

**Pathways to Removing Obstacles to Housing (PRO Housing)
FR-6700-N-98**

City of Evanston
DRAFT Application - 10/05/2023

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**Exhibit A - Executive Summary
City of Evanston**

Background

With a population of 78,000, the City of Evanston stretches four miles along Lake Michigan's western shoreline just north of Chicago. Evanston's 7.8 square miles include vibrant residential neighborhoods, thriving business districts, and varied recreational facilities and offerings. Interspersed throughout the community are over 290 acres of parks, including five public swimming beaches, athletic fields, and bicycling and jogging trails. Evanston is located 12 miles from downtown Chicago by Metra, CTA, car, or bike. The City of Evanston boasts a dense and diverse populace in religious, racial, educational, and economic composition. Evanston is home to Northwestern University, NorthShore University HealthSystem Evanston Hospital, Ascension Saint Francis Hospital, Rotary International headquarters, and two highly regarded school districts. Evanston Township High School is ranked in the top 3% of high schools in the nation.

Despite Evanston's significant location and amenities, housing production has stagnated in part due to adoption of early land use controls and adoption of the first zoning ordinance in Illinois in the 1920s – an effort to maintain Evanston's verdant suburban character. Evanston's historic development patterns predate exclusionary zoning practices and these neighborhoods are inexorably linked with the City's identity. They represent vibrant human-centered environments and a rich juxtaposition and diversity in residential densities, socio-economic strata, and housing choice that remain desirable but are not replicable under current land use controls. The resulting decades have seen housing demand far outweigh housing supply – creating significant affordability and displacement pressures including erosion of existing attainable housing stock and starter homes. Evanston has seen a rapidly widening disparity between household income and rising housing costs – both for homeowners and renters. 37.5% of Evanston households are housing cost burdened, paying 30% or more of their total income on housing, and the majority of this burden, over 20%, is placed on households making less than or below 60% of the AMI. The burden is higher for the subset of households that are renter-occupied with 53% being cost burdened. This represents a significant need for additional rental housing supply.

Past Activities

Evanston has implemented and administered housing forward policies since the 1960s. The 1968 Fair Housing Ordinance and 2019 Reparations Program, attempt to eliminate exclusionary practices against protected classes, and provide restorative justice for de-facto racial zoning and segregating real estate practices. A 2020 amendment to the Zoning Ordinance created opportunity for small-scale and affordable housing production and additional revenue streams for homeowners by legalizing internal and detached accessory dwelling units without parking requirements. Another amendment to the Zoning Ordinance in 2023 created an Adaptive Use Code, expanding potential uses with no minimum parking or maximum density regulations. Since 1974 the City has administered the Community Development Block Grant program and since 2010 the Neighborhood Stabilization Program to prevent the collapse of the housing market in the lowest income census tracts through housing rehabilitation and emergency

assistance to qualifying homeowners – initiatives that maintain community fabric. These efforts have slowed destabilization of low to moderate income neighborhoods, and have modestly expanded housing choice and varied housing production strategies throughout the City as well as successfully leveraged a percentage of affordability through market-rate developments, 72 total units to date, in well resourced neighborhoods through the City’s 2007 Inclusionary Housing Ordinance and its subsequent amendments.

However, these initiatives have not addressed more significant barriers that exist in the public's perception of affordable housing and the populations these programs serve. They have not comprehensively addressed the significant land use controls and entitlement processes that limit a wide range of housing typologies and varied housing densities for all income levels throughout all neighborhoods. Nor have they identified leverage points and opportunity sites to adequately and efficiently leverage public and privately owned assets to advance housing priorities. Currently 836 households are on the City’s Affordable Housing Wait List with only 13 available units and 91 currently in the pipeline for future production – a demand the City is failing to meet. The Comprehensive Plan & Zoning Code rewrite already underway will seek to remove these barriers, but they require additional support and resources to find success. This grant provides that opportunity – to supercharge these initiatives at a time when they are needed most.

Generational Opportunity

Between 2023 and 2025 the City is undertaking a generational opportunity to prepare a new Comprehensive Plan, new Zoning Code, and update its Inclusionary Housing Ordinance – all critical initiatives that will position Evanston to grow, be more inclusive, more affordable, more resilient, and less economically and racially segregated. These efforts will advance Evanston’s goals and objectives around the creation of sustainable, vibrant, and human-centered places – places that prioritize people, walkability, and alternative and mass transportation over cars – vibrant human experiences and attainable housing over parking – authentic, compatible, and varied architecture over commodified and isolating development patterns – and a sustainable utilization of our city owned assets which represent publicly controlled, significant leverage points for creating lasting and meaningful primarily affordable housing opportunities.

Evanston expects to streamline entitlement and permitting processes, drive additional and diverse market-driven attainable housing production, add much needed density to support our City services, transit systems, business districts, and local schools, and capitalize on newly created market rate development potential through a stronger Inclusionary Housing Ordinance. To amplify these opportunities and expedite meaningful progress toward our shared housing goals, the City has identified the following key barriers that must be overcome immediately. These barriers have associated strategies and activities that the City does not have the capacity to implement on its own – activities that, with help, will provide transformative outcomes and opportunities that strengthen Evanston and make for a more vibrant and resilient city.

Barriers

Barrier 1: Misunderstandings

Misunderstandings of what affordable housing is, what it looks like, who it serves, and how it impacts the community, suppress implementation of affordable housing initiatives and housing production.

Strategy 1: Facilitate

Preemptively address common concerns and misunderstandings through neighborhood planning and community-wide education and advocacy efforts.

- Implement a social marketing and community outreach campaign.
- Develop a pattern book of existing and potential housing typologies that are compatible with Evanston's diverse residential land use pattern, and varied neighborhood character. "This is affordable housing."
- Provide regular housing information sessions and an annual "State of Housing" report.
- Engage in ongoing planning efforts in order to build local support around housing needs, strategies, and production at the neighborhood level.

Barrier 2: Insufficient Data

An incomplete understanding of Evanston's existing housing stock and potential opportunity sites prevents data driven decision making and agile implementation of housing production strategies.

Strategy 2: Identify

Inventory Evanston's existing housing stock to implement housing preservation policies and identify significant opportunity sites in order to leverage and implement housing production strategies.

- Conduct a citywide survey of housing that includes existing naturally occurring affordable housing, and underutilized public and privately owned opportunity sites.
- Produce a housing conditions database – an online inventory that identifies existing affordable housing, potential public and private opportunity sites, and potential sites for future land acquisition.

Establish strategies that facilitate future public-private development partnerships on identified opportunity sites and housing preservation programs in areas at risk of housing displacement.

- Prioritize opportunity sites by their ability to maximize and leverage affordable housing production in resource rich areas.
- Overlay existing infrastructure conditions with identified opportunity sites in order to prioritize annual capital improvements that facilitate future housing production needs.
- Develop illustrative development scenarios for priority opportunity sites that are reviewed by the surrounding neighborhood through neighborhood planning and outreach.
- Actively market identified opportunity sites, and issue a preliminary Request for Expression of Interest to assess development interest and identify a range of possible development opportunities. Create a schedule and competitive procurement process for development of prioritized sites with demonstrated private development interest.
- Regularly engage private landowners to judge development interest and to communicate housing production priorities and opportunities for public-private partnership.
- Examine locations of naturally occurring affordable housing for cohesive land use patterns or common housing typologies that may be suitable for future Conservation Districts or as Thematic Resource Designations. Conduct neighborhood planning and community engagement sessions in identified areas of interest to increase community awareness and support for these housing preservation strategies.

Barrier 3: Underresourced

Limited internal and external financial and staffing capital restricts active management policies for housing preservation, and expansion of anti-displacement programs throughout Evanston.

Strategy 3: Fund

Regularly examine existing housing conditions and data in order to strategically expand financial and staffing capacity for programs that advance housing preservation and anti-displacement where it can have the most impact.

- Develop and administer an Accessory Dwelling Unit (ADU) financing and development program to increase construction of detached and internal ADU's as both a housing production and anti-displacement strategy. Provide homeowners with technical assistance including but not limited to site planning, lease agreements, and tenant management support.
- Develop, administer and add capacity to anti-displacement programs and funding mechanisms including housing provider mitigation, homeowner retention and

supplemental resources to mitigate fee increases, housing rehab and emergency assistance, tenant organizing and right of first refusal programs.

- Expand the capacity of Evanston’s existing land trusts and limited equity partner organizations through additional staff and financial support.
- Develop and administer a property acquisition fund to facilitate strategic and rapid purchase of property capable of leveraging affordable housing production.

Barrier 4: Complex Processes

Existing development frameworks create difficulty navigating the City’s permitting processes, confusion meeting complex code requirements, and add unnecessary time and costs to developments through burdensome entitlement processes.

Strategy 4: Create

Provide information and technical assistance that help homeowners and developers navigate common housing rehabilitation and housing production permit types expeditiously.

- Develop incentives and a streamlined entitlement and permitting process for developments that are primarily affordable.
- Create a step-by-step resource for homeowners for types of common housing rehabilitation and housing production permit types. “Start Here Campaign”.

Summary

The ability to address these key barriers through implementation of the proposed activities provide opportunities for people and families to achieve housing security and to reap the psychological and physical benefits thereof. These activities confront misconceptions and common talking points used to sabotage housing production. In turn they remove barriers to the implementation of public-private partnerships capable of creating significant primarily affordable developments in resource rich areas, and activities that add capacity to implement and maintain anti-displacement and housing preservation programs for populations and neighborhoods most at risk. Evanston has a local and regional obligation to address these barriers and to address our shared housing crisis. Our location near job opportunities and transit access, our history of advancing progressive housing policies, and our shared and determined vision for the future, combined with our community capital and political will, positions the City to leverage housing production and housing preservation strategies where they can have the most impact and to provide a significant and immediate return on this investment.

**Exhibit B - Threshold Requirements and Other Submission Requirements
City of Evanston**

Threshold Requirements

1. Resolution of Civil Rights Matters: The City does not have unresolved civil rights matters.
2. Timely Submission of Applications: This application shall be submitted before the deadline on 10/30/2023.
3. Eligible Applicant: the City of Evanston is an eligible applicant as a city government, as listed under section III A.02 of the Notice of Funding Opportunity.
4. Number of Applications: The City of Evanston is submitting only one grant application.

Additional Eligibility and Requirements

- The City of Evanston will comply with all the eligibility requirements for applicants and recipients of HUD Financial Assistance Programs.
- Code of conduct: The City of Evanston will submit its latest version of its code of conduct to HUD.
- Limited English Proficiency (LEP): The City has a Language Access Policy to ensure that all City services are accessible to LEP residents.
- Physical Accessibility: All meetings that are held in person will be held in facilities that are physically accessible to persons with disabilities. Meetings will also be available through video conferencing for remote access.
- Environmental Reviews: The City of Evanston will comply with applicable environmental requirements related to this grant.
- 424-CBW Budget Form: The 424-CBW budget form is included in this application.
- Certification Regarding Lobbying: This certification is included in this application.
- Disclosure of Lobbying Activities (SF-LLL): This form is included in the application.

**Exhibit C - Need
City of Evanston**

Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation.

Past Activities

Evanston has implemented and administered many progressive housing forward policies and initiatives since the 1960s. Key activities implemented in the last five years have sought to primarily address the challenges many low and moderate income Evanston residents face in finding safe, decent, and affordable housing as well as those aimed at increasing housing production of varied types across all geographic areas. Other more established programs focus on housing rehabilitation, emergency assistance, and traditional anti-displacement measures for at-risk low to moderate income populations.

More innovative programs and plans have recently been implemented in order to advance environmental and restorative justice initiatives – acknowledging and addressing past de facto racial zoning and land use planning and policy decisions as well as segregating real estate practices that contributed toward systemic inequities based on geographic location within Evanston. Some of the initiatives below have demonstrated success, and through their trials have uncovered new barriers that must be removed or mitigated to find further success, as well as identified aspects that deserve additional resources and staff capacity to expand their scope. Other more recently established initiatives, despite demonstrated success in similar communities, remain underutilized by private development interests here, with their ultimate contributions to Evanston remaining ideological.

Administration of Housing and Urban Development Funding

The City receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds annually to address needs in our community that provide decent housing and a suitable living environment, as well as expand economic opportunities, principally for low- and moderate-income persons. These three sources represent the primary funding for the City's core and proven anti-displacement and housing preservation programs and initiatives.

- HOME funding continues to be used to advance the Tenant-Based Rental Assistance (TBRA) program for families with children in Evanston schools. In combination with education, job training and other support, TBRA will provide stability for parents to raise their children and lift two generations out of poverty. This funding is also used to further reduce rents and construct new Low Income Housing Tax Credit properties.
- ESG funding continues to address the needs of the most vulnerable, individuals who are homeless or at high risk of homelessness, including victims of domestic violence.

- CDBG funding has been primarily used to make improvements to public facilities and infrastructure, including alley and street paving, street lighting, sidewalks, and parks and other public facilities to revitalize challenged neighborhoods and strengthen community. This program has also been used to administer the Housing Rehabilitation Program and a Revolving Loan Fund to provide below market rate loans to low and moderate income homeowners and multi-family rental property owners who are unable to secure market rate financing for rehabilitation needs. These programs are critical to cohesive community fabric, and maintaining generational wealth in at-risk neighborhoods.

