

FY2024 Consolidated Annual Performance and Evaluation Report



Approved by the City of Evanston City Council on
March 31, 2025

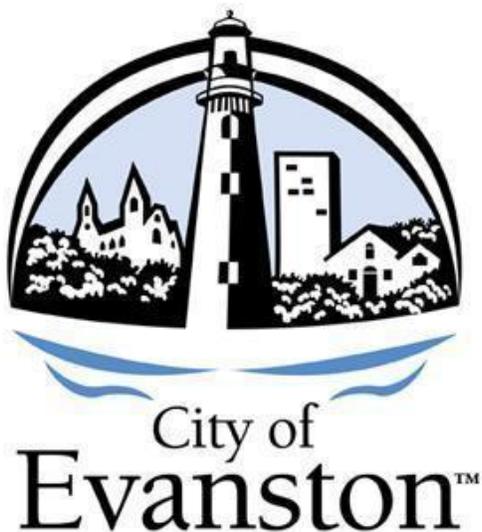


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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2024 program year was the fourth and final year of the City's 2020-2024 Consolidated Plan. Activities in the City's Action Plan were identified as high or medium need in the Consolidated Plan. Activities served primarily low/moderate income persons by supporting housing needs and improving the quality of life for low- and moderate-income residents. Evanston's 2024 goals, as represented in Table 1, align with the 2020-2024 Consolidated Plan goals. While the City accomplished a lot towards goals, it did not meet some goals.

Affordable Housing: Staff continue to improve and relaunch the housing rehabilitation program. COVID related delays lasted over several years. In 2024, staff updated program guidelines based on Evanston's housing market, refreshed the waitlist to ensure accuracy, and provided community outreach with updated marketing materials. In 2024, 2 rehab projects were completed, 1 was started, 5 applications were in process; rehab work should start in 2025. The City did meet consolidated plan goals for the number of rental units constructed and for code enforcement; staff exceeded the plan goal for rental units rehabilitated. The goal of demolishing buildings was included in the con plan and each action plan in case the need for emergency demolition emerged; this goal was not met because no buildings required demolition.

Creating Livable Communities: Progress continued but fell short of goal; challenges related to large increases in construction costs reduced the expected scope of funded projects. Public facilities projects were also paused during and after COVID as nonprofits recovered; many agencies lost staff and capacity. While the infrastructure improvement for housing activities projected to assist 5 households over the course of the plan, only 3 applications were income-eligible. Evanston exceeded the program year goal because projects initiated in prior years closed in 2024. The City will use remaining CDBG-CV funds and 2024 funds for a park improvement project scheduled to begin in 2025.

Economic Development: The City assisted low and moderate income small business owners primarily using local funds. Seven businesses are expected to receive CDBG support by mid-year 2025; the CDBG funded business assistance program for microenterprise was unable to complete before the end of 2024. Applicants were busy with the holiday season. The job creation plan goal was not met due to COVID's impact on program implementation, however, economic development efforts funded with CDBG-CV include: assisting 25 low-to-moderate income entrepreneurs/micro enterprises and 17 businesses for job creation.

Homelessness: Evanston did not receive ESG in 2024; funds from the 2023 grant supported Street Outreach, Emergency Shelter Operations, and Homelessness Prevention efforts. Evanston exceeded consolidated plan and program year goals for Prevention and day shelter services (Other), but fell short for Rapid Rehousing; shelter closures negatively impacted the number of people served. The TBRA goal in the Consolidated Plan was not met due to rapid rental price increases which made securing multi-bedroom units harder for eligible households. Additionally, landlords had concerns about the sustainability of households participating in rental assistance programs. These issues, combined with Evanston's high-demand rental market, low affordable housing stock, the global pandemic, and the rising cost of living, hindered progress. To address these challenges, staff continue to collaborate with subrecipient partners to enroll households in the TBRA program, successfully enrolling five households in 2024.

Public Services: The City surpassed its annual goal. 16 organizations and 21 programs used public services funds. 7 programs funded with CDBG reported activity outcomes under the Public Service goal.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	61	61	100.00%			

Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Rental units rehabilitated	Household Housing Unit	10	30	300.00%	2	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	11	44.00%	8	3	37.50%
Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Housing for Homeless added	Household Housing Unit	0	0				
Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Buildings Demolished	Buildings	5	1	20.00%	1	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$/ HOME: \$	Housing Code Enforcement/Fore closed Property Care	Household Housing Unit	10000	10958	109.58%	2000	1262	63.10%

COVID-19 Emergency/Urgent Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	23531				
COVID-19 Emergency/Urgent Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	433				
COVID-19 Emergency/Urgent Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	174				
COVID-19 Emergency/Urgent Needs	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	0	180				
Creating Livable Communities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75000	28350	37.80%	3000	13130	437.67%

Creating Livable Communities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	3	60.00%	1	1	100.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	7	2	28.57%			
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	7	0	0.00%			
Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	127	80	62.99%	2	5	250.00%
Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	1500	797	53.13%			

Homelessness	Homeless	CDBG: \$/ HOME: \$/ ESG: \$	Homelessness Prevention	Persons Assisted	25	54	216.00%			
Homelessness	Homeless	CDBG: \$/ HOME: \$/ ESG: \$	Other	Other	675	1852	274.37%			
Planning and Administratio n	Planning and Administratio n of CDBG, HOME & ESG	CDBG: \$/ HOME: \$/ ESG: \$	Other	Other	3	3	100.00%	3	3	100.00%
Public Services	Non-Homeles s Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	53968	53.97%	900	2955	328.33%
Public Services	Non-Homeles s Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted		433		0	119	

Public Services	Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds		90		0	30	
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Affordable Housing is the highest priority in the City's Consolidated Plan. Despite significant challenges related to COVID-19, the City continues to make progress in the following areas:

- Increasing income-restricted units by funding developments with federal and local funds;
- Supporting vulnerable populations including homeless households and households at risk of homelessness;
- Leveraging City assets to expand affordable housing;
- Preserving affordable housing through the housing rehab and code enforcement programs;
- Revitalizing neighborhoods and creating livable communities through improvements to public facilities and infrastructure;
- Facilitating economic development

The City of Evanston expended \$2,032,159.98 in HUD federal entitlement funds and program income in the 2024 program year, along with \$8,818.89 of CDBG-CV funding and \$45,111.78 of HOME-ARP. The City expended \$500,234 on Affordable Housing activities including housing rehabilitation and code enforcement, \$259,090.61 on Homelessness activities including the HOME Tenant Based Rental Assistance program, ESG for Prevention, Shelter Operations and Street Outreach, and \$606,469 on Creating Livable Communities activities including alley and sidewalk improvements. The City also spent \$280,558 of CDBG funds on public services layered with an additional \$1,036,783 in local funds. Additional efforts were undertaken in line with our priority goals but no funds have been disbursed yet. While staff disbursed \$40,909.82 in 2022 ESG funds and \$138,564.46 in 2023 ESG funds; subrecipients provided \$244,916 in match funds for activities that contributed to the Homelessness goal.

While no funds were disbursed in 2024 for Economic Development, a micro-enterprise assistance project was allocated \$70,000 in CDBG. Additionally, \$132,650 in CDBG-CV was expended during the plan period to provide assistance to small businesses. Evanston dedicated \$125,000 to participate in the Putting Assets to Work incubator program (discussed in more detail in CR-15) to realize community benefits including affordable housing, infrastructure, and other high priorities using new sources of revenue and community partnerships.

Projects funded with American Rescue Plan Act (ARPA) resources in FY2023 that continued into 2024 include a Rent Assistance program, workforce development efforts, the creation of a Welcoming Center as modeled on the Illinois Department HS Welcoming Centers (WC) to support recent immigrant households and residents whose first language isn't English, a Living Room to support people experiencing mental health crises, the renovation of the Men's Residence at the YMCA, and the Green Homes program supporting the rehabilitation of various types of owner occupied and rental housing buildings.

Project	Description	Progress
CDBG-CV Housing Assistance	The CV-19 Housing Assistance program is designed to help households earning 80% of AMI or less, facing an income loss due to COVID-19, and owing unpaid rent or with mortgage arrearages. The program pays for arrearages and up to 6 consecutive months of housing assistance directly to the landlord or mortgage company for eligible households, with a priority for households earning less than 50% AMI. This program was started in 2021 and closed in 2023 as funding was fully expended.	10 Households assisted, project completed in 2023
CDBG-CV Community Violence Reduction	The Community Violence Reduction Program brings youth (ages 13 to 19) and their families together with neighbors to participate in a variety of activities to build friendships, community, and trust. This program was designed as a response to the large increase in violence, particularly gun violence, seen as a result of the COVID-19 crisis and funds an afterschool and summer youth program in 2 locations. The program was started in 2021 and continued in 2022, and completed in 2023 once CV funds were fully expended. The program was continued through other sources of funding.	205 youth served, project completed in 2023
Food Provision Program Connections for the Homeless	CDBG-CV funds allocated in late December 2022 provide food to agencies providing shelter and services to vulnerable populations including people experiencing homelessness. With churches and soup kitchens closed, and volunteers no longer able to donate and prepare food, Connections for the Homeless must rely on prepared and take-out meals and pre-packaged, "to-go" lunches that comply with COVID protocols. The majority of allocated CDBG-CV funds provide food to people in need.	680 person served, project completed in 2023
Twiggs Park Renovations	This project consists of improving park and playground equipment, incorporating social distancing in the design, to encourage physical fitness and outdoor play. This project takes place in the CDBG Target Area in Evanston's 5th ward, a previously redlined area that has been historically underserved; this location is in a low/mod block group and tract. This project is layered with CDBG and local funds. It was slightly delayed in 2024 due to staff capacity but will initiate in 2025. Community input was solicited in 2024 and 2025.	Project is open and should complete 2025
CDBG-CV Administration	There is \$39,775.15 remaining to expend. Funds are reserved for staff working on CDBG-CV funded projects.	Project remains open to support staff activities

CDBG-CV Project Table

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	776	0
Black or African American	1,564	5
Asian	141	0
American Indian or American Native	21	0
Native Hawaiian or Other Pacific Islander	3	0

Total	2,505	5
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Hispanic	398	0
Not Hispanic	2,107	5

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	4
Black, African American, or African	293
Hispanic/Latina/e/o	23
Middle Eastern or North African	9
Native Hawaiian or Pacific Islander	1
White	62

Multiracial	0
Client doesn't know	0
Client prefers not to answer	2
Data not collected	0
Total	395

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 does not match the number of people actually served with CDBG funds; 600 participants are not reflected in the table above because they identified as multiracial or as a combination of races not reflected in the five identified race categories listed in the table. CDBG funds actually supported 3,105 participants under the Low/Moderate Limited Clientele (LMC) designation in program year 2024; 539 of the total participants identified as Hispanic. Of those supported, 776 identified as White, 1,564 identified as Black, 140 identified as Asian, 3 identified as Native Hawaiian or Pacific Islander, and all others identified as multiracial or as a race or combination of races not reflected above.

