

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
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* 3. Date Received: <input type="text"/> Completed by Grants.gov upon submission.	4. Applicant Identifier: <input type="text"/>
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5a. Federal Entity Identifier: <input type="text"/> IL172238 Evanston	5b. Federal Award Identifier: <input type="text"/>
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State Use Only:

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
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8. APPLICANT INFORMATION:

* a. Legal Name: <input type="text"/> CITY OF EVANSTON	
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 36-6005870	* c. UEI: <input type="text"/> XKVUMP8PBN1

d. Address:

* Street1: <input type="text"/> 2100 RIDGE AVENUE
Street2: <input type="text"/>
* City: <input type="text"/> EVANSTON
County/Parish: <input type="text"/>
* State: <input type="text"/> IL: Illinois
Province: <input type="text"/>
* Country: <input type="text"/> USA: UNITED STATES
* Zip / Postal Code: <input type="text"/> 60201-2798

e. Organizational Unit:

Department Name: <input type="text"/> COMMUNITY DEVELOPMENT	Division Name: <input type="text"/> HOUSING AND GRANTS
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f. Name and contact information of person to be contacted on matters involving this application:

Prefix: <input type="text"/> Mr.	* First Name: <input type="text"/> URI
Middle Name: <input type="text"/>	
* Last Name: <input type="text"/> PACHTER	
Suffix: <input type="text"/>	

Title: <input type="text"/> SENIOR HOUSING PLANNER
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Organizational Affiliation: <input type="text"/> CITY OF EVANSTON

* Telephone Number: <input type="text"/> 847-859-7675	Fax Number: <input type="text"/>
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* Email: <input type="text"/> UPACHTER@CITYOFEVANSTON.ORG

Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

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

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.023

CFDA Title:

Community Development Block Grant- PRO Housing Competition

*** 12. Funding Opportunity Number:**

FR-6700-N-98

* Title:

Pathways to Removing Obstacles to Housing (PRO Housing)

13. Competition Identification Number:

FR-6700-N-98

Title:

Pathways to Removing Obstacles to Housing (PRO Housing)

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

Add Attachment

Delete Attachment

View Attachment

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

Pathways to Removing Obstacles to Housing (PRO Housing) Grant application

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

* b. Program/Project

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

Add Attachment

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17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="10,000,000.00"/>
* b. Applicant	<input type="text" value="2,575,025.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="12,575,025.00"/>

*** 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:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

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: \$ 3,438,970

* Expected Uses of the Funds:

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

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: \$ 2,575,025

* Expected Uses of the Funds:

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

Note: Use additional pages if necessary.

Add Attachment

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Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds (continued)

Department/State/Local Agency Name:

Government Agency Name: U.S. Department of the Treasury

Government Agency Address: 1500 Pennsylvania Avenue, NW, Washington, D.C. 20220

Type of Assistance: American Rescue Plan Act

Amount requested/provided: \$3,047,340

Expected Use of Funds: Sustainable housing rehabilitation program, comprehensive zoning code update, affordable housing programs

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)

Luke Stowe

11 / 02 / 2023

**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:

Luke Stowe

*Date:

11 / 02 / 2023

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
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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
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8. Federal Action Number, if known:
9. Award Amount, if known: \$

10. a. Name and Address of Lobbying Registrant:

Prefix: Middle Name: J
* First Name: MICHAEL
* 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: Middle Name:
* First 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: Luke Stowe
* Name: Prefix: Middle Name:
* First Name: LUKE
* Last Name: STOWE Suffix:
Title: CITY MANAGER Telephone No.: Date: 11 / 02 / 2023

Federal Use Only: Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

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: *Luke Stowe*

* DATE: 11 / 02 / 2023

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)	2,948,516	15.5%
2	Fringe Benefits	401,597	2.1%
3	Travel	0	0.0%
4	Equipment	0	0.0%
5	Supplies and Materials	189,482	1.0%
6	Consultants	1,324,400	6.9%
7	Contracts and Sub-Grantees	1,750,000	9.2%
8	Construction	12,447,340	65.3%
9	Other Direct Costs	0	0.0%
10	Indirect Costs	0	0.0%
	Total:	19,061,334	100.0%
	Federal Share:	10,000,000	
	Match (Expressed as a percentage of the Federal Share):	91%	