Inclusionary Housing Ordinance

Evanston's Inclusionary Housing Ordinance (IHO) was conceptualized in 2007 and strengthened in 2016 and 2019 to address a decline in the diversity of the City's housing stock as a result of increasing property values and housing costs, and a reduction in the availability of affordable housing. The IHO is an acknowledgement that privately developed residential housing that is being built in the City today generally is not affordable to low and moderate income households. The IHO requires residential developments or developments which contain a residential component to include a certain percentage of dwelling units in a proposed development to be priced affordably for low-income, moderate-income, and middle-income households or to make a payment in lieu of providing on-site affordability.

Since its creation, this program has created over 70 units of affordable housing in otherwise market-rate developments – increasing affordability in high opportunity areas. Despite these efforts, the affordable housing wait list for Evanston continues to grow, and construction of new affordable housing units through this program alone will never meet the demand that exists and continues to grow. It must be supplemented through other housing production methods, or be tied to a significant increase in market-rate housing production, something that Evanston has not seen since the 1920s.

Affordable Housing Fund

The City of Evanston has a locally funded Affordable Housing Fund. This fund is primarily supplemented through an indexed demolition tax and payments in-lieu of on-site affordable dwelling units in covered developments through the IHO. The fund is used for the development and rehabilitation of affordable housing for persons up to 100% of the area median income. This provides funding in addition to CDBG and HOME funds to develop, supplement, and maintain anti-displacement programs and to support and subsidize much-needed affordable housing production throughout Evanston.

Restorative Housing Program - 2019

This program acknowledges historical harm to Black residents from past discriminatory housing policies by the City. It aims to rectify these injustices by striving to promote homeownership,

preservation, stability, and growth for intergenerational equity in the Black community. Funds of up to \$25,000 for qualifying individuals support homeownership by providing down payment/closing cost assistance to purchase property within the City, incentivizes and supports home improvements by funding repairs that modernize properties in the City, and provides mortgage assistance to pay down mortgage principal, interest, and/or late penalties. To date, the City has distributed over \$1,000,000 through this program – a significant investment in underserved communities impacted by past discriminatory practices. The program remains in its infancy, and will require creativity in sourcing new and predictable financial capital in order to maximize its potential, expand its scope, and lead transformation outcomes.

Accessory Dwelling Units (ADU's) - 2020

An amendment to the Zoning Ordinance in 2020 created flexible regulations to increase construction of new ADU's. Evanston now permits the addition of one ADU per residential zoning lot. ADU's can be attached, internal, or detached, and have no off-street parking requirements. The City worked with the Evanston Development Cooperative to develop an ADU guidebook to create transparency and efficiency in the permitting process. As a result, the City has seen a significant increase in ADU construction – creating a housing typology that increases neighborhood density and adds additional rental housing often at attainable rent structures. ADU's also provide additional revenue streams for homeowners, allowing them to stay in their homes longer, finance necessary repairs or improvements to their home, and simultaneously address the shortage of attainable rental housing in Evanston.

Although the City has seen an increase in the number of ADU's being constructed, significant barriers remain. These include the ability for low to moderate income households to finance construction of an ADU, and a lack of support and education for those acting as independent landlords.

Efficiency Homes - 2021

In an effort to increase infill development and add density on small and irregular shaped lots previously thought to be unbuildable within the City, an amendment to the Zoning Ordinance was passed that allows for efficiency or micro homes to be constructed under less restrictive land use controls. To facilitate their construction, flexibility is afforded to otherwise highly restrictive minimum lot size and setback requirements that traditionally prioritize open-space over housing production and density. Development of this code anticipates the creation of additional housing choice, offers the possibility of attainable homeownership in highly desirable locations, and creates opportunities for detached single-family housing at attainable rent structures. The City has identified approximately 35 vacant or underutilized parcels that are less than 3,300 square feet in size that would be eligible, and has seen interest by developers to advance these concepts, but its success remains theoretical and is largely dependent on market conditions and changes to non-traditional housing preferences.

Guaranteed Income Pilot Program - 2022

This one-year pilot developed by Northwestern University in collaboration with the City of Evanston, aims to provide randomly selected residents with \$500 monthly payments over 12 months. Payments are made to an equal number of approximately 50 residents from each of the following three categories: 18-24 year-olds, senior citizens (over 62 years old), and undocumented residents. This program aims to provide a source of financial stability to economically vulnerable residents who were disproportionately harmed by the impact of the pandemic including those that are housing insecure.

At the close of the 12 month period, researchers seek to better understand how the additional income is being spent in order to make data driven policy adjustments for the creation of future programs that best support vulnerable population groups.

Evanston Project for the Local Assessment of Needs (EPLAN) - 2022

The 2022 EPLAN, a 5-year strategic planning process undergone by the City's state certified health department, prioritizes upstream social, systemic, and structural factors that are beyond an individual's control such as access to safe and affordable housing, wages that allow a family to thrive, high quality affordable childcare, access to healthy foods and environments, and freedom from discrimination. Because policies and systems largely drive our health and wellbeing, this is the primary level at which Evanston should strive to make change. The EPLAN discovered a clear and consistent pattern of racial and neighborhood-level inequity across Evanston's health and quality life of data. While much of Evanston's city-level data indicates a high level of health and wellbeing overall, a deeper look into the data demonstrates that this health and wellbeing is not experienced evenly throughout the community. There are clear geographic patterns of concentrated health, wealth, and advantage, as well as concentrated disadvantage, disinvestment, and poor health.

Housing is one of Evanston's most significant challenges. Home values are rising, and the availability of affordable housing options is declining. Over the last twenty years, and primarily within low to moderate income areas, Evanston has seen a decline in small single-family and multi-unit homes such as bungalows, workers cottages, two and three flats, and duplexes. These housing typologies are considered naturally occurring affordable housing stock. The EPLAN recommends, and the City is actively pursuing, building systems to support economic security among low-income residents and to support and strengthen housing and development policies that prioritize protecting existing affordable housing typologies and expanding affordable housing options and capital improvement projects in at-risk neighborhoods.

In many instances, the success of these initiatives is dependent on data that the City currently lacks, including the location of existing naturally occurring affordable housing. This lack of data makes targeted interventions more difficult. Despite this, the strategies and recommendations

within the EPLAN are being acted on, and are influencing strategic capital planning for neighborhoods in the most need of investment and improvements in quality of life.

Adaptive Use Code - 2023

An amendment to the Zoning Ordinance in 2023 created flexibility in land use regulations to facilitate the reuse of both historic and non-historic properties, most commonly large buildings of assembly and institutional or industrial uses that have significant reuse potential as housing. The modifications remove common barriers to adaptive use, offset rehabilitation costs, and increase overall project feasibility. Adaptive use is now an eligible special use in all zoning districts, and qualifying projects are not subject to off-street parking and loading requirements, or maximum residential density requirements.

Allowing flexibility in the adaptive use of existing structures achieves climate resilience goals through retention of embodied energy, diversion of landfill waste, and a reduction in carbon footprint associated with new construction. Adaptive use further achieves affordable housing production and subsidized rent structures made possible by the possibility of combining low-income housing tax credits with state and federal rehabilitation tax credits – creating diverse housing typologies and uses that retain human-scaled built fabric associated with Evanston's identity and its residents' collective memories of place. The adaptive use code is in its infancy but has a record of demonstrated success in similarly sized built-out communities and has recent interest by developers seeking to repurpose buildings of assembly primarily located in single-family residential areas that can support added density.

Primarily Affordable Public-Private Partnerships - 2023

In 2017, the City proposed the concept of providing primarily affordable housing on underutilized city-owned assets in resource rich and transit-oriented areas. Use of underutilized city-owned assets, such as surface parking lots near public transportation and nearby amenities, leverages an added supply of affordable housing where it can have the most impact. These types of developments in these types of locations provide added transformative housing opportunities – something that isn't true in locations built around car-dependency as transportation is often the second largest expense after housing. This concept remains highly valuable, and is one of the most significant opportunities the City has to leverage large-scale affordability. Future efforts must be more strategic and data driven, and be accompanied with significant process improvements and early and strategic coordination and communication both internally and externally.

Summary

These activities demonstrate that Evanston is willing and able to experiment and advance forward thinking policies and initiatives in an effort to meet some of the most pressing challenges of our time. Evanston, not unlike the nation as a whole, has an affordability crisis. This combined with expanding City services and obligations, financial and budgetary challenges,

and unfunded capital improvements and facility needs, requires innovative and comprehensive approaches to housing production and increased density – people want to live here but are unable to do so. Through the work summarized above, as well as new activities and policy changes, Evanston believes it can simultaneously increase affordability, preserve existing naturally occurring affordable housing, expand anti-displacement measures, and simultaneously provide the critical mass and density of population necessary to support the City’s infrastructure needs, school system, varied institutions, vibrant business districts, and mass transportation system.

Do you have acute demand for affordable housing? What are your remaining affordable housing needs and how do you know?

Affordable Housing Needs

Evanston is a highly desirable community with significant amenities, including Northwestern University, two of the highest performing public school districts in the state, and vibrant business districts and economic opportunity. Despite this, Evanston has an acute demand for affordable housing due in-part to the supply of housing not keeping pace with demand – resulting in a highly competitive and increasingly unaffordable real estate market. Evanston’s vacancy rate of just 7% has resulted in a real estate market so competitive that over 53% households struggle to meet their daily needs amidst the rising cost of housing. Stagnancy of housing development at an average rate of 33 homes per year since 1990 has resulted in a lack of diversity of housing typologies needed to accommodate a modern, diverse, and growing community. The vast disparities in housing costs, opportunities, and displacement have been exacerbated by income inequities between Black and White households and the effects of exclusionary land use policies.

Hundreds of nonprofits and human services organizations in Evanston work to address these disparities, and the City has funded multiple organizations to produce affordable housing and provide safety net services for individuals unable to access affordable housing. For example, tenant rights organizations Metropolitan Tenants Organization and Law Center for Better Housing assist households and housing providers with navigating Evanston’s local landlord-tenant ordinance and resolving landlord-tenant issues. Connections for the Homeless administers various temporary and permanent subsidized housing programs, emergency shelter, homelessness outreach, emergency rent and utility assistance, and a food pantry.

The City also supports the Housing Authority of Cook County (HACC) in its scattered sites, Project Based Voucher, Housing Choice Voucher programs. HACC currently manages hundreds of units across five different buildings in Evanston and serves approximately 575 Housing Choice Voucher holders living in Evanston. Community Partners for Affordable Housing manages the City’s Inclusionary Housing Waitlist and develops permanently affordable homes

on city lots on behalf of their community land trust. Evanston also funds a number of other services and organizations that provide mental health care, legal advocacy and assistance, and services for youth, and affordable housing developers. Regardless of the existing housing and support services Evanston provides, the underlying issue of housing supply has not been addressed, and there continues to be conceptual, spatial, financial, and administrative gaps in Evanston's policies, procedures, budget, and the public at large that constrain increased production and active management and preservation of naturally occurring affordable housing and attainable housing typologies.

Displacement Pressures

A local housing market strained by low vacancy rates, past exclusionary real estate practices, and misunderstandings of what affordable housing looks like have resulted in increasing displacement pressures in Evanston. Households at all levels of income have reached or surpassed the threshold of housing cost burden. According to 2022 American Community Survey (ACS) estimates, over 17,000 owner-occupied and rental households in Evanston are housing cost burdened. While housing cost burden is a problem for both homeowners and renters in Evanston, the lack of affordability in rentership is far more profound. Approximately 74% of Evanston renters are housing cost burdened, compared with approximately 37% of Evanston homeowners. Out of Evanston renters, over 45% percent of households spend 30% or more of their income on housing costs, and 29% percent of Evanston renters are severely housing cost burdened, spending 50% or more of their income on housing costs, according to 2022 ACS estimates. The proportion of housing cost burdened renting households has increased from its previously steady trend of approximately 50% between the years 2018 and 2021, according to ACS estimates, exemplifying the strain of increasing rents on households in Evanston, despite growth in availability of rentals for higher-income households.

Rent costs in Evanston have skyrocketed in the past two years. The median area rent went from increasing by approximately 4% year over year from 2018 to 2021, to increasing by 11% between 2022 and 2023, according to ACS and Zillow market data, bringing the median area rent for all bedroom sizes to approximately \$2,086 per month. At this rate, even households earning the area median income of \$112,300 bump against the threshold of housing cost burden, amounting to a monthly median rent to income ratio of approximately 22%. For households earning below the median area income, the strain is even greater. Comprehensive Housing Affordability Strategy (CHAS) data estimated that between 2016 and 2020, approximately 7,310 housing cost burdened renters in Evanston were low-income, making up 67% of all housing cost burdened renters in Evanston reported in ACS 2022 data. Furthermore, rising housing costs are even more intensified for Black households in Evanston due to income inequities. Black households in Evanston earn only half as much as white households, with an estimated annual median household income of \$55,110, compared to whites at \$107,119, according to 2022 ACS

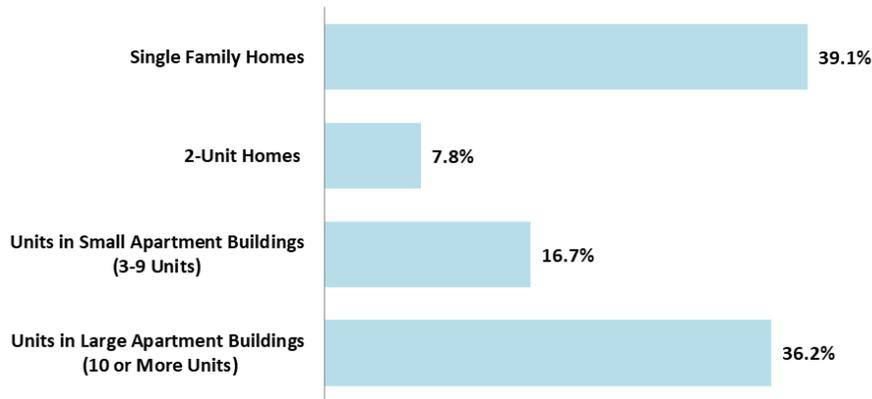
data. This places the median rent to income ratio of Black households at more than double that of the average Evanston household, at approximately 45%.