Remaining ESG funds from the FY 2023 grant award supported 423 participants across three activities (Shelter, Street Outreach, and Homelessness Prevention). Several participants who identified as multiracial are not represented in Table 2 including: participants who identified as Hispanic and American Indian/Alaska Native, participants who identified as Hispanic and Black or African American, and participants who identified as Hispanic and White.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,870,388	1,727,805
HOME	public - federal	330,903	124,884
ESG	public - federal	0	179,471

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG TARGET AREA	60	25.54	
Entire Jurisdiction	40	74.46	Entire area covered by the City of Evanston

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Evanston expended \$2,032,159.98 in HUD federal entitlement funds and program income in the 2024 program year, comprising: \$1,670,702.53 in CDBG and \$57,102.55 in CD loans for a total of \$1,727,805.08 including carryover funds allocated to activities in prior years or reallocated to new activities in 2024; the City administered \$179,471.28 in ESG funds, with an additional \$244,916.00 in match funds committed by subrecipients, in the program year.

Additionally, \$124,883.62 were expended in HOME funds, including \$42,384 or program income. Underspending is due to the lack of HOME-funded affordable housing projects in 2024 and the difficulty of spending TBRA dollars to reach the HOME Homelessness goal due to high rents in the region and low unit availability. The Evanston City Council has allocated \$550,000 of HOME funding to the 1805 Church affordable housing project, a 33-unit development, to be funded with 2021-2024 HOME dollars, however, the construction has not started yet. This project is not eligible for CHDO reserve use. Due to delays, construction has not yet begun. If further delays occur, the City may consider using the funding for alternative affordable housing projects. The City is collaborating with CHDO partners to identify affordable housing projects utilizing CHDO reserve funds.

The City also expended \$1,036,783 in local Human Service Funds for social services, \$47,812.50 for landlord-tenant services from Metropolitan Tenants Organization and \$70,000 for management of the waitlist and income certifications for inclusionary housing units by Community Partners for Affordable Housing. Through the CARES Act, Evanston was awarded \$1,586,370 in CDBG-CV funds and \$966,314 in ESG-CV funds. Funds also included reallocated CDBG Entitlement from 2019 and 2020 in the amount of \$522,133. In the program year, \$8,818.89 of CDBG-CV funds were expended. Spending down of the CDBG-CV grant is expected in 2025 through the last CDBG-CV project. Finally, \$45,011.78 of HOME-ARP admin was expended in 2024.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funding leveraged private, state and local funds and enabled the City of Evanston to serve those with the greatest need at the highest capacity. Federal funds provided by HUD enabled organizations and the City to help meet the needs of the community's most vulnerable members. Evanston was recently awarded a U.S. Department of Transportation Innovative Finance and Asset Concessions Grant in the amount of \$985,000 to initiate implementation of the adopted Putting Assets to Work A Guide For Making Strategic Investments in Evanston's Priorities and Possibilities Plan (PAW). Any recommendations coming from this initiative will be reviewed and discussed in public meetings and ultimately approved by the City Council prior to implementation.

Evanston has five active TIFs designed to leverage private sector growth by providing a funding mechanism for infrastructure improvements, workforce development and property revitalization. The most recently created TIF is located in the 5th Ward, Evanston's historically red-lined area. The Five-Fifths TIF Advisory Committee reviews and provides recommendations on TIF expenditures for private affordable housing developments and is working to create approval guidelines for the home improvement and small business grants.

Several projects under discussion could lead to the development of affordable housing, either through the creation of additional Inclusionary Housing units, the payment of fee-in-lieu of on site units, or through the construction/acquisition/renovation of affordable units. The City of Evanston can use local Affordable Housing funds, which is derived from contributions from Northwestern University, developer contributions and other contributions, to meet Affordable Housing goals.

Finally, the City provided \$1,036,950, a \$273,410 increase from prior years, combined with the CDBG award dedicated to public services and allocated by the Social Services Committee to agencies focused on providing case management, safety net and support services. Safety net services provide food and other basic needs, legal services, senior care, support for homeless and housing insecure households, and child care. Support services focus on providing mental health services including counseling and therapeutic services. Funds are distributed as grants and awarded by Evanston's City Council.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	22,045,851
2. Match contributed during current Federal fiscal year	82,753
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	22,128,604
4. Match liability for current Federal fiscal year	11,383
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	22,117,220

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1442	09/30/2024	82,753	0	0	0	0	0	82,753

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
5,331	42,384	13,433	8,103	34,381

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
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Contracts			
Dollar Amount	0	0	0
Number	0	0	0

Sub-Contracts			
Number	0	0	0

Dollar Amount	0	0	0
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Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0

Cost	0	0	0	0	0	0
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Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	2	18
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	2	18

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	2	18
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	3
Number of households supported through Acquisition of Existing Units	0	0
Total	12	21

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting

these goals.

Homeless households struggle to find eligible rental units in Evanston due to Evanston's high-cost housing market and low availability of larger units. As a result, households remained in shelter or reliant on subsidies for longer periods of time. Additionally, households that are income eligible for subsidy programs struggle to secure employment that pays enough to maintain housing independently. In 2024, direct subsidies for housing were provided through Prevention funding; no ESG funding was allocated to Rapid Re-Housing subsidies or staffing. ESG Prevention funding supported 13 households in calendar year 2024. Evanston did not receive an ESG award for 2024, but administered funds remaining from the 2023 grant to Connections for the Homeless; the agency used funds to provide Emergency Shelter, Street Outreach and Homelessness Prevention services.

The Housing Rehabilitation program has had challenges restarting after COVID-19 related challenges and supply chain issues which negatively impacted outcomes for several program years. The partnership with Community Partners for Affordable Housing (CPAH) for the management of rehabilitation construction projects continues to provide the community with additional sources of funding through the Illinois Housing Development Authority. In 2024, the housing rehab program was impacted by staff capacity along with a need to update the program's guidelines to match current housing market conditions and refresh the waitlist. The full progress is not reflected in the numbers as some projects were started but will be reflected in the 2025 CAPER. In total, 3 projects were completed, 1 is still in progress, 3 applications are underway, with an additional 2 going through the process.

Discuss how these outcomes will impact future annual action plans.

Areas for attention in the 2020-2024 Consolidated Plan include homeowner rehab. City staff continue building capacity for this program in 2025 to address the significant need for rehab. With guidelines and the waitlist updated, a full outreach effort is planned for the 2025-2029 consolidated plan along with adding additional opportunities for multifamily rehab.

Expenditure of ESG Entitlement funds for Prevention supported 33 participants from 13 households, consistent with prior years. Evanston's low- and moderate-income households remain severely financially impacted by pandemic-related job loss and the struggle to find employment that pays a living wage. Staff and community partners working with housing-insecure households see a greater demand for housing locator and employment services. No ESG funds are anticipated to be included in future action plans since Evanston did not receive funding in 2024.

Increasing housing costs are creating challenges for local low to moderate income households and partner agencies to locate housing for eligible households due in part to rent maximums but also to challenges in availability of larger units. This may impact how we approach our programs and allocations in future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	4
Low-income	1	1
Moderate-income	2	0
Total	3	5

Table 13 – Number of Households Served

Narrative Information

In 2024, the Tenant-Based Rental Assistance program served five (5) households, falling one household under the goal. This is due to the household composition of large families and the unavailability of units with a higher number of bedrooms, as well as the high rental prices of the region, creating delays in onboarding new households in the program. Of the 5 households served through the Tenant-Based Rental Assistance program in 2024, 4 are below the 30% Area Median Income, 1 household falls below the 50% Area Median Income.

One low-income household was assisted with CDBG funds in 2024; this housing rehabilitation project was initiated in 2023 to provide ADA accessibility upgrades, including a new door and kitchen upgrades to better fit the needs of the senior homeowner. This project was completed in 2024. Two additional projects were completed and funded through non-CDBG funding, however CDBG funding supported the construction management cost of these projects.

In 2024, one extremely low income household was assisted through the Alley Special Assessment Assistance program. This program provides financial assistance for owner-occupied homes if the household income does not exceed 80% of the area median income to pay special assessment fees for the installation of drainage and paving of alleys. This alley improvement was initiated in 2023, CDBG was utilized to pay the special assessment to remove the financial burden of the approved household.

Staff continued to conduct CDBG target area inspections and respond to complaints as part of the Code Enforcement activity. There were 1,262 total units, 197 addresses total, inspected in calendar year 2024; Inspectors found 876 units with violations and 399 units were corrected.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Low and moderate-income residents who experience sudden financial hardship struggle to regain stability and remain housed in Evanston; displacement and gentrification compound housing challenges and severely limit affordable housing options. Residents who become unhoused during the pandemic or as a result of recent job loss or personal crisis struggle to remain in the community. The 2024 Point-in-Time data for suburban Cook County revealed that the unhoused population totaled 1,188, an increase of 132 people since the prior year; 114 persons were unsheltered, up by 42 people from the 72 unsheltered persons counted last year. The count covered the suburban Cook County area, but does not report numbers specific to Evanston. Providers located in Evanston had 92 participants in emergency shelter, 30 participants in PADS emergency shelter (Interfaith Action), 23 participants in transitional housing and 144 participants in permanent supportive housing.

Providers supported with ESG funds enter all participants into HMIS and offer case management services. Additionally, local nonprofit agencies and City staff who work with unhoused or unstably housed residents use the Coordinated Entry system managed by the Alliance to End Homelessness in Suburban Cook County, Evanston's Continuum of Care lead agency. Agencies also work in close collaborations with Connections for the Homeless or the YWCA to provide support services including substance misuse prevention, legal services and childcare.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds supported Interfaith Action's (IA) emergency overnight shelter during winter nights starting in November. The agency also provides a year-round hospitality center with case management and job support services. IA provides 30 emergency shelter beds and has a waitlist of 20-30 people. In 2024, Interfaith Action assisted 119 participants; this is an increase from the 93 participants served in 2023. City and CDBG funds also supported street outreach, shelter, homeless prevention and stabilization services provided by Connections for the Homeless. Funding for outreach and stabilization services helped address a critical need as the agency's day services program is open with limited hours. The Drop-In, Health & Outreach program supported 934 individuals; this is a significant reduction from past years when the program served double the number of participants. Services are also offered at Connections' main office on Dewey.

Connections served 423 people across programs funded with 2023 ESG, and continued operations at the Margarita Inn, to provide non-congregate shelter. In 2024, 131 people or 95 households were sheltered. Shelter is available 24/7 and coupled with wrap-around services to improve stability. The YWCA

Evanston/North Shore's trauma-informed Family Support Center and emergency shelter, consisting of 19 flexible private studios and 4 family suites, has a total capacity of 66 survivors and children. The shelter served 187 participants including 67 children (120 households) in 2024. Families stay up to 90 days with the option to extend as needed. The transitional housing program, in partnership with Connections for the Homeless, includes 11 transitional housing units; families can stay for 12-24 months and receive supportive services and rental assistance. Bridges, the YWCA's longer-term housing program, is a 16-unit apartment building with one- and two-bedroom units that can accommodate up to 52 people fleeing domestic violence. Counseling, legal advocacy, and case management services are available to all residents and community members interested in services.

The goal is to move individuals and families out of shelter into permanent housing that meets their individual needs. Most families and single adults in shelter have multiple barriers to accessing and maintaining housing and need housing subsidies of varying duration including Rapid Re-Housing (no longer available as Evanston did not receive an award of FY2024 ESG), Tenant-Based Rental Assistance, Housing Choice Vouchers, Project Based Vouchers, and Permanent Supportive Housing (PSH). Evanston has a significant shortage of PSH units, as well as insufficient funding for other rental assistance programs to address community needs.