1. Personnel (Direct Labor)	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Marketing & Communications, New Staff	9,750	\$43.60	\$425,100	\$425,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Planner, New Staff	9,750	\$53.62	\$522,795	\$522,795	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planner, New Staff	9,750	\$47.51	\$463,223	\$463,223	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Planner			\$408,496	\$0	\$136,165	\$272,331	\$0	\$0	\$0	\$0	\$0
Planner			\$72,366	\$0	\$72,366	\$0	\$0	\$0	\$0	\$0	\$0
Housing & Econ. Dev. Analyst A			\$325,493	\$0	\$108,498	\$216,995	\$0	\$0	\$0	\$0	\$0
Housing & Econ. Dev. Analyst B			\$299,994	\$0	\$69,229	\$230,764	\$0	\$0	\$0	\$0	\$0
Planning Manager			\$99,962	\$0	\$99,962	\$0	\$0	\$0	\$0	\$0	\$0
Housing & Grants Supervisor			\$143,619	\$0	\$0	\$143,619	\$0	\$0	\$0	\$0	\$0
Zoning Administrator			\$97,337	\$0	\$97,337	\$0	\$0	\$0	\$0	\$0	\$0
Neighborhood & Landuse Planner			\$90,132	\$0	\$90,132	\$0	\$0	\$0	\$0	\$0	\$0
Total Direct Labor Cost			\$2,948,516	\$1,411,118	\$673,689	\$863,709	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Senior Planner	26.00%	\$408,496	\$106,209	\$0	\$35,049	\$71,160	\$0	\$0	\$0	\$0	\$0
Planner	26.00%	\$72,366	\$18,815	\$0	\$18,815	\$0	\$0	\$0	\$0	\$0	\$0
Housing & Econ. Dev. Analyst A	26.00%	\$325,493	\$84,628	\$0	\$27,927	\$56,701	\$0	\$0	\$0	\$0	\$0
Housing & Econ. Dev. Analyst B	26.00%	\$299,994	\$77,998	\$0	\$17,940	\$60,059	\$0	\$0	\$0	\$0	\$0
Planning Manager	26.00%	\$99,962	\$25,990	\$0	\$25,990	\$0	\$0	\$0	\$0	\$0	\$0
Housing & Grants Supervisor	26.00%	\$143,619	\$37,341	\$0	\$0	\$37,341	\$0	\$0	\$0	\$0	\$0
Zoning Administrator	26.00%	\$97,337	\$25,308	\$0	\$25,308	\$0	\$0	\$0	\$0	\$0	\$0
Neighborhood & Landuse Planner	26.00%	\$97,337	\$25,308	\$0	\$25,308	\$0	\$0	\$0	\$0	\$0	\$0
Total Fringe Benefits Cost			\$401,597	\$0	\$176,336	\$225,261	\$0	\$0	\$0	\$0	\$0
3. Travel											
3a. Transportation - Local Private Vehicle	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Subtotal - Trans - Local Private Vehicle			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income