Increasingly high housing costs faced by low-income renters has resulted in the displacement of dozens of families since the eviction moratorium ended in Illinois in October 2021. According to City reports, an average of 150 households remain on the Emergency Rental Assistance waitlist at any given time in a year. Furthermore, in the first six months of 2023, there were 32 evictions and 39 early lease terminations reported to Evanston's landlord-tenant hotline, which is on target to meet 2022 eviction and early lease termination year-end report totals of 84 evictions and 59 early lease terminations. Finally, in 2023, Evanston's three emergency shelters for the homeless served 44% more people than the previous year. Specifically, 274 individuals, including 24 children, or approximately 64% of the 426 individuals reported to be experiencing homelessness in north suburban Cook County as of January 2023 were sheltered in Evanston.

The increasing housing cost burden and resulting displacement of households implores a greater structural response from Evanston to provide increased affordable housing production and greater capacity for tenant support.

Age and Diversity of Housing Stock

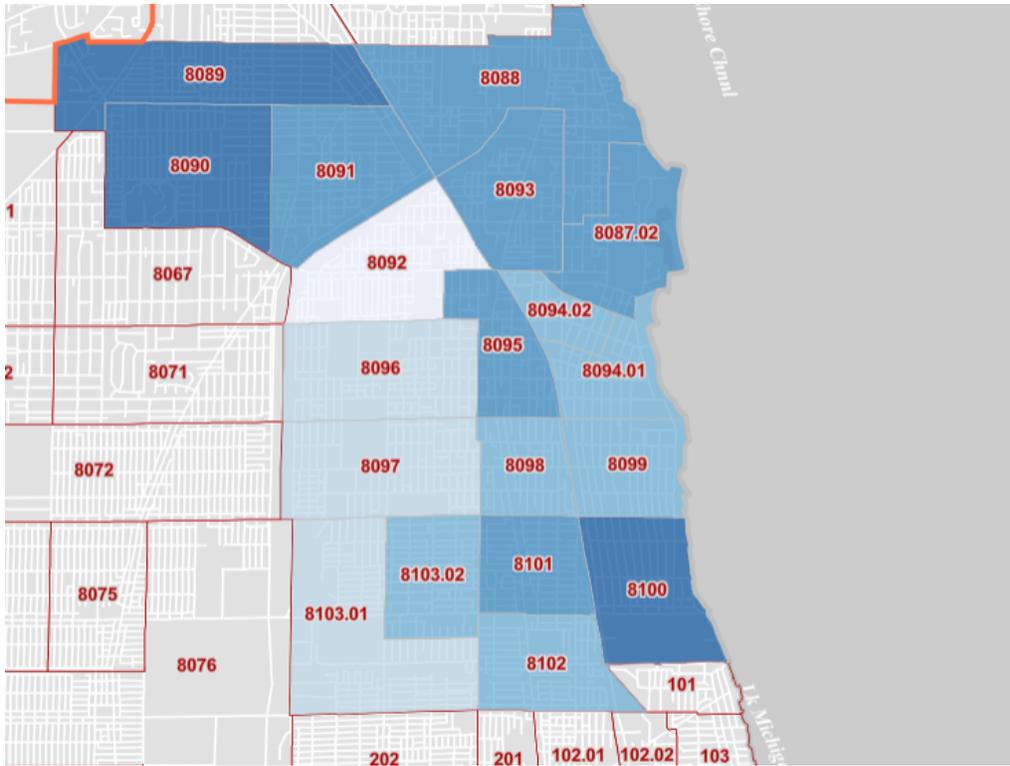
Evanston is a dense 160-year-old community, housing approximately 78,000 residents across 7.8 square miles of land. The majority of Evanston's housing stock is single-family homes built largely between the 1860s and 1930s, and large apartment buildings constructed primarily in the 1920s. With a median home value of approximately \$448,600, Evanston as a community lacks affordable housing typologies and associated opportunities for homeownership. The City believes there are additional untapped opportunities for homeowners in Evanston to build and rent out ADUs and additional smaller and attainable housing typologies, but not enough outreach has been done to determine what further support, outside of funding, homeowners need to get started on constructing ADUs. Furthermore, exclusionary land use practices currently prevent expansion of housing typologies often referred to as, "missing middle". Additionally, nearly 50% of dwelling units are two-to-three bedroom homes and apartments, providing few options for families of five or more to obtain adequately sized housing accommodations for their families.



Existing Housing Stock - U.S. Census, 2021 American Community Survey

Not only is Evanston’s housing stock aging, but housing production across the City has declined from its historic highs in the 1920s and 1960s. Today, only 5% of structures have been built within the last 40 years, making it difficult for homeowners to keep up ongoing maintenance and improvements associated with a modern standard of living. The lack of new housing production and disinvestment is most apparent in census tracts 8092 and 8093, which is consistent with Evanston’s historical redlining practices. According to estimates within the 2022 American Community Survey, approximately 20% of Evanston residents are Black and 71% are white.

Despite this, individual census tracts do not contain a proportional diversity. White households are heavily concentrated in half of census tracts in Evanston, most of which are also zoned for significantly less density than neighborhoods more representative of Evanston’s racial diversity. The disinvestment, and accessibility of a variety of housing typologies, along with the income inequities and housing cost burden experienced by Black households in Evanston is believed to be a factor in the mass exodus of 29% of Evanston’s Black population between the years 2000 and 2020, indicating a strong need for change in understanding and identifying opportunity sites for housing developments and improved administrative processes that will restore the effects of racist land use policies and the resulting increased housing costs and aging housing stock.



Concentration of Non-Hispanic White Residents - U.S. Census, 2020 Decennial Census

Current Housing Needs

As one of Cook County’s most transit rich, economically prosperous, and vibrant places to live, work, and play, it is critical that Evanston respond to the increasing need for anti-displacement measures, mismatches in housing typologies, and exclusive land use policies. To resolve the growing displacement pressures of high rent to income ratios, low vacancy rates, and exclusionary land use controls, Evanston needs stronger tenants rights policies, improved community outreach and engagement around affordable housing, new primarily affordable housing production in resource rich areas, increased understanding of housing data and identification of opportunity sites and existing affordable housing typologies, increased resources to navigate the City’s permitting processes and code requirements, and more variety in permitted housing typologies in all geographic locations of the City.

Stronger tenants rights policies that reduce turnover and cool the rental market would help to reduce displacement, preserve naturally occurring affordable housing, and improve landlord-tenant relationships. For example, the establishment of a Tenant Opportunity to Purchase program would help to reduce tenant turnover and preserve naturally occurring affordable housing. Tenants who are supported with the Right of First Refusal have the opportunity to organize with other tenants of their building to make an offer on the property they rent in, should it go up for sale. Tenants who successfully purchase their building generally see no change in their housing cost, allowing them to remain in a unit affordable to them. Buildings

sold under Tenant Opportunity to Purchase programs typically become permanently affordable through municipal policy, and ultimately help to mitigate the risk of mass displacement of communities by gentrification. In order to make this approach successful, it's important the City build capacity with tenants rights organizations and establish funding sources and opportunities for tenant purchases.

Furthermore, establishing a Risk Mitigation fund would improve landlord support for tenants who would not pass standard screening criteria, such as a history of homelessness, a high rent to income ratio, or a low credit score. A Risk Mitigation fund would have the capacity to cover relocation assistance costs associated with fire, casualty, or early lease termination, and damages or other losses associated with the tenancy of eligible households and housing providers. The Risk Mitigation fund helps to reduce the landlord's perception of risk when renting to voucher holders or other tenants with high needs for housing. Reducing the perceived risk of renting to such households would increase the ability of voucher holders and other groups typically excluded from mainstream housing options to secure housing. The Risk Mitigation fund may also have the effect of reducing the cost of rent since housing providers would not have to factor the cost of damages into their monthly rent charge.

New primarily affordable housing production in resource rich areas would help low and moderate income households better access housing that is both accommodating to their family's size and need and reduce the racial predictability of census tracts and housing cost burden. Based on most recent reports obtained from Housing Authority of Cook County, although there are currently 575 Housing Choice Voucher holders residing in Evanston, over 1,800 households are still waitlisted for tenant and project based vouchers and scattered site opportunities. Nonprofit housing developers also maintain scores of their own affordable housing waitlists, demonstrating an urgent, critical, and desperate need for housing affordable to households earning 0-30%, 30%-60%, and 60%-80% of the Area Median Income.

New primarily affordable rental housing would allow deeply impoverished and severely housing cost-burdened households to stabilize their income and live more full and fruitful lives. New primarily affordable homeownership production, such as through the expansion of Community Land Trusts and Limited Equity Organizations would allow families earning between 80%-100% AMI to further improve their standard of living and to build generational wealth. Increased community engagement and support around what affordable housing is would be critical in achieving this goal, as lack of public support for primarily affordable housing developments has been the primary barrier to developing primarily affordable housing.

An increased understanding of housing data and identification of housing development opportunities, and diversity of housing type would reduce displacement and increase housing stock across the board, alleviating increasing housing cost burdens. With increased access to

data, Evanston will be able to more readily make a valid assessment of where to build, and what type of housing structure would meet the demand for a particular neighborhood, such as identifying opportunities for ADU development and constructing more of the “missing middle” housing, such as duplexes, townhomes, and micro-communities. Aside from providing increased housing capacity, these diversified housing types would provide the opportunity for a re-distribution of occupation—individuals currently occupying housing that is affordable but does not meet their other needs may seek one of these new developments, so that another community member in greater need of that space may occupy it. However, improved permitting processes are essential to the success of these approaches.

Improved permitting processes would allow more construction of new housing overall. Although our Inclusionary Housing Ordinance obligates developers to provide a portion of the total units they construct to be dedicated to affordable housing, the impact of this ordinance is weakened by permitting constraints and consequential low-growth development. There are currently only 72 units in Evanston subject to Evanston’s Inclusionary Housing Ordinance, and 836 households on the waitlist. Evanston has the opportunity to produce a greater number of affordable units through its Inclusionary Housing Ordinance by improving permitting processes.

What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

Key Barriers

An integral part of removing barriers and increasing affordable equitable housing, is bringing the City’s Zoning Ordinance and Comprehensive Plan to 21st Century standards. The previous Comprehensive Plan was developed in 2000 as a modest update to the previous 1972 Comprehensive Plan rather than a complete rewrite. Similarly, the Zoning Ordinance was adopted in the early 1990s and rather than update it holistically in the three decades since its adoption, the City has implemented a litany of amendments to the code aimed at addressing unsystematic community or council goals.

Evanston is fully committed, financially and contractually, to a multi-year generational opportunity to adopt a new Comprehensive Plan, equitable Zoning Ordinance, and update to the Inclusionary Housing Ordinance. As a precursor to these efforts, the existing Zoning Ordinance was assessed to discover ways it contributes to social and economic inequity as well as ways it unnecessarily limits housing production and increases housing cost. Unsurprisingly, this report produced by ZoneCo found that many of these barriers exist in the current code, a justification for moving forward with a new and innovative approach to Zoning in Evanston, and utilizing Zoning as the primary implementation tool for the newly developed Comprehensive Plans vision

and goals, including increasing affordability and housing production – both stated and agreed to goals of the current City Council.

As part of these efforts Evanston expects to remove many of the most significant barriers that were identified including streamlining entitlement and permitting processes, driving additional and diverse market-driven attainable housing production, expanding the definition of family and allowing for a diversity in housing typologies. These initiatives will consequently add much needed housing supply to support our City services, transit systems, business districts, and local schools, and capitalize on newly created market rate development potential and demand through a stronger Inclusionary Housing Ordinance.

The Comprehensive Plan and its prioritized housing chapter, will provide a long overdue policy and implementation guide that can increase interdepartmental cooperation, create accountable progress benchmarks, and through participatory processes, create community buy-in, transparency, and trust in land use changes and actionable approaches moving forward. To amplify these opportunities and expedite meaningful progress toward our shared housing goals, the City has identified the following key barriers that must be overcome immediately. Addressing these barriers through the proposed activities, provides a short-term strategic action plan for the City that will enable the new Comprehensive Plan, Zoning Ordinance, and Inclusionary Housing Ordinance to find immediate success and efficient utilization.