During this plan period, the City approved \$1,000,000 of HOME-ARP funding to Connections for the Homeless for Non-Congregate shelter and \$150,000 for Tenant-Based Rental Assistance for qualifying populations to support the rehabilitation of the Margarita Inn, 1566 Oak Avenue, enabling use of 66 shelter beds helping to address the need for 106 shelter beds in Evanston. The project is currently undergoing an Environmental Review, and continues to progress.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City used remaining ESG funds from the FY2023 grant to provide homelessness prevention services including direct subsidies and case management services. In 2024, 13 households comprising 33 people were assisted. ESG funds were also used to support emergency shelter operations and street outreach services. After exit from the ESG program, households are able to re-engage in case management if additional assistance is needed to prevent recurring homelessness. YWCA Domestic Violence Services served 441 individuals in 2024, and provided housing to 120 households comprising 187 individuals, 120 adults and 67 children.

The City used HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents

generally considered affordable due to the inability of household heads to secure employment that pays a living wage. Households with children under the age of 18, including those with children enrolled in Evanston schools, that are doubled-up/unstably housed (category 2 under the definition of homeless) are the priority population served. However, finding affordable units to house a large family is a challenge and cost of housing in Evanston makes sustainability hard to achieve. Heads of households in the TBRA program can also receive education/job training to develop the ability to earn living wages to maintain market-rate housing independent of a subsidy. The City provided assistance to five (5) households in 2024 through Tenant-Based Rental Assistance (TBRA).

The City assisted 136 households using EA/GA in 2024; 73 were served through Emergency Assistance (EA) and 63 were served through General Assistance (GA). The total maximum monthly GA personal grant that an individual can qualify for is \$985 per month. The increase in personal assistance was critical to the community served; many residents were able to maintain housing and avoid food insecurity. EA grants are one-time payments under \$2,000, provided to families to alleviate life-threatening circumstances such as eviction or utility disconnection. GED and Adult Basic Education classes, financial literacy, community volunteering and mental health and substance abuse prevention referrals are provided as well. Undocumented residents not eligible for EA/GA funds can receive assistance through the Community Member Relief Fund. This fund provided a one-time payment to assist with life-threatening circumstances like eviction, utility disconnection, or other emergency needs to two (2) households.

The Metropolitan Tenants Organization (MTO) and Lawyers Committee for Better Housing (LCBH) responded to approximately 250 Evanston resident calls to resolve landlord and tenant issues about leases, maintenance issues, early termination and evictions; MTO also tabled several Housing Resource events with the City's Reparations Committee and at Northwestern University to educate the community about Tenant/Renters' Rights. MTO also has community organizers in two buildings. Organizers met with tenants to address repair issues and other problems in the buildings.

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

Evanston was not awarded Emergency Solutions Grant funds in 2024 which has severely negatively impacted services to households experiencing homelessness or at risk of homelessness. Connections for the Homeless, the City's primary subrecipient for Street Outreach, Emergency Shelter, Rapid Re-Housing, and Prevention, continue to provide services using other funds. Evanston did not administer grant funds for Rapid Re-Housing in 2024.

City staff, in partnership with Connections, to best meet community need, shifted subsidy provisions from Rapid Rehousing to Prevention; these funds are used to help Evanston residents with incomes at or below 30% AMI avoid eviction. As a result of the shift, the City significantly exceeded the projected number of persons served under the Homelessness goal for the consolidated plan and program year, despite not receiving an ESG award in 2024. In 2024, Connections assisted 13 households or 33 people with Prevention funds remaining from the FY2023 ESG grant.

In the Summer of 2024, Evanston launched the Crisis Alternative Response Evanston (C.A.R.E.) program to provide a non-police response to calls for service including nuisance and soliciting complaints, mental health crises calls, panhandling and vagrant calls. The team includes five staff; all are Certified Crisis Responders and certified in Crisis Prevention. Also, through a partnership with Oakton College, all have undergone rigorous Emergency Crisis Responder training covering crisis intervention, mental health, restorative justice, C.P.R. and Narcan administration. CARE staff work closely with community providers to connect people to shelter and housing services and health and mental health services.

All agencies working with unstably housed or homeless residents are encouraged to connect households to mainstream benefits and additional community resources. The City's Social Services Committee (SSC) evaluates the effectiveness of referrals to and collaborations with other agencies applying for funds as a criterion for funding. Agencies receiving City funding as recommended by SSC provide services to at-risk populations including mental health services, substance abuse treatment, legal services, child care, housing and food services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There were 567 households in the Housing Choice Voucher Program who live in Evanston, as of January 1, 2024. The HACC did not develop or rehab any units in Evanston and no plans were made to develop or rehab units in Evanston in calendar year 2024. The HACC has decided not to pursue building a second building on its Perlman Apartments property at 1900 Sherman Avenue. The rise in construction costs made the project infeasible. The City of Evanston will continue its collaboration with the HACC to identify opportunities to expand affordable housing options in the community.

The HACC and the City of Evanston continue to move forward with a joint development project on South Boulevard where the HACC has a four-unit property adjacent to an underutilized parking lot owned by the City. This project will use City and HACC resources to leverage external funding for the construction of a mixed-income development. A tax credit application was submitted to the Illinois Housing Development Authority (IHDA) and approved. The development plan was approved and is moving forward. The HACC and the developer are projecting to close on this project mid-2025, with construction starting thereafter.

Additionally, in 2023, the Housing Opportunities Development Corporation was selected to develop a mixed-use building, including 33 units of affordable housing for households ranging from 30% to 60% AMI on a vacant lot owned by the City. The project has secured Low-Income Housing Tax Credits and was approved by the HACC's Board of Commissioners as well as the City of Evanston. The project will include approximately 25% of units eligible for HACC housing vouchers. This project has not yet started construction.

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

HACC's Behavioral Health Coordinators work closely with other agencies such as the Levy Center and Meals on Wheels to help clients enhance their lives. In 2024, HACC continued partnering with Impact Behavioral Health Partners to provide Care Coordinator wraparound services to residents at several buildings in the northwest suburbs including Jane Perlman and Victor Walchirk Apartments in Evanston. This partnership is funded through ARPA and is scheduled to expire in February 2026. Additional services are always being considered and added when possible.

Actions taken to provide assistance to troubled PHAs

The HACC identified as a Troubled PHA in the 5-Year PHA Plan for period 2024-2028, for the fiscal year beginning April 1, 2024. HUD provided technical assistance which resulted in the following steps to upgrade the status designation:

- Agreeing to improve the HACC's performance on HUD's Public Housing Assessment System ("PHAS") by 50% of the difference between the initial PHAS assessment score which lead to the HACC's designation and the score necessary to remove the troubled designation by the time of the first released PHAS assessment for the fiscal year ending on or after March 31, 2025;
- Agreeing to improve the HACC's performance on the PHAS score to achieve 60% of the total points available in the subsequent fiscal years;
- Agreeing to increase the HACC's performance on the financial sub-indicator of the PHAS score in order to achieve at least 15 of the 25 available points by the time of the first released PHAS assessment for the fiscal year ending on or after March 31, 2025;
- Agreeing to continue to remove the Bergen-Sunrise Apartments from the HACC's public housing inventory and to reposition the Bergen-Sunrise property to the Rental Assistance Demonstration project by July 2025;
- Submitting periodic financial statements, as scheduled.

PHAS assessments occur annually; the HACC will continue with the current PHAS status designation at least until the release of HUD's next PHAS assessment, which will most likely be made in July of 2025.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

There were multiple efforts dedicated to the removal or amelioration of the public policies that could be barriers to affordable housing in 2024 including the drafting of a complete new comprehensive plan (EnvisionEvanston2045) and draft updates to the City's zoning code. In 2024, the City launched EnvisionEvanston, a comprehensive assessment of Evanston's land use combined with a series of public roundtable discussions; the goal of this effort is to create a new comprehensive plan and zoning code which would define land use for the next 20 years. This is an ongoing process. Another branching initiative is Evanston Housing4All, the City's draft strategic housing plan. This draft plan assesses housing needs, describes current and potential policies and programs, and identifies resources, with the goal of developing an implementation plan for housing. The draft plan aims to increase affordable housing and establish metrics to monitor progress. Once finalized, the strategic housing plan will set goals and objectives for the next ten years and will have a significant, defining impact on housing and affordable housing in Evanston.

The City was also able to update the Inclusionary Housing Ordinance (IHO). The revised ordinance increases the minimum unit requirement from 10% to 15%, increases the fees in lieu of on site affordable units, provides expanded/clarified policies and procedures to support developers, further describes zoning bonuses, and increases the variety of on-site units to address Evanston's housing needs. Updates were approved by the Housing & Community Development Committee in 2024 and City Council in 2025; this ordinance will go into effect in April 2025. There were multiple community meetings supporting this effort.

Evanston also submitted a second PRO Housing application in October 2024 to secure funding to identify and eliminate barriers to affordable housing production and preservation. The City's application was not accepted in the first round of funding; however, Evanston was awarded \$7 million in early 2025 as a result of this application.

Community Partners for Affordable Housing (CPAH) continued management of the centralized affordable housing waitlist. Accomplishments in 2024 include hosting an Inclusionary Rental Information session at Robert Crown Community Center to inform and engage community members and year-round distribution of fliers and promotional materials. CPAH also held multiple meetings with property managers and developers to identify potential tenants and create leads for available units. In 2024, CPAH was able to launch an online tool that advertises available affordable units to better reach the moderate income population looking for housing immediately available.

The City continues to contract with Metropolitan Tenants Organization (MTO) and Lawyers Committee

for Better Housing (LCBH) for residents and landlords needing assistance with landlord-tenant issues. LCBH provides legal consultation services to help low-income tenants avoid displacement through free legal representation in eviction cases.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Social Services Committee (SSC) provided allocation recommendations to City Council for CDBG and locally funded public services supported in 2024. Funds continue to provide case management, safety net, counseling and mental health services. Case management is recognized as a best practice to ensure households thrive through the creation of client-centered service plans. Goals include securing affordable housing and employment that pays a living wage. Case management services also work to enroll low/moderate income households into benefits programs and provide access to additional community resources to help households reach self-sufficiency. Funds were also used to provide Safety Net services including food, shelter, legal services, services for seniors and people with disabilities, childcare, and services for families fleeing domestic violence. Support service funds provided access to mental health services for income eligible individuals and families unable to access services without financial assistance. Four mental health providers, identified through an open application process and public review, were selected to provide counseling and therapeutic services to participants referred by case management providers. This program began in 2023 and continued through 2024; participants receive up to ten group or individual sessions at no cost.

Evanston's Project for the Local Assessment of Needs (EPLAN) 2022-2026 defines the City's community health goals which include strengthening equitable access to resources, closing the racial life expectancy gaps, and establishing pathways that promote optimal health and well-being. The EPLAN identified three health priorities: advancing health and racial equity, improving mental and emotional wellbeing, and strengthening climate resilience. One initiative accomplished in 2024 was the creation of a Health Hub designated as a drop-in site located in the 5th Ward to provide screenings for blood pressure and cholesterol, diabetes testing, healthy lifestyle education and connections to additional health resources.