Subtotal - Transportation - Airfare				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
3c. Transportation - Other											
Subtotal - Transportation - Other			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Subtotal - Per Diem or Subsistence			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Travel Cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Total Equipment Cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Event Supplies	1	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Consumable Supplies			\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Event Participant Stipend	1	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Event Space Rentals	1	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Event Child Care	1	\$12,500	\$12,500	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	1	\$7,500	\$7,500	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Printing & Mailing	1	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Artists & Photography	1	\$84,482	\$84,482	\$84,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Non-Consumable Materials			\$174,482	\$174,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Supplies and Materials Cost			\$189,482	\$189,482	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Marketing & Communications	167	\$1,200	\$200,400	\$200,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning, Design, Engineering & Architecture	55	\$1,800	\$99,000	\$99,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Data Collection & Analysis	100	\$1,500	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Putting Assets to Work			\$125,000	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0
Comprehensive Plan/Zoning Code			\$750,000	\$0	\$0	\$0	\$750,000	\$0	\$0	\$0	\$0
Total Consultants Cost			\$1,324,400	\$449,400	\$125,000	\$0	\$750,000	\$0	\$0	\$0	\$0
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Subtotal - Contracts			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
One-Stop Shop Housing Retrofit Program	1	\$800,000	\$800,000	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0
CPAH - Housing Rehab Support	1	\$350,000	\$350,000	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0
MTO - Tenant Assistance	1	\$250,000	\$250,000	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0
CPAH - Inclusionary Housing Wait List	1	\$350,000	\$350,000	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Sub-Grantees			\$1,750,000	\$0	\$600,000	\$350,000	\$800,000	\$0	\$0	\$0	\$0
Total Contracts and Sub-Grantees Cost			\$1,750,000	\$0	\$600,000	\$350,000	\$800,000	\$0	\$0	\$0	\$0
8. Construction Costs											
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Administrative and Legal Expenses	1	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Administrative and legal expenses			\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Land Acquisition	1	\$3,000,000	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Land, structures, rights-of way, ...			\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Relocation Expenses and Payments	1	\$2,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Subsidy and Refugee Housing			\$1,497,340	\$0	\$0	\$0	\$1,497,340	\$0	\$0	\$0	\$0
Subtotal - Relocation expenses and payments			\$3,497,340	\$2,000,000	\$0	\$0	\$1,497,340	\$0	\$0	\$0	\$0
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Architectural and Engineering Fees	1	\$275,000	\$275,000	\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Architectural and engineering fees			\$275,000	\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8e. Other architectural and engineering fee	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Subtotal - Other architectural and engineering fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Subtotal - Project inspection fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
Site work	1		\$375,000	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Site work			\$375,000	\$375,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	StateShare	Local/Tribal Share	Other	Program Income
8h. Demolition and removal											
Demolition and removal	1		\$450,000	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Demolition and removal			\$450,000	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8i. Construction											
Construction	1	\$4,750,000	\$4,750,000	\$1,750,000	\$1,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0
Subtotal - Construction			\$4,750,000	\$1,750,000	\$1,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0
8j. Equipment											
Subtotal - Equipment			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8k. Contingencies											
Subtotal - Contingencies			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8l. Miscellaneous											
Subtotal - Miscellaneous			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			\$12,447,340	\$7,950,000	\$1,000,000	\$2,000,000	\$1,497,340	\$0	\$0	\$0	\$0
9. Other Direct Costs											
Item											

Total Other Direct Costs			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal of Direct Costs			\$19,061,334	\$10,000,000	\$2,575,025	\$3,438,970	\$3,047,340	\$0	\$0	\$0	\$0	\$0
10. Indirect Costs	Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Type												
Total Indirect Costs			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimated Costs			\$19,061,334	\$10,000,000	\$2,575,025	\$3,438,970	\$3,047,340	\$0	\$0	\$0	\$0	\$0

**Certifications
City of Evanston**

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.

Luke Stowe

10/ /2023 11 / 02 / 2023

Signature of Authorized Official

Date

CITY MANAGER

Title

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

Attachment A
City of Evanston

Summary

During the FY 23 PRO Housing Public Comment Period, the City of Evanston received 175 comments on the published draft application in the following formats:

- PRO Housing Feedback Form: 164
- Email: 10 (including 2 attachments)
- Draft Application Markup: 1

The comments and accompanying names and organizations, if applicable, are included below.

PRO Housing Feedback: Community Member

The City of Evanston is preparing to submit an application for PRO Housing, a federal grant of up to **\$10 million to reduce barriers to affordable housing.**

The City proposes to address four barriers to housing production and preservation through four corresponding strategies.

- **What do you think?**
- **What's important to you?**
- **Anything missing?**

Let us know below! It should take less than 5 minutes.

Public feedback ends October 20.

1. The City of Evanston should prioritize addressing these four barriers to affordable housing:

BARRIERS to Evanston Affordability

MISUNDERSTANDINGS

- What is affordable housing?
- Who lives in affordable homes?
- How does it benefit everyone?

INSUFFICIENT DATA

- What is most needed now?
- What will be needed soon?
- Where are opportunity sites?