Barrier 1: Misunderstandings

Misunderstandings of what affordable housing is, what it looks like, who it serves, and how it impacts the community, suppress implementation of affordable housing initiatives and housing production.

Misunderstandings about affordable housing drive significant opposition to new development and by extension diminish Evanston's development reputation. These perceptions delay construction, reduce project scope and density to the point of financial insolvency, require costly and unnecessary off-street parking despite Evanston's oversupply of off-street parking and rich transit access, and ultimately exacerbate our housing needs. The current participatory process prioritizes public input from those who already have privilege and opportunity, and not the views of those these potential developments would serve and provide transformational opportunity for. Common themes include changes to neighborhood character, increases in crime, that affordable housing and new rental housing production will be substandard and managed by absentee landlords, that property values will decrease, that parking will be more difficult and that traffic will increase.

Despite these recurring themes and patterns of opposition, the City has not proactively challenged these misconceptions or developed educational or outreach programs or resources

that provide accurate information. This creates a significant and key barrier to implementation of housing forward goals and objectives sought within the new Comprehensive Plan, necessary mitigation and removal of barriers within the new Zoning Ordinance that lead to increased housing preservation and production of diverse housing types that offer increased access to homeownership across the City, as well as barriers to public-private partnerships that leverage primarily affordable housing developments on city-owned property in resource rich areas of the City.

Barrier 2: Insufficient Data

An incomplete understanding of Evanston’s existing housing stock and potential opportunity sites prevents data driven decision making and agile implementation of housing production strategies.

Evanston has significant and diverse deficiencies in data that prevent efficient planning and policy decisions to support both housing preservation and production. Collection of this data requires specialization and additional capacity the City can not currently provide. Associated survey and inventory work should be conducted on a citywide scale, and could be accomplished through both professional and crowd-sourced methods.

In terms of housing preservation, Evanston understands that its significant naturally occurring affordable housing stock is quickly disappearing, either through deconversion of multi-family buildings, improper additions or alterations to smaller more affordable housing typologies, or through demolition and new construction of substantially higher value. Despite this acknowledgement, the City does not have a good sense for where its remaining naturally occurring affordable resources are located, what condition they’re in, what housing typologies and styles they fall under, and what development pressures exist that threaten their retention. This deficiency creates an inability to interpret and analyze cohesive land use patterns of naturally occurring affordability in order to create data driven policies and actively manage these resources. Further, the lack of data hinders the ability to strategically direct the City’s limited resources to areas where they can have the biggest impact.

Public-private housing production and the ability to understand, prioritize, and quickly react to changes and opportunity in Evanston’s complex built environment also suffer from a lack of data and analysis. The City owns a significant amount of real property throughout the City. These are often underutilized and located in resource rich areas proximate to transit access. However, due to a lack of comprehensive data, the City does not understand which of these assets should be prioritized to leverage primarily affordable housing through public-private partnerships and competitive procurement. The City of Evanston will participate in the Government Finance Officers Association’s “Putting Assets to Work” initiative in the program's second cohort. This opportunity will explore and prioritize a subset of City held assets in order to better understand

how they can be better utilized, including for housing production. However, a comprehensive inventory of not only City held assets, but also underutilized privately held opportunity sites and acquisition opportunities need to be established and mapped. This information will allow the City to create strategies for prioritization and production, be prepared to act nimbly when opportunities arise, and better understand how to prioritize future capital improvements and infrastructure needs in opportunity areas to facilitate efficient development.

Barrier 3: Underresourced

Limited internal and external financial and staffing capital restricts active management policies for housing preservation, and expansion of anti-displacement programs throughout Evanston.

The City has initiated and administered anti-displacement and supportive housing programs that are worthy of additional funding and increases in scope and capacity due to their demonstrated success. These include successful homeowner assistance programs including mortgage assistance and housing rehabilitation and small loan programs that maintain generational wealth for vulnerable populations. Additionally, the City has a robust Board, Committee, and Commission framework that is consistently looking at best practice supportive housing models and exploring new areas of intervention that would benefit Evanston's most vulnerable populations. However, a common barrier to expanding existing successful programs, as well as exploring the creation of new programs, are predictable and lasting funding sources, staff capacity for program administration and oversight, and staff capacity for education and outreach efforts, including neighborhood planning initiatives.

Similar capacity needs exist for Evanston's housing partner organizations, including highly successful community land trusts and limited equity organizations that do not have the capacity to expand to meet current and future needs, or to facilitate education and outreach programs that would make their services better understood and more accessible. Strategic investment in consultant services could identify existing service inefficiencies and provide an actionable framework for more efficient service delivery within existing City and partner organization capacity while creating opportunities for more strategic deployment of limited financial capital and resources.

Barrier 4: Complex Processes

Existing development frameworks create difficulty navigating the City's permitting processes, confusion meeting complex code requirements, and add unnecessary time and costs to developments through burdensome entitlement processes.

The City often hears from homeowners that a major obstacle to making improvements to their homes is a lack of transparent and easy to understand information about the City's permitting

process. It is often anecdotally understood that the process is too complicated, the code requirements are too complex, and there are requirements even for minor work to hire professional architects or engineers to prepare the necessary drawings for review. These fears, real or perceived, lead to deferred maintenance on homes, allowing them to fall into disrepair and increasing the risk of future displacement, loss of generational wealth and equity, and increased risk of tear downs and high-value new construction in low to moderate income neighborhoods.

On the developer side, the City has significantly low Planned Development thresholds (anything more than 24 units) that make dense multi-family residential projects difficult to get approved as of right leading to significant delays and added cost due to cumbersome submission requirements, and required community meetings and public hearings. Additionally, despite a demonstrated oversupply of off-street parking and rich transit access, the City maintains high off-street parking requirements and low maximum density regulations. These inefficient and counterproductive processes for a transit rich built-out community with housing supply and affordability are expected to be addressed as part of the City's Comprehensive Plan and Zoning Code initiatives. However, not within that scope of work, is exploration of a separate and expedited process for primarily affordable housing developments and city-initiated projects – a significant barrier that could be overcome to efficiently leverage city owned assets for dense, deeply subsidized affordable housing production in resource rich areas.

**Exhibit D - Soundness of Approach
City of Evanston**

What is your vision?

Vision Statement

By 2029, the City of Evanston has successfully leveraged grant funding through a strategic approach to mitigate key barriers and accomplish immediate affordable housing goals. This approach successfully expanded capacity to critically support implementation of progressive housing forward goals, policies, and objectives within a newly adopted Comprehensive Plan, generated community and political support for the removal of significant barriers to housing production within a newly adopted progressive and equitable Zoning Code, and streamlined processes and created toolkits and informational resources that have stimulated production of dense and varied attainable housing typologies across all areas of the City. Rather than being reactive, the City now works interdepartmentally to achieve its overlapping goals through a single database and inventory of its existing housing stock, infrastructure needs, transit potential, and potential opportunity sites. These efforts have prioritized capital improvements and advanced economic development goals that address longstanding racial, health, and socioeconomic inequities, as well as leverage assets strategically for public-private partnerships in order to construct deeply subsidized housing opportunities in resource rich areas.

The City maintains ongoing programs of outreach, education, and advocacy that continue to build community awareness and acceptance of affordable housing benefits, needs, and opportunities and has created and supported new and innovative organizational approaches that create operational efficiencies and target deployment of limited resources where they can have the most impact. In turn, these efforts have increased housing production and homeownership, stabilized vulnerable low to moderate income community areas, expanded supportive housing programs, and allowed for active management of Evanston's existing naturally occurring affordable housing stock.

Proposed Activities

Strategy 1: Facilitate

The following activities preemptively address common concerns and misunderstandings through neighborhood planning and community-wide education and advocacy efforts, proactively addressing misconceptions of what affordable housing is, what it looks like, who it serves, and how it impacts the community.

Implement a social marketing and community outreach campaign.

Priority: Pressing

Expected Benefit: 2024

Successful housing preservation and production programs require building a local ethic that advances the importance of affordable housing through effective education, advocacy, and collaboration between the City, housing advocates, non-profit and partner organizations,

developers and investors, and Evanston residents. A comprehensive, targeted, and consistent campaign, across a multitude of platforms and mediums will be developed and administered to reach new audiences and stakeholder groups as well as inform existing audiences about the importance of affordable housing, the varied forms and building typologies affordable housing can take, and how housing production advances a multitude of City goals and creates stronger, more resilient neighborhoods and community systems. Additionally, this campaign will proactively dispel common myths and misconceptions through accurate, consistent, and data driven messaging and information output – forming new, and maturing existing, partnerships with local neighborhood groups, and building trust and predictability in future housing outcomes.

Through this supportive planning and policy effort, the City will mitigate opposition to successfully advancing and implementing the City’s housing goals, include progressive housing initiatives within the new Comprehensive Plan, and remove long-standing significant barriers to housing production in the new Zoning Code – creating a significant benefit to low and moderate income persons.

Develop a pattern book of existing and potential housing typologies that are compatible with Evanston’s diverse residential land use pattern, and varied neighborhood character.

Priority: High

Expected Benefit: 2025

Evanston believes that successful approaches to our current housing crisis are rooted in our past and rich history of providing a variety of dense neighborhood-scaled housing options throughout the City. To demonstrate this, a toolkit, “*this is affordable housing*”, will be prepared for residents, property owners, design professionals, and developers. This toolkit will document and include local examples of existing and historic patterns of development throughout Evanston that created a rich variety of small and dense naturally occurring affordable and attainable housing typologies and a mix of socioeconomic strata and architectural styles. Typologies that will be explored include duplexes, four-plexes, townhomes, rowhomes, courtyard and cottage court buildings, and small multi-family apartments or multiplexes.

Barriers to provide these proven housing typologies are expected to be removed through the City’s updated Zoning Code as a response to changes in household definitions and demographics, the need for more housing choice at varied price points, and demand for human-scaled, walkable, and socially inclusive neighborhoods. This “how to” toolkit will both mitigate misconceptions and community concerns about these housing types by illustrating where they currently exist, and also navigate their implementation today to complement existing single-family homes and predominantly single-family neighborhoods – expanding density and housing choice while simultaneously maintaining community character. This resource is expected to outline and illustrate how to build varied missing-middle housing types and provide

a set of design ideas for various lot sizes including schematic site plans, floor plans, renderings and step-by-step instructions to navigate the City’s permitting processes for each.

This activity will have a direct impact on the ability to produce new, varied, and dense housing types that provide alternative homeownership models, and expand housing with attainable rent structures. The City will also utilize this resource to implement and leverage small-scale affordable housing production on smaller or underutilized city-owned properties throughout the City.

Provide regular housing information sessions and an annual “State of Housing” report.

Priority: Pressing

Expected Benefit: 2024

The City’s Housing and Grants Division, significant local housing-related partner organizations, and other entities will organize periodic information events and a larger annual “State of Housing” address. This should be organized as a larger event or luncheon where community stakeholders learn about key affordable housing initiatives that have been implemented over the past year, and consider future initiatives, strategies, and barriers that must be overcome for future success. As part of the address, investment statistics and other data related to housing production and preservation, including economic impacts of various housing programs should be presented. In addition, periodic information brochures and pamphlets should be prepared describing various housing programs, application processes and eligibility requirements, and their associated benefits for the community. An annual printed report on affordable housing activity will be prepared for review by the City Council.

These publications, information sessions, and annual report work concurrently with the proposed social marketing campaign, to create transparency in the City’s housing needs and accountability in the City’s progress toward meeting its housing goals. In turn, these efforts will demystify affordable housing, strengthen existing partnerships, collaboratively discover new opportunities to mitigate barriers, and ultimately lead to more streamlined housing production and additional support for housing preservation and anti-displacement programs.

Engage in ongoing planning efforts in order to build local support around housing needs, strategies, and production at the neighborhood level.

Priority: High

Expected Benefit: 2025

Annually or bi-annually, the Housing and Grants and Planning and Zoning Division, in coordination with other City Departments and housing partner organizations and social service nonprofits, will organize and host a series of neighborhood lectures, information sessions, and workshops on important affordable housing topics. Lectures, and workshops will be advertised in various newsletters, websites, and through the City’s targeted social marketing efforts. Topic

areas will vary by neighborhood interest and need, but will include but not be limited to information on eligibility requirements and accessing supportive housing resources, housing production opportunities, feedback, and updates on active construction, as well as navigating housing rehabilitation programs, energy efficiency improvements, and collecting neighborhood feedback for future analysis.

These programs will provide additional opportunity for low to moderate income populations by increasing awareness and access to supportive housing programs as well as provide significant opportunities to collect community feedback on current housing related issues and initiatives, and create an informal space to address prevalent misconceptions about affordable housing and identify new opportunities for future education and outreach.

Strategy 2: Identify

The following activities provide an inventory of existing housing stock to implement housing preservation policies and identify significant opportunity sites in order to make data-driven policy decisions and leverage and efficiently implement housing production strategies.

Conduct a citywide survey of housing that includes existing naturally occurring affordable housing, and underutilized public and privately owned opportunity sites.