The City partners with PACE Suburban Bus, the Chicago Transit Authority (CTA), Northwestern University, Evanston Township High School, School District 65 and a network of local community based organizations to identify transportation and mobility barriers and solutions. In 2024, the City launched its first ever Bicycle Access Voucher Pilot program to connect income-qualified residents to bicycles, helmets, locks, lights and road safety training. The City eliminated the 50/50 sidewalk replacement program in favor of a fully City funded program, in order to ensure sidewalks in all parts of Evanston are maintained, regardless of income. In 2021, the City was awarded a grant from the Regional Transportation Authority (RTA) to transition from flagged bus stops without ADA bus stop pads to a signed bus stop system with ADA pads. Over 50% of the bus stops in the City do not have a concrete pad to get on the bus, making the stops inaccessible for those using an assistive device, such as a wheelchair. This grant program will allow the City to convert all bus stops to meet ADA guidelines. This program is in progress and will continue through 2026. In 2025, the City will be piloting a number of new access

initiatives including Earn a Bike programs for youth, free transit passes for high schools, and an expanded Divvy for Everyone program that supplies accessible bike share passes.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City is a delegate agency for the State of Illinois and enforces its Lead Poisoning Prevention Act and code. The Health and Human Services Department staff continues to perform lead assessments in homes of children between 6 months to 6 years with a blood lead level at or above 5 micrograms per deciliter to determine the source of lead. The materials tested range from soil, dust, paint, toys, eating utensils and eventually water if no lead hazards are found in any other material tested. The Department also conducts preventative lead assessment services for a property with children 6 months to 6 years and/or a property where pregnant women reside, regardless of their blood lead level. Education to the public, case management and surveillance are hallmarks of the program. Between January 1, 2024 and December 31, 2024, a total of 1,136 venous and capillary tests were conducted on children aged 6 months to 6 years.

Licensed Lead Risk Assessors investigate each case when elevated lead levels were present and took appropriate action. Children with Elevated Blood Lead (EBL) levels at 5 ug/dl (micrograms/deciliter) received case management services to educate the families about potential sources and lead-safe practices. The Health Department contacts the parent or guardian of any child testing at a level of 5 mg/dl or greater and performs a lead assessment of the property. Lead assessments are performed by the City's Licensed Lead Assessors. If lead hazards have been identified the lead risk assessors ensure that proper lead mitigation activities are conducted by reviewing the contractors' scope of work. After mitigation has been performed, the lead risk assessors collect a clearance sample to ensure work has been completed and all materials have been safely removed.

Health Department staff respond to complaints from residents about demolition and rehab projects to determine if lead is present and ensure safe practices. Staff also filed affidavits when windows are being replaced in buildings constructed before 1978 to ensure proper lead procedures and disposal of contaminated materials. Additionally, all housing activities with federal funding must meet or exceed lead-based paint requirements. All housing rehabilitation projects have a lead assessment and require a lead clearance if lead-based paint hazards are identified.

The Evanston Health & Human Services Department is partnering 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 HUD.

BLL	Number of Results
0-4 ug/dl	1,111
5-9 ug/dl	17
10-14 ug/dl	6

15+ ug/dl	2
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Table 1 - 2024 Lead Levels

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

All CDBG-funded Public Services aim to reduce the number of poverty-level families in Evanston. Public Service funds were distributed to agencies that provide case management and safety net services; safety net services provide for basic needs (for more detailed information, please refer to narrative bullets attached). Local funds are also used to provide counseling services. This program began in 2023 and will continue through 2025.

The City used HOME funds for a TBRA program aimed at stabilizing at-risk families and affording them the opportunity to receive education or job training. The City also used local funds for a Community Member Relief Fund; this program is designated for undocumented Evanston residents who do not qualify for Emergency Assistance or General Assistance programs, but have life-threatening circumstances such as eviction, utility disconnection, or other emergency needs. This needs-based program assisted four households in 2024.

The City launched the second round of Project 8092 in June, 2024. This guaranteed income program provides \$500 per month on a prepaid debt card to participants who have a household income at or below 184% of the Federal Poverty line, live in Census Tract 8092, and have a child entering first grade or younger. This program can support up to 150 households for 12 months. Funding for this program comes from private partners, the Evanston Community Foundation, and Northwestern University. The program will close mid-2025.

The Economic Development Division supports economic growth and helps reduce poverty in the community. Adopted in 2023 by City Council, the Evanston Thrives Plan is a market analysis to improve the quality and mix of retail, food and entertainment offerings in Evanston's business district. Evanston's Workforce Development Division aims to support local businesses and develop a diverse skilled workforce by empowering, educating, training and equipping participants with the skills required to obtain sustainable career and advancement opportunities. In 2024, workforce development initiatives connected 54 Evanston opportunity youth to sustainable employment and provided paid internships in the healthcare industry to 74 opportunity youth.

Evanston continues to use a variety of funding sources to develop small businesses in Evanston and support poverty reduction through fostering entrepreneurship, job creation, and community development. The Economic Development Fund funds the great merchant/business district grant, storefront modernization grants focused on exterior and interior structural improvements, small business entrepreneurship grants, and Sustain Evanston grants improving the energy efficiency of business operations. Tax increment financing (TIF) is used strategically in qualified areas to further support these initiatives. By strategically allocating Economic Development Fund resources, the department maximizes its impact in lifting individuals and families out of poverty, while also fostering

long-term economic sustainability.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's Housing & Grants Division has established strong collaborative relationships with departments across the organization to ensure alignment of efforts and effectively address the needs of the highest-need residents in the community.

As in prior years, the City used ZoomGrants, an online grant application and reporting system, to collect information for CDBG and City grant allocations, agency documents/financial statements and subsequent program reports. This information was reviewed by the Housing & Grants Supervisor and Sr. Grants & Compliance Specialist to ensure that expenditures charged to the CDBG grant are eligible and actual, as well as monitor the progress of the agency or City department toward achieving goals. ZoomGrants further allows for streamlined and consistent communication with subrecipient. Staff provided technical assistance of federal grant management requirements including Davis-Bacon requirements, financial management that is as or more restrictive than the Code of Federal Regulations, specifically 2 CFR 200, and other grant management procedures outlined and documented in grant agreements.

The City also included the use of a racial equity lens to address inequities in our community and the systemic obstacles that impact low to moderate income households, particularly BIPOC residents. This process also addresses the changing needs and supports the City's recovery from the COVID-19 pandemic, which has further amplified those disparities. Monitoring also ensures quantifiable outcomes for populations of greatest need; funds target the highest need residents and builds capacity to help households access services without over subsidizing programs or service providers.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In 2024, the Housing Authority of Cook County continued the partnership with Impact Behavioral Health Partners to provide Care Coordinator wraparound services to residents at several buildings in the northwest suburbs including Jane Perlman and Victor Walchirk Apartments in Evanston. This partnership is funded through ARPA and scheduled to expire in February 2026. Additional services are always being considered and added when possible.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Evanston's Landlord and Tenant Regulation was updated in 2024 by the Housing & Community Development Committee. The new Residential Landlord and Tenant Ordinance (RLTO) is effective January 1, 2025, and governs the basic rights and responsibilities of tenants and landlords. The RLTO also aligns with Evanston's goal of Affirmatively Furthering Fair Housing. The new ordinance includes

provisions for security deposits, late fees, notices, and lease non-renewals among other terms. This comprehensive update also aligns Evanston's RLTO with ordinances from neighboring municipalities, including Chicago and Cook County, to improve clarity and consistency for all. To educate the public, a summary of the RLTO and model lease have been made available. Educational webinars in person and online will take place along with Evanston's Landlord-Tenant Hotline services, handled by Metropolitan Tenants Organization and the Law Center for Better Housing.

In 2024, the Housing & Community Development Committee recommended to the City Council the revisions to the Inclusionary Housing Ordinance (IHO); a new ordinance was approved by City Council in 2025. Discussion took place during public meetings to allow for public comment and community input. The new ordinance expands the policies and procedures to improve the readability of the ordinance and increase the City's ability to adapt the program within the framework mandated by the ordinance. The goal of the new ordinance is to increase housing choice for low- and moderate-income households in Evanston by requiring covered developments to provide Inclusionary Housing units. The ordinance uses clear language to define options to satisfy IHO requirements; covered units are defined, clear fee-in-lieu requirements and incentives are outlined along with compliance requirements, affordability controls, household eligibility and enforcement measures. Finally, the IHO requires data tracking and reporting. The City anticipates a measurable increase in affordable units as a result.

The City's Fair Housing Ordinance was also updated in 2022 to closely align with Cook County's Just Housing Amendment. Specifically, the amendment includes protections for persons with covered criminal history, commonly known as the Just Housing Amendment, and actual or perceived status as a victim of domestic violence. The goal is to remove barriers for people with a record of arrest with no conviction or a record of minor infractions to help them access safe, stable and affordable housing. Applicants may still be denied a new lease or lease renewal if the applicant or household member is a current child sex offender under residency restriction or the applicant or household member has a criminal conviction from the past three years. Before denying the application, the landlord must first perform an individualized assessment, and show that denial based on the conviction is necessary against a clear risk to personal safety and/or property.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG monitoring risk assessments include a review of current year program and agency operating budgets, audited financial statements and Form 990s for the most recently completed fiscal year, annual report, non-discrimination policy, affirmative action plan, and equal opportunity employment policy, and other relevant documents. Staff provides technical assistance and conducts desk monitoring to review financial and record-keeping procedures, methods for determining income eligibility, and project/program outcomes. In 2024, projects that had been approved for funding in prior years were renewed. Several agencies experienced key staff turnover; City staff provided targeted support to these agencies and new staff.

Davis-Bacon and Section 3 and Build American, Buy American (BABA) Compliance: A Project Manager was identified for each CDBG-funded construction project; that individual had primary responsibility for ensuring that procedures were followed and appropriate records were kept. Project Managers reviewed certified timesheets for compliance with prevailing wage rates. Housing & Grants staff attended pre-construction meetings on City projects and provided technical support to subrecipients regarding Davis-Bacon and Section 3 compliance.

HOME-funded projects are monitored to ensure funds are used for eligible expenses and contractual agreements are met. In addition to inspections required during construction/rehab, inspections are conducted at project completion and on a 1-3 year schedule based on the project's affordability period. The City has a comprehensive HOME monitoring process: desk reviews are conducted for all rental and homebuyer projects with affordability requirements for compliance with income and rent limits for rental units. Property owners document households income and size that include a clause allowing third party income documentation. Source documents are required every sixth year for projects with 10 or more year affordability periods.

Connections for the Homeless continued to submit reports and source documents for ESG activities supported by FY2023 funds; all reports and invoices were reviewed by staff for accuracy and compliance with federal requirements. The subrecipient is paid on a reimbursement basis following submission of documentation of eligible expenditures. Payments are made from the City's General Fund and then drawn down in IDIS at least quarterly.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In 2024, City of Evanston Boards, Committees and Commissions held in-person meetings in accordance with the Illinois Open Meetings Act. The City continues to broadcast public meetings and zoom links are provided; people can access and watch public meetings in real time or online once the video is posted. Anyone wishing to make public comments can provide them in person at the meeting or in writing prior to the meeting.

The public comment period for the draft 2024 CAPER opened on Monday, March 3, 2025 and closed on Tuesday, March 18, 2025. The Housing & Community Development Committee (HCDC) held an in-person, public meeting for individuals to provide comments on the draft 2024 CAPER on March 18, 2025. Notice of the meeting, the 15-day public comment period, including the opportunity to provide comments at the March 18 meeting, including instructions on how to submit public comment was published in Evanston's local newspaper, the Evanston Review, and in the City's e-newsletter and website. The City's e-newsletter has over 50,000 subscribers and over 50 individuals and organizations that indicate an interest in CDBG, HOME and ESG programs. Information about the draft 2024 CAPER and public comment period was also shared with all funded agencies and partners to be shared with their clients and participants.