UNDERRESOURCED

- Limited funds = limited impact
- Status quo > innovation
- Silos > collaboration

COMPLEX PROCESSES

- Create unnecessary hurdles
- Discourage housing rehab
- Delay new housing construction

Mark only one oval.

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

2. The City of Evanston should prioritize investing in these four strategies to reduce barriers to affordable housing:

STRATEGIES to Reduce Barriers

FACILITATE

- Community conversations
- Neighborhood planning
- Local and regional partnerships

IDENTIFY

- Specific housing needs
- Most impactful solutions
- Opportunity sites

FUND

- Anti-displacement initiatives
- New housing construction
- Infrastructure upgrades

CREATE

- Streamlined review processes
- Housing incentives
- Accessible how-to resources

Mark only one oval.

- Strongly agree
- Somewhat agree
- Neither agree or disagree
- Somewhat disagree
- Strongly disagree

3. The most important barrier to affordable housing that the City of Evanston should address is:

Mark only one oval.

MISUNDERSTANDINGS

- What is affordable housing?
- Who lives in affordable homes?
- How does it benefit everyone?

Misunderstandings

INSUFFICIENT DATA

- What is most needed now?
- What will be needed soon?
- Where are opportunity sites?

Insufficient Data

UNDERRESOURCED

- Limited funds = limited impact
- Status quo > innovation
- Silos > collaboration

Underresourced

COMPLEX PROCESSES

- Create unnecessary hurdles
- Discourage housing rehab
- Delay new housing construction

Complex Processes

Other: _____

4. The most important strategy to reduce barriers to affordable housing that the City of Evanston should pursue is:

Mark only one oval.

FACILITATE

- Community conversations
- Neighborhood planning
- Local and regional partnerships

Facilitate

IDENTIFY

- Specific housing needs
- Most impactful solutions
- Opportunity sites

Identify

FUND

- Anti-displacement initiatives
- New housing construction
- Infrastructure upgrades

Fund

CREATE

- Streamlined review processes
- Housing incentives
- Accessible how-to resources

Create

Other: _____

5. Anything else you'd like to share about barriers to affordable housing in Evanston?

Answering a couple more questions will help the City of Evanston track our engagement, identify gaps in input and improve our process in the future.

6. Housing Status

Check all that apply.

- I rent my home
- I own my home
- I am homeless / doubled-up
- I am a housing provider (landlord)
- Other: _____

7. Age

Mark only one oval.

- Under 25
- 25 - 44
- 45 - 64
- 65 - 84
- 85+

8. **I primarily live, work, or play in the:**

Mark only one oval.

- 1st Ward
- 2nd Ward
- 3rd Ward
- 4th Ward
- 5th Ward
- 6th Ward
- 7th Ward
- 8th Ward
- 9th Ward
- I'm not sure

9. **Race / Ethnicity**

Check all that apply.

- American Indian / Alaskan Native
- Asian
- Black
- Hispanic / Latino
- Native Hawaiian / Pacific Islander
- White
- Other Race / Ethnicity

10. **Name**

11. **I want to stay informed about housing initiatives in Evanston at this email address:**