Priority: Pressing

Expected Benefit: 2025

Survey and documentation will be the foundation for effective housing planning and policy decisions moving forward, including implementing strategic housing preservation programs and supportive housing initiatives and identifying opportunity sites for future housing production and strategic land acquisition in resource-rich areas across the City to mitigate the high cost of land and leverage affordability. This effort will help the City better understand its physical development patterns and condition and location of existing housing stock. In turn, this data will provide critical insight and knowledge on concentrations or cohesive land use patterns of existing housing that already meet the City's affordability goals – areas that will act as foundations for future neighborhood stabilization and active management strategies for their retention in both at-risk and resource-rich areas.

Documentation efforts will be conducted primarily through in-the-field survey work and in-office research including assessment data, but can be supplemented through crowd sourced methods and trained volunteers. Internet and GIS technology platforms will be utilized to allow field surveyors, using tablets, iPhones, and iPads, to record and transmit accurate survey data from the field directly to an internet database that can be easily accessed by surveyors, as well as across City Departments for editing and administration.

Produce a housing conditions database – an inventory that identifies existing affordable housing, potential public and private opportunity sites, and potential sites for future land acquisition.

Priority: Pressing

Expected Benefit: 2025

In addition to the previous activity, an online portal and website that allows for interdepartmental and public access to survey information will be created with the latest generation of survey technology platforms. This will allow survey data to be integrated with other property information included as part of the City’s GIS system, and create the ability for complex interdepartmental analysis that enables data driven decision making. This will include prioritizing future infrastructure and capital improvements that advance housing priorities, support anti-displacement and investment opportunities that address racial, health, and socioeconomic inequities, and create circumstances that allow for nimble and strategic deployment of resources to facilitate future public-private development partnerships and affordable housing production.

The following activities establish a strategy that promotes and facilitates future public-private development partnerships on identified opportunity sites and strategic housing preservation programs in areas at risk of housing displacement including low to moderate income areas with high concentrations of existing naturally occurring affordability.

Prioritize opportunity sites by their ability to maximize and leverage affordable housing production in resource rich areas.

Priority: High

Expected Benefit: 2025

The City will utilize new survey data within the newly created online inventory portal to perform data-driven analysis in GIS to rank opportunity sites by their ability to leverage private development interest capable of transformative housing outcomes. This analysis will assign development potential to identified opportunity sites based on their underlying land use controls and number of units possible for production, assign a transit or walkability score based on proximity to transit access and amenities such as grocery stores, schools, pharmacies, parks, and entertainment, assign an equity score based on a locations socio-economic framework, a binary score for public vs. private control, and assign an infrastructure score based on a locations associated infrastructure or capital improvement needs to facilitate or expand development interest and potential. These individual scores will be weighted and overlaid to create a schedule of prioritized opportunity sites for future high density, primarily affordable housing production.

Overlay existing infrastructure conditions with identified opportunity sites in order to prioritize capital improvements that facilitate future housing production needs.

Priority: High

Expected Benefit: 2026-2027

As a schedule of opportunity sites is established, the City will conduct an overlay analysis of existing infrastructure and capital improvement needs in order to facilitate housing production and entice future private development interest. Annual capital improvement plans and budgets will be developed that prioritize expenditures in these areas in order to proactively prepare sites for development and remove significant barriers to efficient and cost effective primarily affordable housing production for low and moderate income families in resource rich areas.

Activities may include, water main improvements, increased electrical service, stormwater and sewer improvements, transportation planning, accessibility, and multi-modal improvements, alley, sidewalk, and roadway improvements or extensions, and improvements to nearby parks, open space, and brownfield remediation.

Develop illustrative development scenarios for priority opportunity sites that are reviewed by the surrounding neighborhood through neighborhood planning and outreach activities.

Priority: High

Expected Benefit: 2026-2027

In anticipation of future development on prioritized opportunity sites, the City will hire a consultant to commission detailed development scenarios and massing studies that balance maximizing a site's development potential while remaining contextual with surrounding development patterns and design vocabularies. The hired consultant will prepare order of magnitude cost estimates for each site and prepare illustrative renderings that communicate how each site is planned to be developed in the future. These development scenarios and illustrative renderings will be used to solicit early community feedback and buy-in on approach, as well as establish preferred or expected built outcomes and accurately and transparently market the sites for potential development interest. It is anticipated that developed scenarios would be replicable across the City and be used as models for future investment as additional opportunity sites become available.

Actively market identified opportunity sites, and issue a preliminary Request for Expression of Interest to assess development interest and identify a range of possible development opportunities. Create a schedule and competitive procurement process for development of prioritized sites with demonstrated private development interest.

Priority: High

Expected Benefit: 2027-2028

The City will utilize the aforementioned schedule of prioritized opportunity sites as well as the prepared development scenarios, cost estimates, and illustrative renderings to prepare a multi-property Request for Expression of Interest (REI). The REI will include background information on each site, a required percentage of affordability at varying income levels, and a list of key elements that should be considered. Respondents to the REI will be asked to propose

interest in any or all of the proposed opportunity sites. Information gathered will include a letter of interest, with a proposed use or uses, potential partners, funding sources and strategies, and plans and concept renderings.

This process will create transparency in the City's goals for each property, market and increase interest in their development, create partnership opportunities, and generally survey the market to provide the City with information necessary to create, justify, and move forward with a viable framework for a subsequent competitive procurement process. Multiple sites are expected to receive significant private interest in achieving the City's stated housing production and affordability goals while simultaneously achieving economic development and transportation planning goals by increasing business foot traffic and transit ridership. Development on these sites, with deeply subsidized affordability, is one of the City's most significant leverage points to overcome challenges of high land costs and create transformative housing outcomes for low to moderate income populations in resource rich areas near transportation.

Regularly engage private landowners to judge development interest and to communicate housing production priorities and opportunities for public-private partnership.

Priority: High

Expected Benefit: Ongoing

It is anticipated that underutilized privately held properties will be identified as opportunity sites or potential acquisition sites. The City will make an ongoing effort to engage with these property owners to understand their position and interest in potential future partnerships or sale. This ongoing and open communication is key to leveraging opportunity when it arises, and allows the City to work proactively rather than reactively in order to advance affordable housing production where it can have the most impact.

Examine locations of naturally occurring affordable housing for cohesive land use patterns or common housing typologies that may be suitable for future Conservation Districts or as Thematic Resource Designations. Conduct neighborhood planning and community engagement sessions in identified areas of interest to increase community awareness and support for these housing preservation strategies.

Priority: High

Expected Benefit: 2027-2028

As Evanston begins to understand where its naturally occurring affordable housing exists, and what types of housing typologies, styles, and forms they represent, it is likely that cohesive land use patterns will emerge where concentrations of resources that have common physical characteristics and visual character exist. Alternatively, it may be discovered that non-contiguous common housing typologies, such as workers cottages, bungalows, minimal traditionals, or cape cods that retain architectural integrity while remaining affordable are prevalent. These patterns should be closely examined to explore the creation of Conservation Districts or Thematic

Resource Designations in both low to moderate income neighborhoods, and more importantly within resource rich neighborhoods where low to moderate income households can benefit from the same environmental advantages as their higher income peers.

A Conservation District's main purpose is to provide a level of design review aimed at maintaining key character defining features and forms and preventing the loss of building fabric due to demolition. Conservation Districts may also regulate new construction related to building height, setback, and other site characteristics. In most cases, design review is not focused on materials. This is a significant tool for mitigating displacement pressures and retaining both existing affordability, as well as ensuring compatible new construction in low to moderate income neighborhoods in order to maintain community fabric and affordable homeownership opportunities.

As these resources and areas are identified, the City, with the help of a preservation planning consultant, will engage property owners with neighborhood listening and informational sessions to gauge and increase support, and communicate what a Conservation District is, and how it is different from traditional historic districts and Landmark designations. If support exists within these areas, a separate neighborhood plan will be developed along with design guidelines to address specific land use issues that diminish affordability, fracture community fabric, and increase displacement pressures. Thematic Resource listings under the current Preservation Ordinance will also be explored, and could be accompanied by a separate set of design guidelines rather than utilizing the traditional Certificate of Appropriateness Standards.

Fund

The following activities seek to mitigate barriers to implementing active management policies for housing preservation and expansion of anti-displacement and housing support programs by critically examining existing housing conditions and household data in order to strategically expand financial and staffing capacity for programs where they can have the most impact.

Develop and administer an Accessory Dwelling Unit (ADU) financing and development program to increase construction of detached and internal ADU's as both a housing production and anti-displacement strategy. Provide homeowners with technical assistance including but not limited to site planning, lease agreements, and tenant management support.

Priority: Medium

Expected Benefit: 2025

Since 2021, 43 accessory dwelling units have been constructed in primarily resource-rich neighborhoods in Evanston. This represents a significant number of smaller housing units that are available at attainable rent structures – providing much needed relief to cost burdened renters across the City, and offering increased opportunity for low to moderate income households to

benefit from the same environmental advantages as their higher income peers. Despite this success in resource rich areas, the City acknowledges that barriers exist to expanding construction of ADU's across all geographic areas of the City as well as increasing the percentage of ADU's that are offered for rent. As part of this activity, the City will update its ADU toolkit and resource guide to include updated model plans, and newly established educational resources for first time landlords. Additionally, the City will create a support network and mentorship program for small landlords as well as host bi-annual informational and listening sessions to proactively address concerns and misconceptions about ADU construction, permitting, and rental licensing and inspection procedures.

Additionally, the City will explore removal of more significant barriers to construction of ADU's in low to moderate income areas – a significant housing preservation and production tool that not only increases small scale rental housing options, but creates additional sources of income for homeowners – income that can be reinvested in needed repairs and energy improvements for their homes, and help increase and maintain generational wealth and the ability to age in place for historically underserved populations.

To facilitate this, the City will create two financing mechanisms. First, the City will establish a low interest loan and small grant program for income qualifying individuals to assist with financing of new ADU design and construction. Second, the City will create and administer a tax mitigation pilot fund. This fund will freeze the property tax assessment at the level prior to construction of the ADU for a period of 9 years with the fund financing the difference between pre and post assessment levels. The assessment will increase incrementally over the remaining 3 years of the program, with the owner paying a full property tax burden by year 12. In return, the owner will agree to rent the structure and provide an affordable rent structure for the ADU for the full period of tax subsidy.

Develop, administer and add capacity to anti-displacement programs and funding mechanisms including housing provider mitigation, homeowner retention and supplemental resources to mitigate fee increases, housing rehab and emergency assistance, tenant organizing and right of first refusal programs.

Priority: High

Expected Benefit: 2024

As housing cost burden intensifies for all households across the City, it is critical the City responds with strong tenants rights support and firm financial resources to reduce the impact of rising housing costs and prevent displacement of low and moderate income householders. The City will develop a housing provider mitigation fund that covers the perceived risks and costs associated with renting to individuals with a high rent to income ratio, low credit score, history of eviction or homelessness, or tenants with a housing voucher will increase access to affordable housing for difficult to place individuals and lower rental costs associated with damage. A

mitigation fund that reimburses housing providers for relocation assistance, damages, rent nonpayment, and holds also improves community relations between landlords and tenants. The City will establish housing provider and tenant eligibility and a claims process. The City will contract with a third party community organization to recruit landlords to the program to sign a lease rider and provide technical support to participating landlords as needed to mitigate landlord-tenant issues before they escalate to the need to make a claim.

The City will provide increased support and capacity for tenant organizing, especially as it relates to the Right of First Refusal and Tenant Opportunity to Purchase programs. Evanston will build upon its existing Right of First Refusal provision in its landlord-tenant ordinance by increasing tenants' rights organizations' capacity and establishing funding opportunities for Tenant Opportunity to Purchase programs. The City will contract with a third party community organization to initiate tenant organizing in every rental housing structure containing three or more dwelling units. Tenants of such buildings will then be better prepared to make an offer to purchase their building, should their housing provider put it up for sale, or transfer their right of first refusal to a third party.

The City will build capacity with community organizations to support the legal and financial processes of tenant purchase and provide down payment assistance to tenant associations. This will result in preservation of naturally occurring affordable housing and reduce tenant turnover and displacement. The City will address the imminent risk of displacement among homeowners and renters through expanded administrative and financial capacity of emergency rental, mortgage, and utility assistance, and housing rehabilitation programs. This approach will prevent households from being displaced into homelessness and reduce housing stock turnover. The City will also establish a tax and fee mitigation program for homeowners who would otherwise be priced out of their homes due to rising median housing costs.

Expand the capacity of Evanston's existing land trusts and limited equity partner organizations through additional staff and financial support.

Priority: Medium

Expected Benefit: 2025-2026

Evanston has successfully facilitated the development of fifteen Community Land Trust homes in Evanston as part of a collaborative effort with community organization and housing developer Community Partners for Affordable Housing (CPAH) and Evanston Township High School's (ETHS) Geometry in Construction course since 2007. Homes in the Community Land Trust provide an opportunity for qualified homebuyers to purchase a home they would otherwise be priced out of due to Evanston's increasing housing costs. These affordable homes also provide a critical alternative to larger households who have been priced out of renting due to a lack of rental housing sufficient enough in size to house a larger family. These homes are limited to households earning less than 120% AMI. The City acquires and then donates vacant land to

CPAH, and ETHS constructs and donates the home to CPAH, who then sells the home at approximately 40% of its assessed value to a qualifying household.

The City will expand on these efforts by identifying land to acquire for the purposes of Community Land Trust development, purchasing the land, and providing funding to support increasing CPAH's administrative work.

