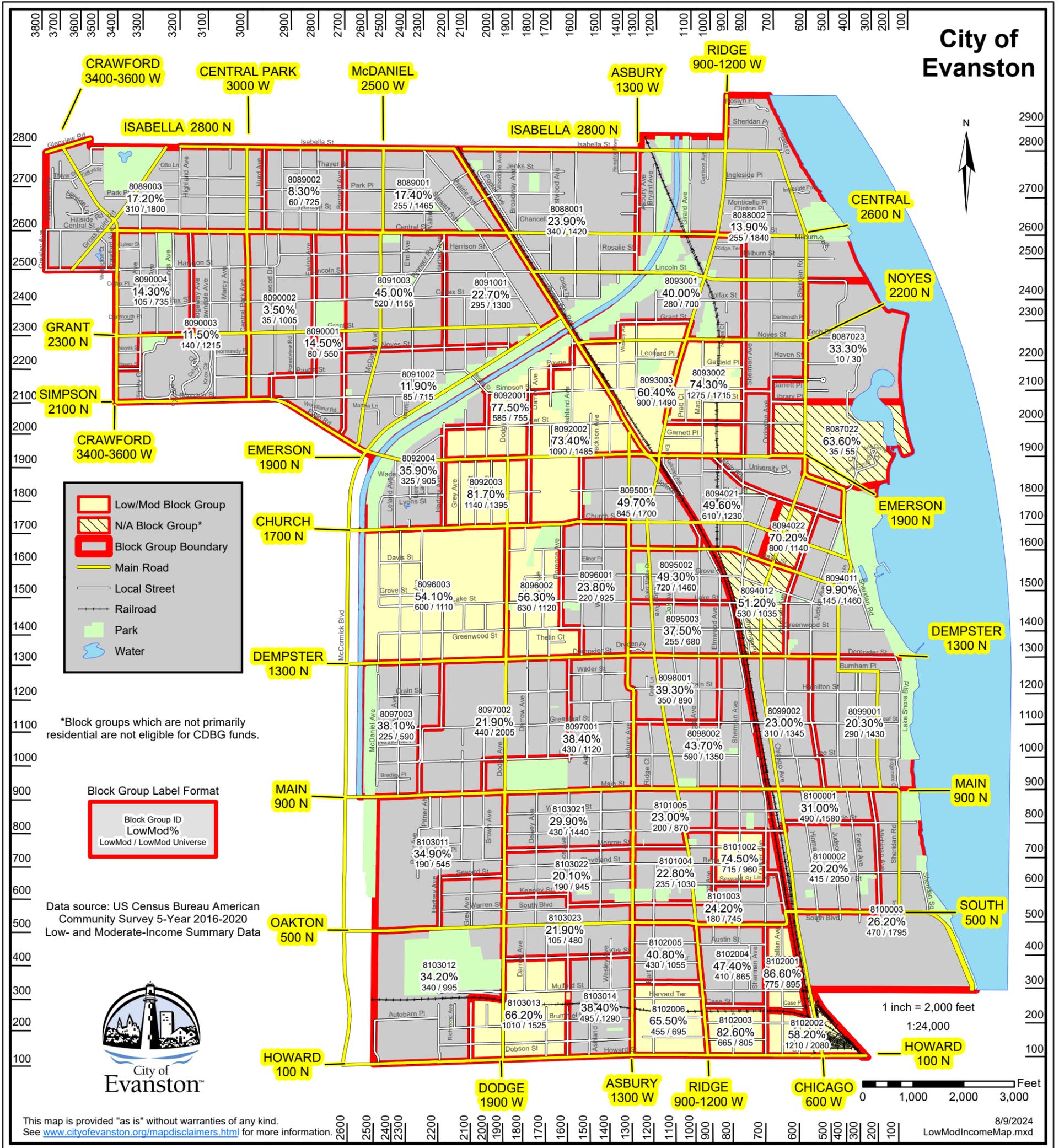
This is not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

This is not applicable.

Appendices

Low/Moderate Income Census Block Groups



Legend:

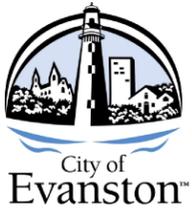
- Low/Mod Block Group
- N/A Block Group*
- Block Group Boundary
- Main Road
- Local Street
- Railroad
- Park
- Water

*Block groups which are not primarily residential are not eligible for CDBG funds.