Additionally, the City use social media to further advertise the public comment and provide access to the Draft 2024 CAPER. A printed copy of the Draft 2024 CAPER was made available at each of the two Evanston's libraries locations. Public comment can be made via email, in writing to staff in addition to in person at the Housing & Community Development Committee on March 18, 2025. Public comment received during the comment period will be attached.

No public comment was received during the public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2024, City Council committed to the following goals: Foster economic growth and development; ensure equity in public health initiatives and expand community health partnerships; increase affordable housing; enhance public safety; prioritize financial transparency, forecasting, and new revenue streams; implement the City's Climate Action and Resiliency Plan (CARP). These goals align with the 2020-2024 Consolidated Plan in terms of support for economic development, affordable housing, and a focus on sustainable practices that address impacts of climate hazards. Additionally, support for public services promotes equity as funded partners support historically underserved populations and provide services that help people thrive in the community.

Despite the impact of COVID-19, there have been no changes in the jurisdiction's program objectives; affordable housing is still a primary goal in the 2020-2024 Consolidated Plan. The main impact from COVID-19 has been an increase in housing costs at a much faster pace. City priorities are determined by City Council and include increasing affordable housing, maintaining City streets and facilities, fostering economic development and providing services to at-risk families, and ensuring public health initiatives. While the goals have not changed, there has been an increased demand for housing services, economic development, and community or public services. Low and moderate income households face ongoing challenges remaining self-sufficient given inflation, Evanston's high cost housing market and high cost of living. Basic needs, including housing, food and child care, are harder for low and moderate income families to afford.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In 2024, staff members conducted the required inspections for 54 HOME funded rental units. The following projects were inspected: Washington St (IDIS #1103), Jackson Ave (IDIS #1025), Darrow Ave (IDIS #1023), Foster St (IDIS #996), Jackson Ave. (IDIS #788), Foster St 1 (IDIS #994), Foster St. 2 (IDIS #994), Foster St 3 (IDIS #994), Foster St 4 (IDIS #994), and Howard (IDIS #1346), Callan (IDIS #923), Jackson (IDIS #1322), Howard Units 221, 301, and 312 (IDIS #1346). All inspection findings were resolved, except for minor corrections in 9 units (e.g. replacing smoke alarms and GFCI outlets) in the following projects: Callan (IDIS #923), Emerson St (IDIS #926), Darrow Ave (IDIS #1023), Florence Ave (IDIS #1025), Keeney Ave (IDIS #1025), Darrow Ave (IDIS #999), Darrow Ave (IDIS #1053), Hartrey Ave (IDIS #1052), and Fowler Ave (IDIS #1203). These units did not pose any life safety risks and are awaiting reinspection. Additionally, TBRA Inspected units (IDIS #1442) Darrow, Apt 1, Callan, Unit 3B, Seward, Unit 2B, Grey, 2nd Floor, and Emerson, Unit 2. Four units have no violations, while one unit (Darrow, Apt 1) had an expired smoke detector and a missing GFCI outlet. This unit has a scheduled reinspection to ensure compliance. None of the units inspected revealed any life safety risks.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

HOME-funded projects are required to submit a detailed marketing plan to ensure that they will be affirmatively marketed and that marketing includes outreach to underserved segments of the population. In addition to the marketing efforts of the owners/sponsors, the City of Evanston maintains a resource list of affordable units that is distributed to people who contact the City for assistance in locating affordable housing.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received \$42,384 in program income and drew \$8,102.70 in program income for IDIS Activity #1442. TBRA served five (5) households with children under the age of 18 who were either homeless or unstably housed. Of the 5 households served through the Tenant-Based Rental Assistance program in 2024, 4 are below the 30% Area Median Income, 1 household falls below the 50% Area Median Income. Five are Black/African American. Households composition are one 2-person household and four

3-persons household.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of affordable
housing). 24 CFR 91.320(j)**

The City of Evanston allocates the majority of its HUD funding to expand and maintain affordable housing. Actions undertaken in 2024 to address affordable housing needs include: Tenant-Based Rental Assistance program disbursement of \$43,636.75 in Tenant-Based Rental Assistance to provide rental assistance to low-to-moderate income Evanston residents. Additionally, approximately \$550,000 of HOME funding has been allocated to a fully affordable housing project. The construction is currently delayed. The City worked on identifying additional affordable housing projects for HOME funding. No final determination or allocation has been made at this time.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	7	0	0	0	0
Total Labor Hours	7,954				
Total Section 3 Worker Hours	1,772				
Total Targeted Section 3 Worker Hours	0				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	7				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	7				
Direct, on-the job training (including apprenticeships).	7				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	4				
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.	1				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	6				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					

Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

Attachment

Narrative and Public Comment Advertisement

CDBG-, HOME-, and ESG-Funded Activities Undertaken in FY2024

RENTAL UNITS REHABILITATED/PRODUCED

The City did not use CDBG funds to rehabilitate any rental units in 2024.

HOMEOWNER HOUSING REHABILITATED

A rehabilitation project on a single-family home, including ADA/accessibility upgrades for a senior homeowner, started in 2023 but completed in 2024. This project helped a low-income senior age in place. (IDIS #1473)

CDBG Entitlement funds supported Housing Rehabilitation construction management costs including outreach, intake and assessment, qualification of applicants, project management and loan servicing. (IDIS# 1463).

Two homeowner housing rehabilitation projects managed through this program were completed using non-CDBG funds.

DEMOLITION

In 2024 no structures were demolished using CDBG funds. The continued reinstatement of routine and area inspections may identify problem properties in 2025.

HOUSING CODE ENFORCEMENT/FORECLOSED PROPERTY CARE

Property maintenance performed routine inspections of 197 addresses in 2024. Each inspector inspects in a geographically defined area. CDBG funding contributed to the City performing 1,262 total inspections, 876 units had violations and 399 of those were corrected in the CDBG Target Area.111 more than the previous year. Additionally, staff performed inspections to HOME-funded rental housing units in 2024; 54 HOME project inspections and 5 TBRA inspections were conducted with no major issues.

NON-HOUSING COMMUNITY DEVELOPMENT

Infrastructure and park improvements are identified as a high priority in the Consolidated Plan. Neighborhood facilities and other public facilities owned and operated by non-profits that serve primarily low and moderate income persons are also a priority. CDBG funded projects in 2024 and projects undertaken in prior years and completed in 2024 are described below:

- Lake-Darrow Alley Paving to install drainage and pave an unimproved alley that was initiated and completed in 2024. (IDIS #1476)
- Simpson-Ashland Alley Paving to install drainage and pave an unimproved alley that was initiated and completed in 2024. (IDIS #1477)
- Sidewalk improvements and gap infill funded in 2023 and completed in 2024; projects consist of removing and replacing deteriorated sidewalks in the CDBG target area; selected sidewalks are damaged, heaved, and/or do not meet current ADA standards. All community members living in the neighborhoods where the sidewalks will be improved will benefit from the work. (IDIS #1491)
- Linden/Custer Alley Paving (IDIS #1460) and Elmwood Alley (#IDIS 1457) consist of the installation of drainage and paving of an unimproved alley located north of Linden Place and east of Custer Ave. (8th ward). Unpaved and severely deteriorated alleys such as this one are a nuisance to the surrounding properties due to poor drainage and the dirt and debris that are tracked into garages, parking areas, and onto the streets by vehicles from the crumbling surface. Paving the alley and adding a drainage system will benefit the surrounding properties and neighborhood. The work was substantially completed in 2023, but final billing and activity closure took place in 2024.
- Two public facilities improvement projects that were expected to complete in 2024 have been delayed and will complete in 2025. Lydia Homes was approved for a CDBG award of \$125,000 to provide modernization updates to two deteriorated and outdated elevators. The project will bring both cars up to code, provide better security and ADA compliance and allow for quicker diagnosis and maintenance of problems as they occur. PEER Services was approved for a CDBG award of \$86,100 to install an updated security system. PEER provides substance use treatment services in the facility, including Medication-Assisted Recovery for adults with opioid

use. As a result, PEER is required to keep controlled substances including methadone, buprenorphine and naltrexone; the upgraded security system was needed to reduce the risk of theft and provide additional safety measures for staff and clients. Both projects were reviewed publicly by the Social Services Committee and Evanston City Council (IDIS # 1488) and IDIS (#1487).

TENANT-BASED RENTAL ASSISTANCE/RAPID REHOUSING

- The City funded a new TBRA activity in 2024 to assist five households. Four of the households qualify as extremely low income, and one qualifies as low income. All households have children and are in units that provide adequate bedrooms to accommodate family size.
- Evanston did not receive an award of FY2024 ESG funds and no households were supported using Rapid Rehousing funds; no Rapid Rehousing funds were available.

HOMELESS PERSON OVERNIGHT SHELTER AND EMERGENCY HOUSING NEEDS

- CDBG funds were used to support Interfaith Action's emergency overnight shelter open in November through March and the year-round hospitality Center. The emergency shelter program has 30 cots assigned to people on a first come, first serve basis; in 2024, 119 people received shelter. People are reassigned a cot unless they miss three nights of service or are moved into more permanent shelter. The program also provides morning support including breakfast, job search support, and computer access; 291 participants received services in FY2024. All participants were referred to Connections for the Homeless for case management support.
- Evanston did not receive an FY2024 ESG grant. Remaining FY2023 funds allocated to Connections for the Homeless in the 2023 grant cycle provided support for Emergency Shelter services including staffing and operations, Street Outreach services, and homelessness prevention including rent and utilities for 13 households.

HOMELESSNESS PREVENTION

ESG funds remaining from the FY2023 award were used to provide rental and utility assistance for 13 households; the program supported 33 people including 13 children. The need for homelessness prevention remains high. Despite several funds available to prevent eviction, City staff and service providers anticipate ongoing high demand for assistance to maintain housing in 2025.

HOMELESSNESS OTHER SERVICES

Congruent with the Drop-In and Outreach program described below, Connections provides Shelter, Street Outreach, and Homelessness Prevention services. The Street Outreach program, primarily serving people experiencing chronic homelessness, assisted 105 unduplicated persons.

PUBLIC SERVICES

Seven public service programs were awarded CDBG funds in 2024; all align with the City's equity goal of focusing funding to support case management, safety net, and support services to target funds to those most in need.

One program focused on the needs of Evanston seniors:

- Meals At Home delivered two meals, one hot and one cold, up to six days per week to home-bound clients, primarily seniors and people with disabilities, who are unable to shop and prepare their own meals. The per meal cost is determined by each client's income and ability to pay; most are deeply subsidized since subsidized participant incomes do not exceed 50% of the area median. Many clients have special dietary requirements such as no salt, renal, chopped or pureed food, helping to control health problems and create a better quality of life through the aid of proper nutrition and daily visits by program volunteers.