Develop and administer a property acquisition fund to facilitate strategic and rapid purchase of property capable of leveraging affordable housing production.

Priority: Pressing **Expected Benefit:** 2024

A significant barrier to providing affordable housing, primarily within resource rich neighborhoods across Evanston is the high cost of land, and the subsequent need for a developer to provide market-rate units to provide an adequate rate of return on their investment. To mitigate this, the City will develop a dedicated property acquisition fund in order to allow for strategic and rapid purchase of potential acquisition sites identified through aforementioned survey and documentation activities. Priority will be given to land located near existing publicly held opportunity sites in order to expand housing production potential, near transit stations, and in other areas where land costs are anticipated to increase rapidly. The City will then utilize ownership of these opportunity sites to leverage future affordable housing production through land donation or other agreements. This activity will help leverage more inclusive neighborhoods, and limit patterns of economic segregation.

Create

The following activities create additional transparency in the City's permitting processes and code requirements to streamline entitlement processes for primarily affordable housing production and provide information and technical assistance to homeowners in order to successfully navigate common permit types.

Develop incentives and a streamlined entitlement and permitting process for developments that are primarily affordable.

Priority: Pressing **Expected Benefit:** 2025

The City will work with the contracted consulting firm completing the City's new Comprehensive Plan and Zoning Code to expand the scope of services to include creation of a separate entitlement process or affordable housing overlay for primarily affordable housing production. This will mitigate significant challenges the City has seen for affordable housing developers to build new affordable housing with public financing due to increasing land and construction costs, restrictive zoning regulations, and an unnecessary entitlement process that

disincentivizes housing production, complicates concurrent state and federal tax credit processes, adds significant cost to development, and delays construction timelines.

This activity will seek as-of-right permitting for primarily affordable housing developments – developments which work toward our City Councils primary goal to make Evanston more affordable and to increase affordable housing production across all geographic areas.

Additionally, this activity will provide increased density allowances, flexibility in dimensional standards, eliminate parking minimums, and allow for multi-family and townhouse developments in areas of the City where they are currently not allowed.

Create a step-by-step resource for homeowners for types of common housing rehabilitation and housing production permit types. “Start Here Campaign”.

Priority: Medium

Expected Benefit: 2024

The City will produce a comprehensive online and print resource that provides step-by-step instructions for various types of common housing rehabilitation permit types that promote housing preservation and anti-displacement, as well as common housing production types that promote affordable housing goals including new accessory dwelling units, and efficiency homes. This guide will include a list of definitions, code requirements, department interpretations, sample versions of required documentation, and lists of contractors, architects, engineers, and other design professionals who have successfully completed similar projects across the City. Additionally, it will provide step-by-step instructions for navigating the City’s online permit portal.

What is your geographic scope, and what areas are impacted or prioritized?

Geographic Scope

As a HUD designated priority geography, the geographic scope encompasses the entire City of Evanston with proposed activities intended to benefit low and moderate income households, while providing widespread positive impact.

Areas prioritized for identification of opportunity sites and future public-private partnerships that leverage primarily affordable housing production are within Evanston’s Difficult Development Area (Zip Code 60201), and within the defined transit oriented development areas as well as broader transportation catchment areas defined as a ½ mile radius from regional and mass transit stations. The Metra North Union Pacific line and the Chicago Transit Authority Purple Line runs north/south and bisects the City of Evanston with transit stations at Howard Street, South Boulevard, Main Street, Dempster Street, Davis Street, Foster Street, Noyes Street, and Central

Street – providing access to downtown Evanston, vibrant neighborhood business districts and significant amenities within walking distance including grocery stores, pharmacies, schools, entertainment and shopping, job opportunities, and parks and open space.

Areas prioritized for housing preservation and supportive housing and anti-displacement programs include the City’s three Qualified Census Tracts (Census Tracts 8092, 8093, and 8094.02), areas that represent patterns of racial and neighborhood-level inequity and concentrated health, wealth, and environmental disadvantage.

Who are your key stakeholders and how are you engaging them?

Evanston values the input from members of the public on its plans to remove barriers to affordable housing production and preservation. In addition to consulting with public and private agencies to define community needs and resources to address them, the City encourages participation from all residents, particularly those with unmet housing needs, including low- and moderate-income residents, non-English speaking residents, persons with disabilities, and seniors.

Surveys and focus groups were used to collect input before and during the public comment period regarding community needs from community based organizations, housing developers, civic and business leaders, advocacy and affinity groups, public agencies, and other groups; in addition to members of the public—specifically, youth, Black and Latino residents, low-income households, seniors, and disabled persons. Public participation in the grant application process is expected to result in meaningful conversation and insightful feedback that will further inform and shape the City’s vision and strategies to produce and preserve affordable housing.

Stakeholder Engagement Strategy

The City has conducted a number of significant engagement efforts in the past few years that have identified affordable housing as a major barrier to the quality of life in Evanston. Recent engagement efforts include the Fair Housing Plan (2019), the Evanston Project for the Local Assessment of Needs (EPLAN) (2022) and the City’s Participatory Budgeting campaign (2023) campaign to assemble public participation and decision making in how the City should spend \$3 million in ARPA funding. These previous community outreach efforts and campaigns facilitated partnerships with community based organizations to collect information from special and/or overlooked populations, canvassing public events, hosting roundtables and town halls, and sharing information and updates via email and social media. The utilization of information collected from previous community engagement not only helped to draft the PRO Housing grant applications but also helped to reduce response exhaustion from the public.

More than 100 local and regional stakeholders were identified for their input and as a partner to reach community members most impacted by barriers to affordable housing in the public participation process.

The City crafted digital and in-person means of sharing information about the PRO Housing grant application and Evanston's identified barriers and strategies to more affordable housing production and preservation. Digital content included a dedicated webpage with links to a feedback form, dates and locations to provide in-person feedback and facilitate discussion, and contact information to submit written comments. Digital content also included a flier advertising Evanston's need for civic participation in its PRO Housing grant application to be shared either in hard or soft copy by community stakeholders.

Public Participation strategy

Participation by the public in Evanston's PRO Housing grant application was considered paramount to drafting a proposal to remove barriers to affordable housing production and preservation. Evanston solicited public participation through digital and in-person means. First, community stakeholders were asked to spread information about the need for public participation in the application process with their clientele and to share the link to Evanston's dedicated PRO Housing webpage, where the public could access the feedback form, information about open houses for in-person feedback and dialogue, and contact information to submit written comments. Furthermore, the public received information about how to get involved and provide input in the City's application process through a press release, multiple city newsletters, ward newsletters, and canvassing public facilities and local events.

Engagement Timeline Summary

Date	Activity	Mode	Audience
9/26/23 - 10/4/23	Early stakeholder input	Virtual	Stakeholders
10/3/23 - 10/20/23	Webpage Emails and newsletters Press release	Virtual	All
10/3/23 - 10/20/23	Printed flyers at public facilities and events	In-Person	All
10/5/23	Draft application posted	In-Person and virtual	All
10/5/23 - 10/20/23	Public comment period	In-Person and virtual	All
10/12/23	Two (2) public comment hearings	In-Person and virtual	All
9/26/23 - 10/30/23	Public and stakeholder comments incorporated into application	N/A	NA

Incorporation of Input

Input received from stakeholders is valuable to the development of the City’s application and feedback that warrants a shift in vision or approach will be incorporated into the City’s final application. However, public suggestions of ineligible activities, the City’s capacity to carry out suggested activities, and the impact of scoring may limit the inclusion of ideas gathered from the public comment period.

Continued Outreach

Evanston will maintain its dedicated PRO Housing Grant webpage for the duration of the grant cycle and continue to provide opportunities for feedback on the spending of the grant and implementation of affordable housing production and preservation plans described in its application. These opportunities for feedback will include an online questionnaire and annual roundtable discussions to assess progress.

How does your proposal align with requirements to affirmatively further fair housing?

Commitment to Affirmatively Further Fair Housing

The City of Evanston is committed to affirmatively furthering fair housing by addressing historic inequities, responding to and reflective of lived experiences and community feedback,

prescribing attainable and measurable practices to increase fair housing, and holding staff accountable for efficient and reliable delivery of services. Evanston's economic and racial diversity is core to its culture and history. As such, equity is a key component of the City's current mission to provide the highest quality of life for all residents. Despite this, there is a clear and consistent pattern of racial and neighborhood-level inequity across Evanston's health and quality life of data. While much of Evanston's city-level data indicates a high level of health and wellbeing overall, a deeper look into the data demonstrates that this health and wellbeing is not experienced evenly throughout the community.

There are clear geographic and racial patterns of concentrated health, wealth, and advantage, as well as concentrated disadvantage, disinvestment, and poor health – the lowest of which are in census blocks 8092 and 8093. These conditions are currently perpetuated through a lack of education, advocacy and outreach efforts capable of reversing rampant misconceptions of affordable housing and housing production in general. Additionally, exclusionary land use controls, and a lack of data and collaborative decision making, create significant barriers to housing production and prioritization of limited resource delivery in areas where they can have the most impact and address systemic economic and racial patterns of segregation.

The proposed activities and strategies within this application actively pursue building systems to support economic security, opportunity, and attainable housing choice among low to moderate income residents and to support and strengthen housing and development policies that prioritize protecting existing affordable housing typologies and expanding affordable housing options and capital improvement projects in at-risk neighborhoods and amongst Evanston's geographically concentrated protected classes. Current and proposed expansion of housing support and anti-displacement activities within this application will serve and be actively marketed toward these populations – helping to stabilize existing housing stock and neighborhood fabric, create opportunities for building generational wealth, and provide additional upward mobility and opportunity. Additionally, in an effort to increase a mix of socio-economic strata in currently resource rich areas, the City is proposing to leverage existing transit rich publicly owned opportunity sites for primarily affordable housing development – creating deeply subsidized housing in areas where they can have the most impact on removing barriers to improved health and economic outcomes.

Expected outcomes and assurances that Evanston is meeting its fair housing obligations will be analyzed through a geographic and racial equity focus, stratifying data to more granular levels to explore neighborhood-level and race/ethnicity-level inequities over time. Drilling down to the level of race/ethnicity and geography allows the City to better pinpoint where our proposed activities are being successful as well as where inequities remain so we can adjust our efforts accordingly. Transparency in this work will be afforded through accountable benchmarks and data reporting presented through the City's proposed annual State of Housing Report and

associated bi-annual housing workshops and information/listening sessions within the community.

What are your budget and timeline proposals?

Budget and Timeline Proposal

The activities described within this application will require \$13,674,312 to implement and will be accomplished by June 30, 2028. The HUD Share of these expenses is \$9,935,318. The City of Evanston will contribute approximately \$3,738,995 towards the overall activities, resulting in a 27% match.

The City of Evanston envisions the activities related to data collection, planning, and policy or program development will be completed in the first 36 months. The financing activities will be available to customers within 18 months. Finally, communication and engagement activities would begin immediately and continue throughout the term of the award.

**Exhibit E - Capacity
City of Evanston**

What capacity do you and your partners have?

Our Capacity

The City of Evanston has the capacity necessary to fulfill the obligations of this grant including implementation of the proposed activities, quality assurance and oversight, and reporting measures – creating accountable benchmarks for achieving predicted outcomes.

Lead Entity

This grant application was written by the City's Community Development Department, the lead entity responsible for this grant including its implementation and quality assurance. The Community Development Department's mission is to enhance the character and diversity of Evanston's residential neighborhoods and commercial districts while promoting a healthy environment to make Evanston the most livable city in America. The department is responsible for the administration and execution of all building, inspection, planning, zoning, and historic preservation activities. The department also manages affordable housing initiatives and other related programs funded with federal and local grants targeting low and moderate income residents. The department comprises three divisions, Housing and Grants, Planning and Zoning, and Building and Inspection Services.

Experience and Quality Assurance

The Community Development Department has significant experience managing grants of substantial size and implementing similar activities as those proposed in this application. The Planning and Zoning Division has experience overseeing and managing consultant-led and internal planning assignments and participatory planning and engagement initiatives including the recently initiated Comprehensive Plan and Zoning Code activities, development and adoption of a Preservation Plan and associated survey and documentation efforts in 2023, and past downtown, neighborhood, and corridor plans developed between 2008 and present. The Housing and Grants Division provides detailed oversight, administration, and reporting of its Community Development Block Grant, Home Investment Partnership, and Emergency Solutions Grant funds through annual performance and evaluation reports. Recently, the department has successfully managed administration, oversight, and reporting for \$3 million in CARES act funding (ESG and CDBG), \$18 million in Neighborhood Stabilization Program funding, and \$43 million in ARPA funding. The Housing and Grants Division is afforded greater capacity and oversight through its Housing and Community Development Committee which guides City policy on the use of federal entitlement funds, as well as the Social Services Committee which provides allocation recommendations to ensure addressing systemic inequities is prioritized.

In part due to these past successes, as well as those demonstrated in the past activities narrative, the City of Evanston was recently awarded *What Works Cities Certification*, recognizing exceptional use of data to guide decision-making and oversight and improve residents' lives.

Evanston is the first City in the country with a population under 100,000 to be recognized as part of this program.