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
A Monter	Somewhat agree	Strongly agree	Misunderstandings	Fund
Adina Kleiman	Strongly agree	Strongly agree	Complex Processes	Create
Albert Green	Strongly disagree	Strongly disagree	STOP THE PROCESS! It took me 30 freaking years of hard work to afford to live here.	Take care of issues that are affecting quality of life for the people who you want to fund the giveaway
Amanda	Somewhat agree	Somewhat agree	Complex Processes	Fund
Amy Baldwin	Strongly agree	Somewhat agree	Underresourced	Fund
Ann Hunwick	Strongly agree	Strongly agree	Insufficient Data	Identify
Ann Stoner	Somewhat agree	Somewhat agree	Should not be vouchers to landlords. Should be cash to the people	"Incentives" should not to be landlords
Ann Weatherhead	Strongly agree	Strongly agree	Underresourced	Create
Anna Speicher	Strongly agree	Strongly agree	Underresourced	Identify
Ashlee Miller-Berry	Somewhat agree	Somewhat agree	Underresourced	Create
Becky Heydemann	Somewhat agree	Somewhat agree	Underresourced	Identify
Birch Burghardt	Somewhat agree	Strongly agree	Underresourced	Identify
Bruce Baumberger	Strongly agree	Strongly agree	Misunderstandings	Identify
Bruce Nesvig	Strongly agree	Strongly agree	Insufficient Data	Identify
Bruce Soboroff		Strongly disagree	MONEY!	Subsidize existing housing.
Catherine Lott	Somewhat agree	Strongly agree	Underresourced	Fund
Chelsea Sherlock	Strongly agree	Strongly agree	Complex Processes	Create
Chris	Strongly agree	Somewhat agree	Underresourced	Fund
Cindy Bush	Strongly agree	Somewhat agree	Underresourced	Fund
Colette Allen	Neither agree or disagree	Somewhat agree	Misunderstandings	Identify
Craig Jakobsen	Strongly agree	Strongly agree	Complex Processes	Create
Daci Jett	Strongly agree	Strongly agree	Letting developers pay to avoid providing affordable housing. I think the city should build affordable housing near the trains.	A PSA about how white collar people also need affordable housing, to counter the fear that affordable housing means ghetto.
David Besanko	Neither agree or disagree	Strongly agree	Underresourced	Fund
Dinsmore	Somewhat disagree	Somewhat agree	Underresourced	Fund
Dr Wonderlich	Somewhat disagree	Somewhat agree	Complex Processes	Facilitate
Ellen Samberg	Somewhat disagree	Strongly disagree	Misunderstandings	Facilitate
Evanston Development Corp	Strongly disagree	Strongly agree	Complex Processes	Identify
Frank Hill	Strongly agree	Strongly agree	Underresourced	Fund
George Tebbetts	Strongly agree	Somewhat agree	Complex Processes	Create
Grace Carmichael	Strongly agree	Strongly agree	Underresourced	Fund
Greg Seeger		Strongly disagree		
Gregory Primosch	Strongly agree	Strongly agree	Complex Processes	Create
Harvine Brown	Strongly agree	Strongly agree	Complex Processes	Create

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
Heather Conway Sommers	Strongly agree	Strongly agree	Underresourced	Identify
Jamie Thome	Neither agree or disagree	Somewhat agree	Misunderstandings	Fund
Jane	Strongly agree	Strongly agree	Misunderstandings	Facilitate
Jane Lupton	Somewhat disagree	Somewhat agree	Affordability and high taxes	Fund
Janet Alexander Davis	Strongly agree	Strongly agree	Underresourced	Create
Jeff andersen	Strongly disagree	Somewhat agree	Complex Processes	Identify
Jenny Calero	Somewhat agree	Strongly agree	Complex Processes	Facilitate
Jill Graham	Somewhat agree	Strongly agree	single-family residential zoning with minimum lot sizes in wards with no affordable homes	Update zoning to facilitate scattered-site mixed-income housing
Jill Skwerski	Strongly agree	Strongly agree	Underresourced	Fund
Jillana Enteen	Strongly agree	Strongly agree	Underresourced	Fund
Jim Slingo	Somewhat agree	Neither agree or disagree	Underresourced	Fund
Joan Linsenmeier	Strongly agree	Strongly agree	Complex Processes	Fund
Jodie Eason	Strongly agree	Strongly agree	Underresourced	Fund
Joi-Anissa Russell	Strongly agree	Strongly agree	Insufficient Data	Identify
Jori Kovarsky	Strongly agree	Strongly agree	Underresourced	Fund
Kathy Hayes	Strongly agree	Strongly agree	Underresourced	Identify
Kathy Thomas	Strongly agree	Somewhat agree	Complex Processes	
Kelly Marcelle	Strongly agree	Strongly agree	Underresourced	Identify
Kim Perutz	Strongly disagree	Strongly agree	Underresourced	Fund
Koren Vanzo	Somewhat agree	Somewhat agree	Complex Processes	Identify
Kristen	Somewhat disagree	Strongly agree	Underresourced	Fund
Leah Hungerford	Strongly agree	Strongly agree	Misunderstandings	Identify
Linda Kruhmin	Strongly agree	Strongly agree	Complex Processes	Fund
Lonnie Dunlap	Strongly agree	Strongly agree	Underresourced	Identify
M. A.	Somewhat agree	Somewhat disagree		Facilitate
Mara Jauntirans	Strongly agree	Somewhat agree	Complex Processes	Fund
Mark Karlin	Strongly agree	Strongly agree	Underresourced	Create
Mary and Daniel Cornell	Strongly agree	Strongly agree	Underresourced	Fund
mary laney	Strongly disagree	Strongly disagree	Complex Processes	Facilitate
Megan McClung	Somewhat agree	Somewhat agree	Insufficient Data	Facilitate
Meghan Shea	Strongly agree	Strongly agree	Underresourced	Fund
Michele Hays	Somewhat disagree	Somewhat disagree	Underresourced	Fund
Nell funk	Strongly agree	Somewhat agree	Misunderstandings	Facilitate
Patricia Kay	Somewhat disagree	Somewhat disagree		
Patrick Briody	Strongly agree	Strongly agree	Misunderstandings	Facilitate