Youth services received CDBG funds to address the needs of low and moderate income residents:

- The Moran Center provided social work and case management services to 25 participants. A social worker assessed each client's situation and developed a comprehensive plan. Outcomes included maintaining compliance with probation or court orders. The Moran Center also received federal funds to provide legal

services to 940 participants including Evanston youth. Youth served are court-involved and have school disciplinary actions or special educational advocacy needs. Evanston residents comprised 28% of those served. This program also provides legal service hours at the Skokie Courthouse staffing a help desk. With exceptions made for emergencies, Moran staff responded to all inquiries for legal services within one week.

- Family Focus received support for case management services provided to 110 Evanston residents and 149 participants; federal funds primarily support After School youth program for children in 3rd through 8th grade. Services include after-school care and summer enrichment; programming focuses on STEAM (Science, Technology, Engineering and Math) enrichment, literacy through creative writing, tutoring, social/emotional growth and life skills training. Case management services are also provided to the Grandparents Raising Grandchildren support group which offers education, access to community resources, and advocacy.

Interfaith Action's Emergency Overnight Shelter received CDBG funding to provide a safe and warm place for 119 homeless adults on cold winter nights and a hospitality center that offers food and employment support during the day. The overnight shelter increased capacity by 5 cots, but is still limited by space requirements/restrictions; people can wait up to 2 weeks before an opening is available and Interfaith Action can have a waitlist of 20-30. People can also access day shelter services including breakfast, computer access and job support. Day shelter services accommodated 291 participants; all participants are referred to Connections for the Homeless for additional services and permanent shelter once beds become available.

Connections for the Homeless provided outreach and drop-in services to 934 individuals including 644 Evanston residents. Households accessing service can have a range of needs from those that are stable, but rent insecure due to an unexpected financial hardship to individuals experiencing chronic homelessness. Services are offered Monday through Friday and provide access to basic necessities like showers, food and laundry, on-site health services, and case management that includes benefits enrollment and connections to housing resources.

The YWCA provided services to 380 unduplicated persons, including shelter to households fleeing domestic violence for up to 90 days. Other services include civil legal advocacy, individual counseling, children's services and case management. The agency also runs a housing and employment program to assist participants in accessing stable housing and employment opportunities after leaving the emergency shelter. The shelter supported 187 people including 67 children. The agency also provides a crisis hotline and training services including violence prevention and financial literacy, and job training programs including computer skills and culinary.

ADMINISTRATION & PLANNING

Administration of the CDBG, HOME and ESG programs were funded for grant management and administration, monitoring and reporting. Planning work included completion of the 2020-2024 Consolidated Plan and associated Action Plans.

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Chicago Tribune Media Group does hereby certify that it is the publisher of the Evanston Review. The Evanston Review is a secular newspaper, has been continuously published Weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Evanston, Township of Evanston, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Evanston Review, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 3/06/2025, and the last publication of the notice was made in the newspaper dated and published on 3/06/2025.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Mar 06, 2025.**

Evanston Review
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

7th Day of March, 2025, by

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Jeremy Gates

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CHICAGO TRIBUNE

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**THE CITY OF EVANSTON
SEEKS PUBLIC COMMENT ON
THE DRAFT 2024
CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
THROUGH MARCH 18, 2025.**

The City of Evanston's Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is open for public comment from Monday, March 3, 2025, through Tuesday, March 18, 2025. The Draft 2024 CAPER discusses the City's accomplishments during fiscal year 2024 in meeting its community development and housing goals using federal funds from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs.

A draft of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER) may be viewed in person at the Evanston Public Library (1703 Orrington Ave, Evanston) and Robert Crown Community Center (1801 Main St, Evanston) or online at www.cityofevanston.org/conplan beginning March 3, 2025.

Questions and comments may be submitted via email to housing@cityofevanston.org, in writing to Jessica Wingader at 909 Davis St., 3rd Floor, Evanston, IL 60201, or during the public Housing & Community Development Committee meeting on Tuesday, March 18, 2025, at 7 pm at the Lorraine Morton Civic Center located at 2100 Ridge Avenue, Evanston, IL 60201. All interested persons are encouraged to participate.

The 15-day public comment period for the CAPER will close following any input received during the public meeting of the Housing & Community Development Committee on Tuesday, March 18, 2025.

For more information regarding the report and/or meeting, please email housing@cityofevanston.org or call/text 847-448-4311. For convenience, residents can simply dial 3-1-1 while in Evanston.
3/6/25 7778032

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News Release

Monday, March 3, 2025 | [View in browser](#)

City Seeks Public Comment on Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER)



EVANSTON, IL - The City's Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is open for public comment through Tuesday, March 18, 2025.

The [Draft 2024 CAPER](#) discusses the City's accomplishments during fiscal year 2024 in meeting its community development and housing goals using federal funds from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

A Draft CAPER may be viewed in-person at the Evanston Public Library (1703 Orrington Ave.) and Robert Crown Community Center (1801 Main St.) or online at cityofevanston.org/conplan.

For questions or comments, community members may email

<https://mail.google.com/mail/u/0/?ik=a0bcbfa90c&view=pt&search=all&permthid=thread-f:1825592845964532377%7Cmsg-f:1825592845964532377&...> 3/5

3/5/25, 10:46 AM

CITY OF EVANSTON Mail - Press Release: City Seeks Public Comment on Draft 2024 Consolidated Annual Performance and Eval...

housing@cityofevanston.org or submit them in writing to ATTN: Jessica Wingader, 909 Davis St., 3rd Floor, Evanston, IL 60201. Comments may also be submitted during the public Housing & Community Development Committee (HCDC) meeting on Tuesday, March 18, at 7 p.m. at the Morton Civic Center, 2100 Ridge Avenue. Community members may sign up to provide written comment or an in-person comment [online](#).

The 15-day public comment period for the CAPER will close following any input received during the public meeting of the Housing & Community Development Committee on Tuesday, March 18, 2025.

For more information, email housing@cityofevanston.org or call/text 847-448-4311. For convenience, residents can simply dial 3-1-1 while in Evanston.

Media Contacts:

Cynthia Vargas
cvargas@cityofevanston.org
Phone: 847-448-8234

Jessie Mayo
jmayo@cityofevanston.org
Phone: 847-448-8041

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La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o a las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro al 847/866-2916 (voz) o 847/448-8052 (TDD).

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cityofevanston.org

Evanston E-News

Thursday, March 6, 2025 | [View in browser](#)

Good afternoon,

Read below for information about the **City's move to 909 Davis St., weekend community events, Recycling Truck Youth Art Contest winners, and more!**

Plus, it's time to spring forward—remember to set your clocks forward one hour before going to bed on Saturday. The official time change will take place at 2 a.m. on Sunday.

Top Stories



<https://mail.google.com/mail/u/0/?ik=6bd0cc0d545&view=pt&search=all&permthid=thread-f:1825893454095427984&simpl=msg-f:1825893454095427984> 3/9

replace them within a required timeframe. The City has created a public [dashboard](#) that allows the community to track the City's Lead Service Line Replacement (LSLR) progress and service material inventory. [More info.](#)

Apply for the [Love Your Block Grant Program](#) by tomorrow!

Applications for mini-grants up to \$2,000 are open through Fri., March 7 for projects in the 2nd, 5th, 8th, and 9th Wards. Apply online in [English](#) or [Spanish](#), or pick up a paper application at Fleetwood-Jourdain, Levy Senior Center, Robert Crown, or Prieto Community Center.

Street cleaning is sweeping through Evanston!

[Street cleaning operations](#) have begun. Be on the lookout for our mailed [Public Services Guide](#), arriving in your mailboxes this week. You can also sign up for courtesy email/text notifications on our [street cleaning page](#).

Evanston adopts Stretch Energy Code

On February 24, Evanston became the [first Illinois community to adopt the Stretch Energy Code](#), setting higher building energy efficiency standards. The code, part of the Climate and Equitable Jobs Act, aims to cut emissions and lower utility costs by up to \$250 annually.

Provide public comment on the 2024 CAPER

The City's Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is open for public comment through March 18. View the draft report at the Evanston Public Library and Robert Crown Community Center, or [online](#).

Get Engaged

- [4th Ward Office Hours, March 8](#)
- [Virtual 2nd Ward Meeting, March 11](#)
- [Virtual 1st Ward Meeting, March 13](#)

Community Calendar

- [FAN Zoom Event - Shift: Managing Your Emotions - So They Don't](#)

Manage You (Event #1 of 2), March 6

- The Woman's Club of Evanston Presents its 72nd Annual Revue: "Life Is but a Meme", March 7, 8, 14, 15 and 16
- Empowering Women: Veteran Vision Board Workshop, March 8
- Downtown Evanston: 2nd Annual S'mores on the Square, March 8
- FAN In-Person Event - Shift: Managing Your Emotions - So They Don't Manage You (Event #2 of 2), March 11
- Produce Mobile, March 11
- Levy Lecture Series: Protecting Your Identity, March 11

Adoptable Pet of the Month: Milano!

PET OF THE MONTH MILANO



Milano is searching for her forever home, could it be yours? This sweet but sassy girl came to the Evanston Animal Shelter as a surrender and is ready to trade shelter life for a cozy home. She may take time to warm up, but with patience, love, and plenty of treats, she'll show you her big heart. If you're looking for a loyal companion who will love you on her own terms, Milano might be your perfect match. Interested in meeting her? [Fill out an](#)

<https://mail.google.com/mail/u/0/?ik=6bd0ccd545&view=pt&search=all&permthid=thread-f:1825893454095427984&simpl=msg-f:1825893454095427984> 8/9

3/7/25, 9:21 AM

CITY OF EVANSTON Mail - e-News: Civic Center Move, Weekend Events, and More!

[adoption questionnaire on the shelter's website.](#)

That's it for today's e-news. Thanks for reading!

Sincerely,

The City of Evanston Communications Team



Morton Civic Center
2100 Ridge Ave., Evanston, IL 60201
847-448-4311

[Contact Us](#)

STAY CONNECTED:



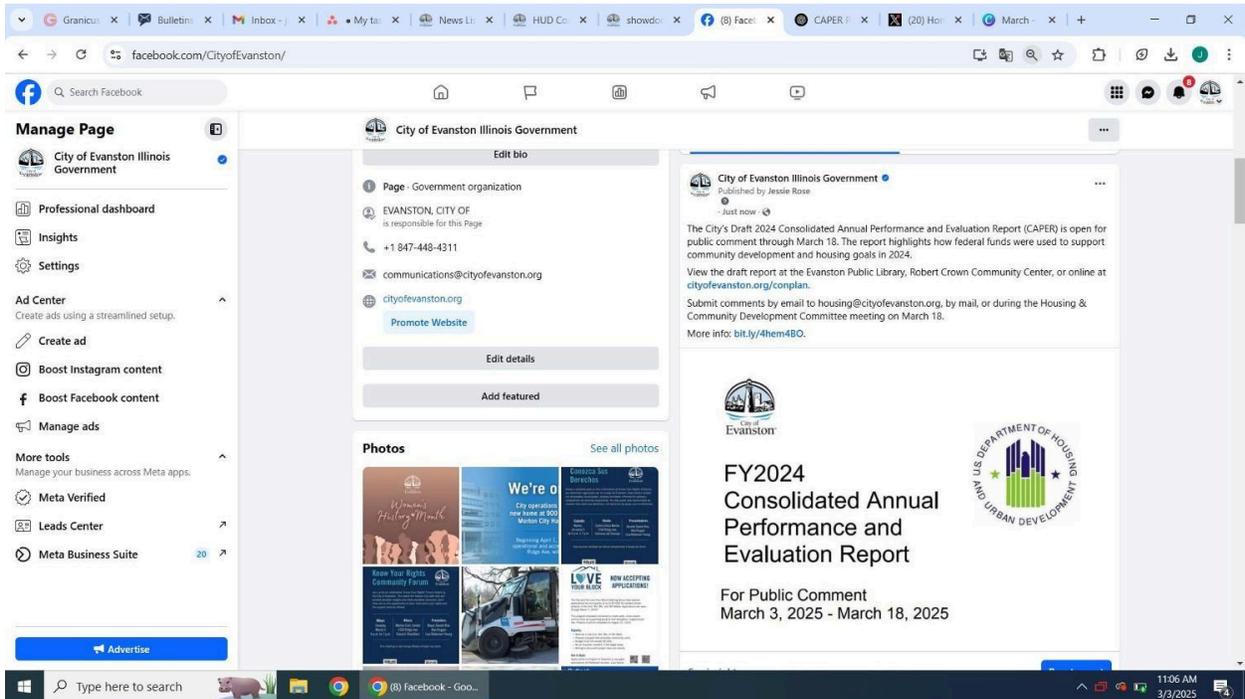
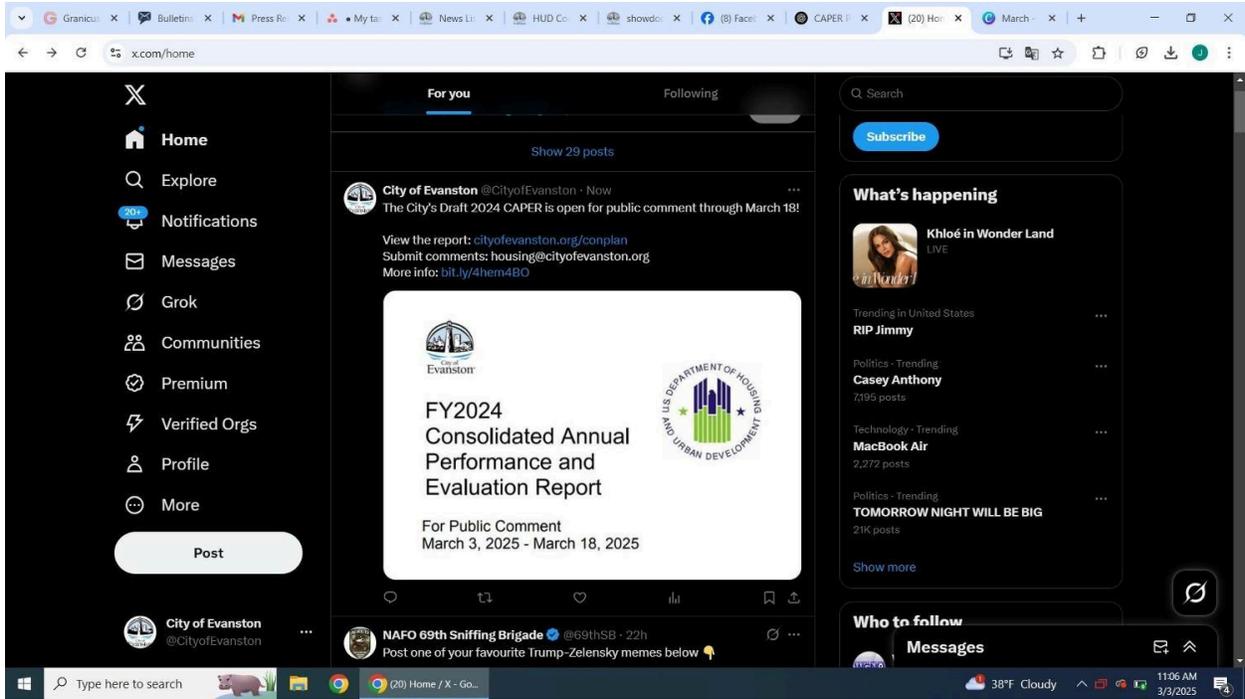
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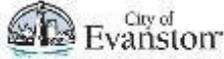
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Jessica Wingader <jwingader@cityofevanston.org>

Draft 2024 CAPER for public comment

1 message

Jessica Wingader <jwingader@cityofevanston.org>

Mon, Mar 3, 2025 at 8:00 AM

Bcc: Melissa Anzell <melissan@evanston.org>, Margaret Dillon <mdillon@evanston.org>, Dexter Scott

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The City of Evanston's Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is open for public comment from Monday, March 3, 2025, through Tuesday, March 18, 2025. The Draft 2024 CAPER discusses the City's accomplishments during fiscal year 2024 in meeting its community development and housing goals using federal funds from the U.S.

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3/3/25, 9:18 AM

CITY OF EVANSTON Mail - Draft 2024 CAPER for public comment

Department of Housing and Urban Development's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) programs.

Hello,

The Draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is available for review and public comment. A physical copy can be viewed in person at the Evanston Public Library (1703 Orrington Ave, Evanston) and Robert Crown Community Center (1801 Main St, Evanston) or online at www.cityofevanston.org/conplan beginning March 3, 2025.

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Jessica Wingader

Sr. Grants & Compliance Specialist

Community Development Department/Housing & Grants Div.

City of Evanston

Pronouns: e.g. (She, Her, Hers)

2100 Ridge Ave. | Evanston, IL 60201 | (847) 859-7889

jwingader@cityofevanston.org | cityofevanston.org

The City of Evanston is committed to promoting a Citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a [request form online](#).

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PR 26 Report and Activity Explanation

City of Evanston
PR 26 Activity report explanation of Public Services Cap
2024

Per the PR 26 Activity Report by Grant		
Public services cap calculation		
Grant 2024	\$	1,706,811.00
Total funds expended for PS	\$	280,558.00
% of CDBG Grant		16.44% *

* This Pr26 Activity report does not include the prior year program income in the % calculation of Public services that is why it is greater than 15%.

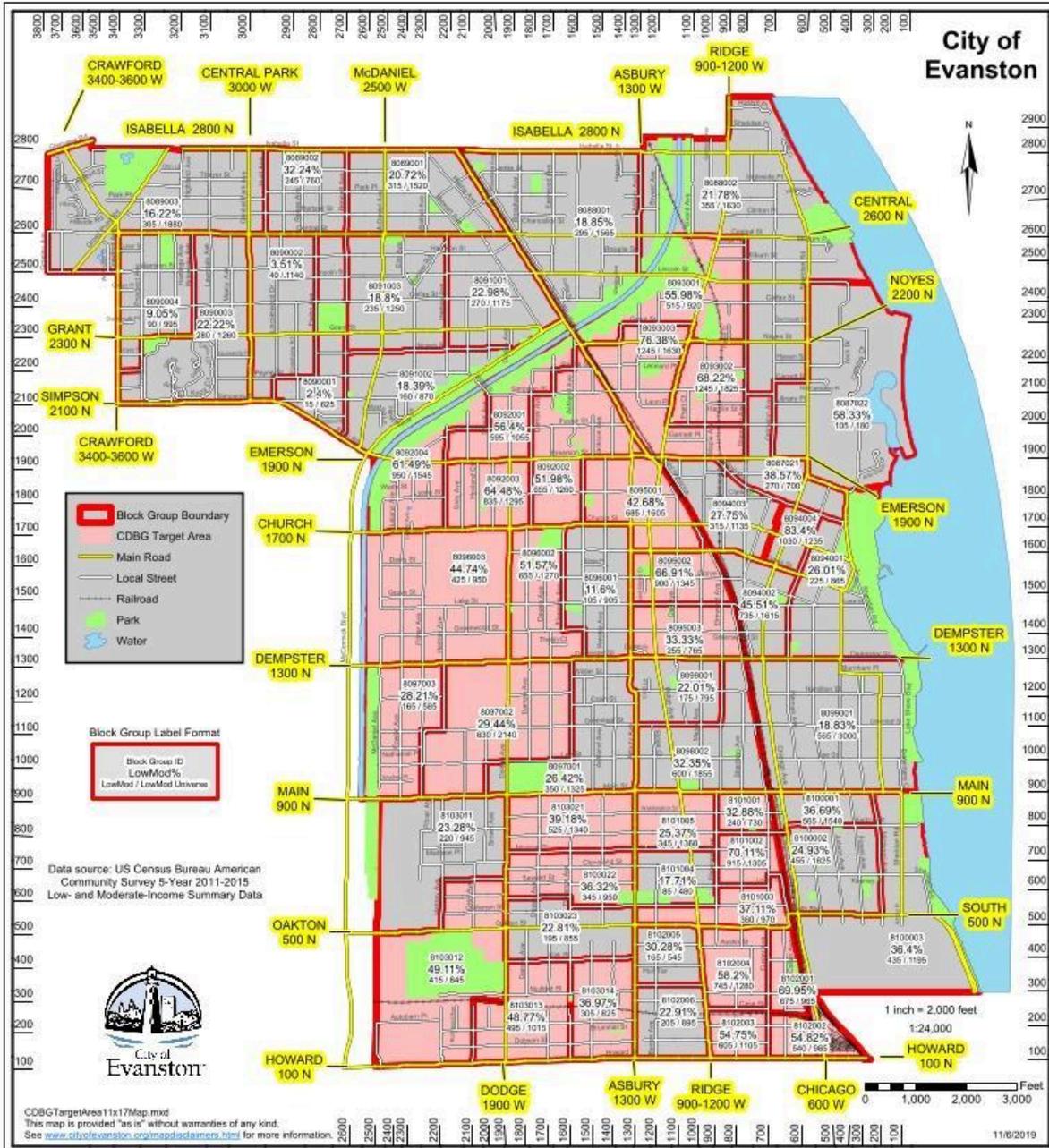
The PR 26 Financial report includes the prior year program income in the Public Services cap calculation
line

32 EN Grant 2024	\$	1,706,811.00
33 Add:12-31-23 Program income (Prior year)	\$	163,577.04
35 total subject to PS cap	\$	1,870,388.04
31 Total funds expended for PS	\$	280,558.00
36 % funds obligated for PS (line 31/35)		15.00%