The City will utilize its past experience and existing systems and capacity to manage the grant funding and assure timely and quality completion of the proposed activities. Upon award, and a better understanding of which activities have been funded and at what levels, the City will initiate an implementation and quality assurance plan. This plan will create accountable benchmarks for each activity's implementation, assign a lead organization for oversight, as well as identify support roles to be filled by other City departments, divisions, and agencies. A prepared engagement plan for activating resident stakeholders and housing partner organizations and nonprofits will simultaneously create additional capacity and critical review of product delivery to assure it meets the needs of our residents while fulfilling the obligations of the grant.

Legal Authority and Leadership Capacity

The City of Evanston is a Council Manager form of government with a City Manager and City Council comprising nine elected council members and a mayor. The City of Evanston is a home-rule municipality, pursuant to Article VII of the Illinois Constitution of 1970, and has broad authority to implement all of the proposed activities as outlined in Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the “powers and functions of home rule units shall be construed liberally”, was written “with intention that home rule units be given the broadest powers possible” (Scandron v. City of Des Plaines, 153 Ill.2d 164); and Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) granting each municipality the power to establish zoning regulations and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents.

Not only is the City’s leadership committed to advancing affordable housing and progressive housing forward policies, they are actively engaged in conversations, sit on various committees committed to advancement of this work, and engage regularly with their constituents to provide a strategic approach to implementation at a neighborhood scale.

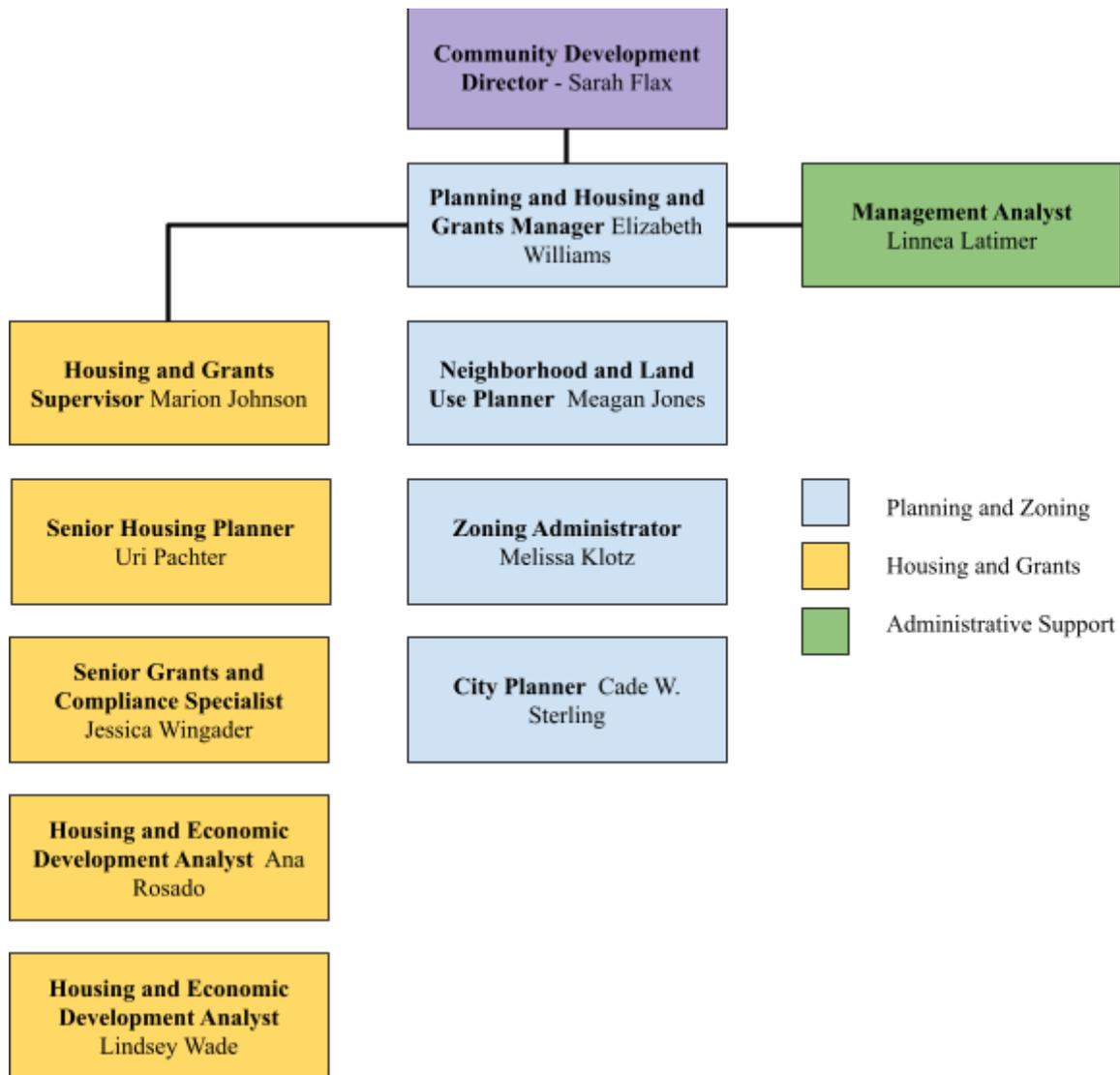
What is your staffing plan?

Staffing Plan

Education, outreach, and advocacy activities will be led by the Planning and Zoning Division with critical support by the Housing and Grants Division and the City’s Communications Division. Survey, documentation, and housing preservation activities will be led by the Planning and Zoning Division with support from the Historic Preservation Office and the City’s Public Works Agency, Health Department, and Information Technology Division. Housing support and

anti-displacement activities will be led by the Housing and Grants Division and be supported by the City’s Health Department.

Organizational Chart of Key Personnel



Full Time Support Staff

The City expects to work interdepartmentally in order to expand capacity, create efficiencies, increase accountability, and generate opportunities for collaboration. Twelve full-time support staff have been identified and will be engaged across the following departments and divisions. Economic Development (1); Law Department (1); Finance and Budget (1); Public Works Agency (2); Sustainability Division (2); Communications Division (2); Health and Human Services (1); Parks and Recreation (1); Police Department (1).

Additional Staff Needs

Three additional full-time staff members are needed to administer the proposed activities expansion of critical anti-displacement and housing support programs as well as work as a liaison between the City and established land trusts and limited equity cooperatives.

Additionally, consultant services are anticipated for survey and documentation activities including creation of the proposed online portal and housing database, creation of an affordable housing pattern book, opportunity site mapping and creation of development scenarios and illustrative renderings, advancing a conservation district approach to housing preservation and associated neighborhood planning, engagement, and design guideline development. Creating a separate entitlement process and incentive program for primarily affordable housing production can be accomplished through a more cost efficient added scope of service between the City and HDR, the contracted consultant leading the Comprehensive Plan and Zoning Code processes.

**Exhibit F - Leverage
City of Evanston**

Are you leveraging other funding or non-financial contributions?

Leverage

The City of Evanston anticipates contributing significant leverage to support the activities outlined in this application.

Staff Time

The proposed activities will be facilitated by existing staff which are predominantly funded by the City's General Fund and Community Development Block Grant (CDBG) allocations. Over the term of the grant, staff will contribute \$1,030,986 toward the overall budget.

Comprehensive Plan & Zoning Code

The City has contracted with HDR Architecture, Inc. and their partners (ZoneCo, McAdams, Morreale Communications, Multilingual Connections, and ViewPro), to develop a new Comprehensive Plan and Zoning Code by April, 2025. The \$750,000 contract seeks to reframe the City's long-range planning document, and use it as a guide to design an entirely new Zoning Code. The plan will reflect an effort that is:

- Modern, flexible, and implementable
- Inclusive with a process generating equitable outcomes
- Genuine - incorporating community-led grassroots ideas balanced with staff and board/commission expertise

In addition, the new zoning code strives to remove barriers to affordable housing in several ways, including:

- Equitable update to density limitations in all districts that allow residential uses to instead focus on appropriate structure bulk and location.
- Review and update Transit Oriented Development (TOD) regulations including extensive multimodal options and best practices related to parking requirements and density requirements to encourage the declining use of the automobile within the community and further alignment with Climate Action and Resilience Plan (CARP) goals.
- Streamline review processes to ensure they are equitable, transparent, and predictable.

Community Development Block Grant (CDBG)

\$1,500,000 (2024-2029) - owner occupied rehab, alley & sidewalk improvements

Affordable Housing Fund

\$1,000,000 (November 2023-June 2028) - acquisition and construction of primarily affordable housing.

**Exhibit G - Long Term Effects
City of Evanston**

What permanent, long-term effects will your proposal have and what outcomes do you expect?

Long Term Effect

Measures of Success

Evanston will judge success through the number of market-rate and affordable housing units produced, leveraging of city-owned opportunity sites for primarily affordable developments, and a demonstrated retention of our most vulnerable populations and existing housing typologies that already meet our progressive housing goals.

Evanston expects to streamline entitlement and permitting processes, drive additional and diverse market-driven attainable housing production, and capitalize on newly created market rate development potential through a stronger Inclusionary Housing Ordinance. To amplify these opportunities and expedite meaningful progress toward our shared housing goals, the City has identified key barriers that must be overcome immediately. These barriers have associated activities, and deliverables that the City does not have the capacity to implement on its own – activities and products that will supercharge our forthcoming planning endeavors and lead to transformative outcomes and opportunities that strengthen Evanston and make for a more vibrant and resilient city.

Future Deliverables

To meaningfully and efficiently advance these initiatives, as well as create opportunities for an immediate impact on our housing needs, including expeditious affordable housing production, the City has increased its education and advocacy efforts in order to better inform its residents about affordable housing needs and opportunities. Additional resources including housing production toolkits and model building types and development scenarios that are compatible with surrounding design vocabularies have been developed and utilized by homeowners, developers and design professionals. An annual State of Housing report, regular information and listening sessions, and periodic housing workshops have generated additional understanding and community-driven support for progressive housing related policies and initiatives. These efforts provide additional opportunities to monitor and create accountable benchmarks for the implementation of short and long-term housing initiatives, advocate for adjusting municipal housing policy when needed and warranted, and work to integrate housing policies and strategies into other City and neighborhood-led planning and land use initiatives.

Deliverables, products, and resources to be developed include:

- Social marketing campaign outreach materials
- Missing Middle Pattern Book and implementation toolkit, *This is Affordable Housing*”

- Informational brochures and pamphlets
- Annual State of Housing report
- Neighborhood planning activities including bi-annual information and listening sessions
- Opportunity site development scenarios and illustrative renderings
- ADU Toolkit and first time/small landlord mentorship program
- Primarily affordable housing entitlement process or zoning overlay
- Start here campaign, a step-by-step resource for homeowners to navigate types of common housing rehabilitation and housing production permit types
- Public/Private Partnership Opportunity Report and additional marketing materials to guide and promote a subsequent RFP for rapid development of opportunity sites for primarily affordable housing projects.
- Property acquisition fund

Additionally, the City continues to lead ongoing survey and documentation efforts, and collaboratively utilizes a single housing inventory across all City Departments. This database has spurred collaborative data driven decisions about future capital planning and infrastructure improvements that prioritize primarily affordable housing production on City and privately owned opportunity sites. This work further improves opportunity for low to moderate income households within historically marginalized, and under-resourced neighborhoods by affording them access to the same environmental benefits as their higher income and resource rich peers.

Deliverables, products, and resources to be developed include:

- Affordable housing online portal/inventory
- Prioritized public and privately owned opportunity site map/GIS layer
- Map/GIS layer of infrastructure needs and capital improvement planning prioritized by impact on advancing affordable housing priorities
- Map/GIS layer of potential conservation districts and thematic resource designations that advance preservation of existing naturally occurring affordable housing.

- Map/GIS layer of potential acquisition sites

Finally, to mitigate potential displacement pressures created through increased market demand for housing production, as well as through increased quality of life and public amenities, the City has adopted a new and more impactful Inclusionary Housing Ordinance, and implemented new, and supplemented existing anti-displacement and housing support programs – creating additional capacity for our partner organizations, and advancing opportunities for home ownership, maintaining generational wealth, and actively managing community fabric and protecting existing naturally occurring affordable housing.

Deliverables, products, and resources to be developed include:

- Anti-displacement fund
- Additional administrative capacity, funding, and informational materials for land trusts and limited equity cooperatives active in Evanston
- ADU tax mitigation fund
- Creation of conservation districts and/or thematic resource designations that protect existing naturally occurring affordable housing

Expected Outcomes

The proposed activities are expected to result in both increased housing production in all geographic areas of the City, provide an accepted expansion of housing choice with diverse and new housing typologies permitted as-of-right, and significantly expand primarily affordable housing opportunities on city-owned opportunity sites in resource rich areas. Additionally, existing naturally occurring affordable housing will be identified, actively managed, and well resourced with expanded housing support and anti-displacement programs – slowing the decline of affordable housing typologies while providing an increased opportunity of home ownership for low to moderate income households. Finally, the City's limited resources will be expanded by putting many of its tax exempt properties located in transit catchment areas into productive use through increased housing production.

This will result in diversification and expansion of the City's tax base and create additional revenue streams that will be prioritized and reinvested to continue to meet the City's housing goals where they can have the biggest impact, reverse historic trends of disparate health and opportunity based on environmental factors, and work to close significant budgetary challenges and facility and infrastructure needs.