Block Group Label Format

Block Group ID
LowMod%
LowMod / LowMod Universe

Data source: US Census Bureau American Community Survey 5-Year 2016-2020 Low- and Moderate-Income Summary Data



1 inch = 2,000 feet
1:24,000

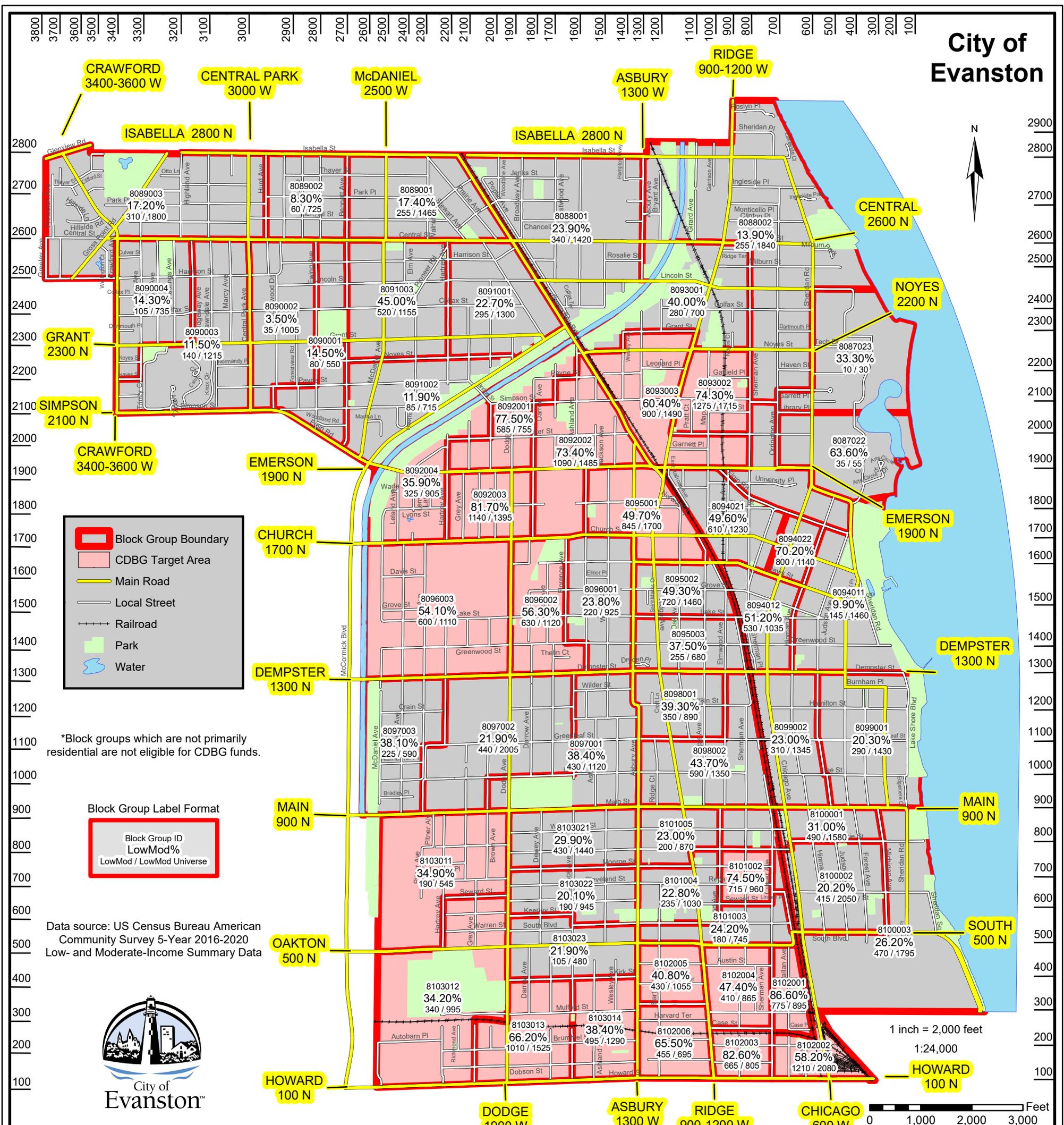
0 1,000 2,000 3,000 Feet

This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

8/9/2024
LowModIncomeMap.mxd

CDBG Target Area

City of
Evanston



*Block groups which are not primarily residential are not eligible for CDBG funds.

Data source: US Census Bureau American Community Survey 5-Year 2016-2020 Low- and Moderate-Income Summary Data