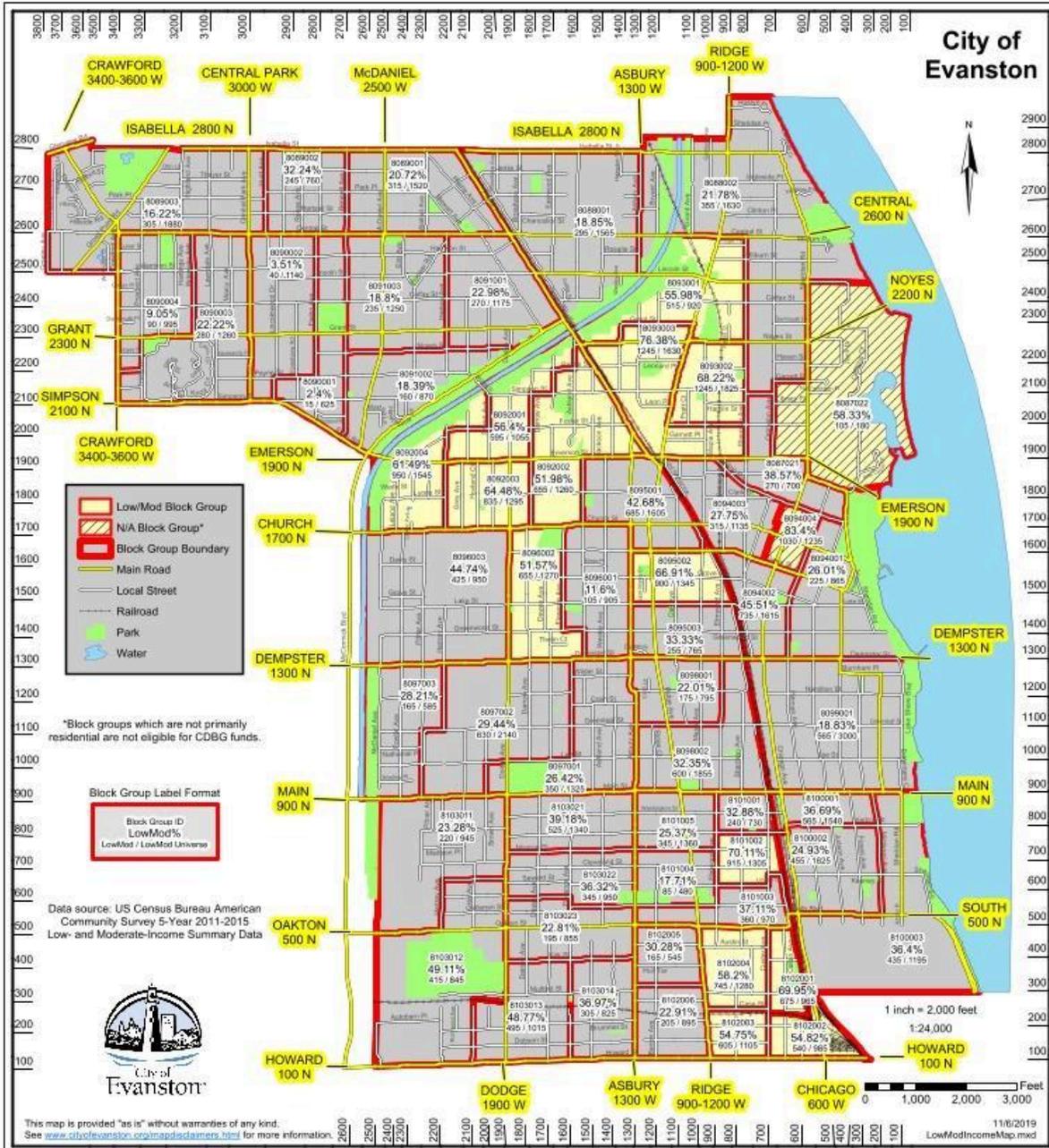
Public Service cap: Grantees are required to adhere to the 15% public services cap which as pursuant to 24 CFR §570.201(e)(1) states, "The amount of CDBG funds used for public services shall not exceed 15 percent of each grant, except that for entitlement grants made under subpart D of this part, the amount shall not exceed 15 percent of the grant plus 15 percent of program income, as defined in §570.500(a). For entitlement grants under subpart D of this part, compliance is based on limiting the amount of CDBG funds obligated for public service activities in each program year to an amount no greater than 15 percent of the entitlement grant made for that program year plus 15 percent of the program income received during the grantee's immediately preceding program year.

Low/Mod and CDBG Target Area Maps

CDBG Target Area



Low/Moderate Income Census Block Groups



Sage Report



Submission Overview: ESG: CAPER

Report: CAPER

Period: 1/1/2024 - 12/31/2024

Your user level here: Data Entry and Account Admin

Step 1: Dates

1/1/2024 to 12/31/2024

Step 2: Contact Information

First Name: Jessica
 Middle Name:
 Last Name: Wingader
 Suffix:
 Title: Sr. Grants & Compliance Specialist
 Street Address 1: 2100 Ridge Ave
 Street Address 2:
 City: Evanston
 State: Illinois
 ZIP Code: 60201
 E-mail Address: jwingader@cityofevanston.org
 Phone Number: (847)859-7889
 Extension:
 Fax Number:

Step 4: Grant Information

Emergency Shelter Rehab/Conversion

Did you create additional shelter beds/units through an ESG-funded rehab project No
 Did you create additional shelter beds/units through an ESG-funded conversion project No

Data Participation information

Are there any funded projects, except HMIS or Admin, which are not listed on the Project Links and Uploads form? This includes projects in the HMIS and from VSP No

Step 5: Project Outcomes

Project outcomes are required for all CAPERS where the program year start date is 1-1-2021 or later. This form replaces the narrative in CR-7D of the eCon Planning Suite.

From the Action Plan that covered ESG for this reporting period copy and paste or retype the information in Question 5 on screen AP-90: "Describe performance standards for evaluating ESG."

Because Evanston did not receive an award of ESG funds for FY2024, information about this grant was left blank in the FY2024 Action Plan. The information below is from the City's FY2023 Action Plan which outlines use of FY2023 awards including 2023 ESG.

Performance standards are as follows:
Engagement rate: the percent of persons exiting shelter where the destination is known - 93.24%
Percent of persons exiting shelter who use 30 shelter-nights or fewer - 4.05%
Percent of persons exited to permanent housing - 68.92%

Total Number of bed nights available - 20,805
Total Number of bed nights provided - 20,268
Capacity Utilization - 97.42%

Based on the information from the Action Plan response previously provided to HUD:

1. Briefly describe how you met the performance standards identified in A-90 this program year. *If they are not measurable as written type in N/A as the answer.*
All performance standards were met.

2. Briefly describe what you did not meet and why. *If they are not measurable as written type in N/A as the answer.*
NA

OR

3. *If your standards were not written as measurable, provide a sample of what you will change them to in the future? If they were measurable and you answered above type in N/A as the answer.*
NA

Step 6: Financial Information

ESG Information from IDIS

As of 3/7/2025

FY	Grant Number	Current Authorized Amount	Funds Committed By Recipient	Funds Drawn	Balance Remaining	Obligation Date	Expenditure
2024							
2023	E23MC170012	\$149,054.00	\$149,054.00	\$138,561.46	\$10,492.54	6/28/2023	6/28/2025
2022	E22MC170012	\$154,945.00	\$154,945.00	\$154,945.00	\$0	9/8/2022	9/8/2024
2021	E21MC170012	\$156,606.00	\$156,606.00	\$156,606.00	\$0	8/3/2021	8/3/2023
2020	E20MC170012	\$158,463.00	\$158,463.00	\$158,463.00	\$0	8/11/2020	8/11/2022
2019	E19MC170012	\$151,731.00	\$151,731.00	\$151,731.00	\$0	7/12/2019	7/12/2021
2018	E18MC170012	\$146,022.73	\$146,022.73	\$146,022.73	\$0	7/20/2018	7/20/2020
2017	E17MC170012	\$144,334.00	\$144,334.00	\$144,334.00	\$0	10/19/2017	10/19/2019
2016	E16MC170012	\$144,459.00	\$144,458.57	\$144,458.57	\$43	7/14/2016	7/14/2018
2015	E15MC170012	\$144,818.00	\$144,818.00	\$144,818.00	\$0	6/15/2015	6/15/2017
Total		\$1,601,763.11	\$1,601,762.68	\$1,591,270.14	\$10,492.97		

Expenditures	2024	2023		2022		2021	2020	2019	2018
	No	Yes	No	Yes	No	No	No	No	No
		FY2023 Annual ESG Funds for		FY2022 Annual ESG Funds for					
Homelessness Prevention		Non-COVID		Non-COVID					
Rental Assistance									
Relocation and Stabilization Services - Financial Assistance			57,764.77		25,725.96				
Relocation and Stabilization Services - Services			6,269.69		707.91				
Hazard Pay (unique activity)									
Landlord Incentives (unique activity)									
Volunteer Incentives (unique activity)									
Training (unique activity)									
Homeless Prevention Expenses			64,034.46		26,433.87				
		FY2023 Annual ESG Funds for		FY2022 Annual ESG Funds for					
Rapid Re-Housing		Non-COVID		Non-COVID					
Rental Assistance									
Relocation and Stabilization Services - Financial Assistance									
Relocation and Stabilization Services - Services					826.77				
Hazard Pay (unique activity)									
Landlord Incentives (unique activity)									
Volunteer Incentives (unique activity)									
Training (unique activity)									
RRH Expenses			0.00		826.77				
		FY2023 Annual ESG Funds for		FY2022 Annual ESG Funds for					
Emergency Shelter		Non-COVID		Non-COVID					
Essential Services			24,864.88						
Operations			23,578.12		13,415.25				
Renovation									
Major Rehab									
Conversion									

Hazard Pay (unique activity)		
Volunteer Incentives (unique activity)		
Training (unique activity)		
Emergency Shelter Expenses	48,443.00	13,415.25
	FY2023 Annual ESG Funds for	FY2022 Annual ESG Funds for
Temporary Emergency Shelter	Non-COVID	Non-COVID
Essential Services		
Operations		
Leasing existing real property or temporary structures		
Acquisition		
Renovation		
Hazard Pay (unique activity)		
Volunteer Incentives (unique activity)		
Training (unique activity)		
Other Shelter Costs		
Temporary Emergency Shelter Expenses		
	FY2023 Annual ESG Funds for	FY2022 Annual ESG Funds for
Street Outreach	Non-COVID	Non-COVID
Essential Services	14,905.00	
Hazard Pay (unique activity)		
Volunteer Incentives (unique activity)		
Training (unique activity)		
Handwashing Stations/Portable Bathrooms (unique activity)		
Street Outreach Expenses	14,905.00	0.00
	FY2023 Annual ESG Funds for	FY2022 Annual ESG Funds for
Other ESG Expenditures	Non-COVID	Non-COVID
Cell Phones - for persons in CoC/YHDP funded projects (unique activity)		
Coordinated Entry COVID Enhancements (unique activity)		
Training (unique activity)		
Vaccine Incentives (unique activity)		
HMIS		
Administration	11,179.00	233.93
Other Expenses	11,179.00	233.93
	FY2023 Annual ESG Funds for	FY2022 Annual ESG Funds for
	Non-COVID	Non-COVID
Total Expenditures	138,561.46	40,909.82
Match	174,796.36	70,120.00
Total ESG expenditures plus match	313,357.82	111,029.82

Total expenditures plus match for all years

Step 7: Sources of Match

	FY2024	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Total regular ESG plus COVID expenditures brought forward	\$0.00	\$138,561.46	\$40,909.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for COVID brought forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total ESG used for regular expenses which requires a match	\$0.00	\$138,561.46	\$40,909.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match numbers from financial form	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Match Percentage	0%	0.00%	0.00%	0%	0%	0%	0%	0%	0%	0%

Match Source	FY2024	FY2023	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Other Non-ESG HUD Funds										
Other Federal Funds										
State Government		159,796.36	70,120.00							
Local Government										
Private Funds		15,000.00								
Other										
Fees										
Program Income										
Total Cash Match	0.00	174,796.36	70,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non Cash Match										
Total Match	0.00	174,796.36	70,120.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Step 8: Program Income

Program income is the income received by the recipient or subrecipient directly generated by a grant supported activity. Program income is defined in 2 CFR §200.307. More information is also available in the ESG CAPER Guidebook in the resources tab above.

Did the recipient earn program income from any ESG project during the program year?

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