This work advances the creation of vibrant neighborhoods that have spirit and attract people to them, places that foster socialization and spontaneous interaction amongst our residents, and those which promote the creation of attainable and largely missing housing typologies which foster a density capable of supporting our schools, city services, and Evanston's rich tapestry of business, art, and industry. Success in this endeavor sets an expectation – that housing matters in Evanston – that the way our City functions and for whom it functions matters, and that our goals surrounding design, arts and culture, preservation, economic development, affordable housing, and sustainability do not have to be mutually exclusive – to the contrary they must be employed holistically to support a lasting sense of place and community.

Evanston believes this can be a model for similarly sized legacy cities that have seen housing production and population growth stifled by exclusionary land use controls – creating a path toward more human-scaled, inclusive, and resilient communities across the Country.

Appendix A - Public Comments
City of Evanston

Summary

Summary of comments received on the published DRAFT Pro Housing Application.

List of Commenters (Name, Organization)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

IL172238 Evanston

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CITY OF EVANSTON

* b. Employer/Taxpayer Identification Number (EIN/TIN):

36-6005870

* c. UEI:

XKVUMP8PBN1

d. Address:

* Street1:

2100 RIDGE AVENUE

Street2:

* City:

EVANSTON

County/Parish:

* State:

IL:Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

60201

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Uri

Middle Name:

* Last Name:

Pachter

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

847-859-7675

Fax Number:

* Email:

upachter@cityofevanston.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant **IL-09**

* b. Program/Project **IL-09**

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: **01/31/2024**

* b. End Date: **09/30/29**

18. Estimated Funding (\$):

* a. Federal **\$12,643,327**
* b. Applicant **\$1,030,986**
* c. State
* d. Local
* e. Other
* f. Program Income
* g. TOTAL **\$13,674,312**

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

**** I AGREE**

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: **LUKE**
Middle Name:
* Last Name: **STOWE**
Suffix:

* Title: **CITY MANAGER**

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: *First Name:
Middle Name:
*Last Name:
Suffix:

*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

*Signature:

Completed Upon Submission to Grants.gov

*Date:

Completed Upon Submission to
Grants.gov

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Applicant/Recipient Information * UEI Number: * Report Type:

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Phone:

2. Employer ID Number (do not include individual social security numbers):

* 3. HUD Program Name:

* 4. Amount of HUD Assistance Requested/Received: \$

5. State the name and location (street address, City and State) of the project or activity:

* Project Name:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

Yes No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

Yes No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

U.S. Department of Housing and Urban Development

Government Agency Address:

* Street1: 451 7th Street S.W.,

Street2:

* City: Washington

County:

* State: DC

* Zip Code: 20410

* Country: United States

* Type of Assistance: CDBG grant

* Amount Requested/Provided: \$ 1,908,010

* Expected Uses of the Funds:

CDBG Housing Rehabilitation and capital/public infrastructure improvements that would facilitate housing production

Department/State/Local Agency Name:

* Government Agency Name:

CITY OF EVANSTON

Government Agency Address:

* Street1: 2100 Ridge Avenue

Street2:

* City: Evanston

County:

* State: IL

* Zip Code: 60201

* Country: United States

* Type of Assistance: City Funds

* Amount Requested/Provided: \$ 1,030,986

* Expected Uses of the Funds:

Develop, supplement, maintain anti-displacement programs and to support and subsidize affordable housing production in Evanston as well as staff costs.

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)

* Unique Entity ID

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

City of Residence

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Certification

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, correct, and accurate.

Warning: If you knowingly make a false statement on this form, you may be subject to criminal and/or civil penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

* Signature:

* Date: (mm/dd/yyyy)

Completed Upon Submission to Grants.gov

Completed Upon Submission to Grants.gov

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 02/28/2025

Review Public Burden Disclosure Statement

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

4. Name and Address of Reporting Entity:
 Prime SubAwardee

* Name: CITY OF EVANSTON
* Street 1: 2100 RIDGE AVENUE Street 2: _____
* City: EVANSTON State: IL Zip: 60201
Congressional District, if known: IL-09

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT	7. * Federal Program Name/Description: Community Development Block Grant- PRO Housing Competition CFDA Number, if applicable: 14.023
---	---

8. Federal Action Number, if known: _____

9. Award Amount, if known: \$ _____

10. a. Name and Address of Lobbying Registrant:

Prefix _____ * First Name: MICHAEL Middle Name: J
* Last Name: HOULIHAN Suffix: _____
* Street 1: 1100 N LAKE SHORE DR Street 2: 17B
* City: CHICAGO State: IL Zip: 60611

b. Individual Performing Services (including address if different from No. 10a)

Prefix _____ * First Name: _____ Middle Name: _____
* Last Name: _____ Suffix: _____
* Street 1: _____ Street 2: _____
* City: _____ State: _____ Zip: _____

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature: Completed on submission to Grants.gov

* Name: Prefix _____ * First Name: LUKE Middle Name: _____
* Last Name: STOWE Suffix: _____

Title: CITY MANAGER Telephone No.: _____ Date: Completed on submission to Grants.gov

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION

CITY OF EVANSTON

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: * First Name: LUKE Middle Name:

* Last Name: STOWE Suffix:

* Title: CITY MANAGER

* SIGNATURE: Completed on submission to Grants.gov

* DATE: Completed on submission to Grants.gov

Grant Application Detailed Budget Worksheet	OMB Approval No. 2501-0017 Expiration: 1/31/2026
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Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	2,948,515.50	21.6%
2 Fringe Benefits	401,596.93	2.9%
3 Travel	0.00	0.0%
4 Equipment	0.00	0.0%
5 Supplies and Materials	100,000.00	0.7%
6 Consultants	1,324,200.00	9.7%
7 Contracts and Sub-Grantees	1,300,000.00	9.5%
8 Construction	7,600,000.00	55.6%
9 Other Direct Costs	0.00	0.0%
10 Indirect Costs	0.00	0.0%
Total:	13,674,312.43	100.0%
Federal Share:	9,935,318	
Match (Expressed as a percentage of the Federal Share):	38%	

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: City of Evanston
Applicant Address: 2100 Ridge Avenue
 Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
1. Personnel (Direct Labor)											
Marketing & Communications, New Staff	9,750	\$43.60	\$425,100	\$425,100							
Senior Planner, New Staff	9,750	\$53.62	\$522,795	\$522,795							
Planner, New Staff	9,750	\$47.51	\$463,223	\$463,223							
Senior Planner			\$408,496		\$136,165	\$272,331					
Planner			\$72,366		\$72,366						
Housing & Econ. Dev. Analyst, L.W.			\$325,493		\$108,498	\$216,995					
Housing & Econ. Dev. Analyst, A. E.			\$299,994		\$69,229	\$230,764					
Planning Manager			\$99,962		\$99,962						
Housing & Grants Supervisor			\$143,619		\$143,619						
Zoning Administrator			\$97,337		\$97,337						
Neighborhood & Landuse Planner			\$90,132		\$90,132						
Total Direct Labor Cost			\$2,948,516								
2. Fringe Benefits											
	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Senior Planner	26.00%	\$408,496.19	\$106,209.01		\$35,048.97	\$71,160					
Planner	26.00%	\$72,366.00	\$18,815.16		\$18,815.16						
Housing & Econ. Dev. Analyst, L.W.	26.00%	\$325,492.50	\$84,628.05		\$27,927.26	\$56,701					
Housing & Econ. Dev. Analyst, A. E.	26.00%	\$299,993.51	\$77,998.31		\$17,939.61	\$60,059					
Planning Manager	26.00%	\$99,961.60	\$25,990.02		\$25,990.02						
Housing & Grants Supervisor	26.00%	\$143,619.42	\$37,341.05		\$37,341.05						
Zoning Administrator	26.00%	\$97,337.17	\$25,307.66		\$25,307.66						
Neighborhood & Landuse Planner	26.00%	\$97,337.17	\$25,307.66		\$25,307.66						
Total Fringe Benefits Cost			\$401,597								
3. Travel											
3a. Transportation - Local Private Vehicle											
	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Trans - Local Private Vehicle											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Evanston
Applicant Address:	2100 Ridge Avenue
	Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)							
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Transportation - Airfare											
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Transportation - Other											
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Per Diem or Subsistence											
Total Travel Cost											
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Equipment Cost											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Evanston
Applicant Address:	2100 Ridge Avenue
	Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)							
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
5a. Consumable Supplies											
Event Incentives	1	\$15,000.00	\$15,000	\$15,000							
Subtotal - Consumable Supplies			\$15,000								
5b. Non-Consumable Materials											
Event Participant Stipend	1	\$50,000.00	\$50,000	\$50,000							
Event Space Rentals	1	\$5,000.00	\$5,000	\$5,000							
Event Child Care	1	\$10,000.00	\$10,000	\$10,000							
Advertising	1	\$5,000.00	\$5,000	\$5,000							
Printing & Mailing	1	\$15,000.00	\$15,000	\$15,000							
Subtotal - Non-Consumable Materials			\$85,000.00								
Total Supplies and Materials Cost			\$100,000.00								
6. Consultants (Type)											
	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Marketing & Communications	291	\$1,200.00	\$349,200	\$349,200							
Planning, Design, Engineering & Architecture	375	\$1,800.00	\$675,000	\$675,000							
Data Collection & Analysis	200	\$1,500.00	\$300,000	\$300,000							
Total Consultants Cost			\$1,324,200								
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Anti-Displacement Support	1	\$500,000.00	\$500,000	\$500,000							

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name: Applicant Address:	City of Evanston
	2100 Ridge Avenue
	Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)							
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Contracts			\$500,000								
7b. Sub-Grantees (List individually)											
Green Homes Evanston	1		\$800,000				\$800,000				
Subtotal - Sub-Grantees			\$800,000								
Total Contracts and Sub-Grantees Cost			\$1,300,000								
8. Construction Costs											
8a. Administrative and legal expenses											
Administrative and legal expenses	1	\$100,000	\$100,000	\$100,000							
Subtotal - Administrative and legal expenses			\$100,000								
8b. Land, structures, rights-of way, appraisal, etc											
Land Acquisition	1	\$2,900,000	\$2,900,000	\$2,900,000							
Subtotal - Land, structures, rights-of way, ...			\$2,900,000								
8c. Relocation expenses and payments											
Relocation expenses and payments	1	\$1,500,000.00	\$1,500,000	\$1,500,000							

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Evanston
Applicant Address:	2100 Ridge Avenue
	Evanston, IL 60201

Category			Detailed Description of Budget (for full grant period)								
Subtotal - Relocation expenses and payments			\$1,500,000								
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Architectural and engineering fees	1	\$500,000.00	\$500,000	\$500,000							
Subtotal - Architectural and engineering fees			\$500,000								
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Other architectural and engineering fees											
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Project inspection fees											
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Site work											
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Demolition and removal											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Evanston
Applicant Address:	2100 Ridge Avenue
	Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)							
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8i. Construction											
Construction	1	\$2,600,000.00	\$2,600,000.00	\$1,600,000		\$1,000,000					
Subtotal - Construction			\$2,600,000.00								
8j. Equipment											
Equipment											
Subtotal - Equipment											
8k. Contingencies											
Contingencies											
Subtotal - Contingencies											
8l. Miscellaneous											
Miscellaneous											
Subtotal - Miscellaneous											
Total Construction Costs			\$7,600,000.00								
9. Other Direct Costs											
Item											

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Applicant Name:	City of Evanston
Applicant Address:	2100 Ridge Avenue
	Evanston, IL 60201

Category				Detailed Description of Budget (for full grant period)								
Total Other Direct Costs												
Subtotal of Direct Costs												
					Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
10. Indirect Costs	Rate	Base	Estimated Cost	HUD Share								
Type												
Total Indirect Costs												
Total Estimated Costs				\$13,674,312.43	\$9,935,318	\$1,030,986	\$1,908,010	\$800,000				

Appendix B -- Certifications

Applicants to the PRO Housing program must use this Appendix to certify their compliance with various requirements. Applicants should complete the certifications relevant to them and submit them with their application. Please note that all applicants must complete the lobbying certification.

PRO HOUSING CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRO Housing application is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with PRO Housing funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Build America, Buy America (BABA) – It will comply with Title IX, Subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRO Housing streamlined public participation requirements found in Section VI.E of the PRO Housing NOFO.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with PRO Housing funds, it has developed its proposal so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The proposal may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRO Housing Certification).
2. Overall Benefit. The aggregate use of PRO Housing funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with PRO Housing funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if PRO Housing funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRO Housing funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRO Housing funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRO Housing funds if the jurisdiction certifies that it lacks PRO Housing funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR parts 50 and 58.

Compliance with Laws -- It will comply with applicable laws.

_____ Signature of Authorized Official _____ CITY MANAGER _____ Title	10/ /2023 _____ Date
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PRO HOUSING CERTIFICATIONS FOR STATE APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the State certifies that:

Affirmatively Further Fair Housing -- The State will affirmatively further fair housing.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a RARAP as required under 24 CFR Part 42 in connection with any activity assisted with funding under either the Community Development Block Grant or HOME programs..

Anti-Lobbying --To the best of the State's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a