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
Peter Hague	Somewhat disagree	Strongly disagree	An open discussion as to the need for subsidized housing.	
Phyllis Nickel	Strongly agree	Strongly agree	Complex Processes	Create
Richard Kata	Neither agree or disagree	Neither agree or disagree	Misunderstandings	Identify
Ron Clewer Gorman & Company	Strongly agree	Strongly agree	Misunderstandings	Identify
Ruth Zekowski	Strongly agree	Strongly agree	Insufficient Data	Identify
S	Strongly agree	Strongly agree	Complex Processes	Create
SANTANA HOUSEHOLD	Strongly agree	Strongly agree	Underresourced	Create
Serena Bernstein	Strongly agree	Somewhat agree	Insufficient Data	Fund
Shannon Pritchard	Strongly agree	Strongly agree	Underresourced	Fund
shirley adams	Strongly agree	Strongly agree	Insufficient Data	Fund
Silvia Rodriguez	Somewhat disagree	Somewhat agree	Underresourced	Fund
Siobhan Donati	Somewhat agree	Strongly agree	Complex Processes	Create
Siobhan Drummond	Somewhat agree	Somewhat agree	Insufficient Data	Fund
Siobhan Moffitt	Somewhat agree	Somewhat agree	Underresourced	Fund
Susan Brown	Neither agree or disagree	Somewhat agree	Misunderstandings	Create
Teresa Cortas	Somewhat agree	Somewhat agree	Underresourced	Identify
Thomas Hempel	Strongly disagree	Somewhat disagree	Insufficient Data	Reduce Tax Payers Taxes
Toni Rey	Strongly agree	Strongly agree	Underresourced	Fund
Trisha Connolly	Somewhat agree	Somewhat agree	Insufficient Data	Fund
William White	Somewhat agree	Strongly agree	Underresourced	Fund
	Strongly agree	Somewhat agree	Misunderstandings	Create
			Underresourced	Fund
	Somewhat agree	Somewhat agree	Complex Processes	Fund
	Somewhat agree	Somewhat agree	Underresourced	Elder housing
	Somewhat disagree	Somewhat disagree	Complex Processes	Create
	Somewhat agree	Somewhat agree	Insufficient Data	Identify
	Neither agree or disagree	Neither agree or disagree	Misunderstandings	Identify
	Strongly disagree	Strongly agree	Complex Processes	Fund
	Strongly agree	Strongly agree	Complex Processes	Fund
	Strongly agree	Strongly agree	Underresourced	Fund
	Strongly agree	Strongly agree	Complex Processes	Create
	Neither agree or disagree	Strongly agree	Insufficient Data	Fund
	Neither agree or disagree	Somewhat agree	Underresourced	Fund
	Strongly disagree	Strongly disagree	There are no barriers to affordable housing. You are inventing a crisis that doesn't exist.	Spend the money elsewhere, like beefing up the police department.

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
	Neither agree or disagree	Strongly agree	Complex Processes	Create
	Somewhat disagree	Strongly disagree		Facilitate
			concentration of affordable housing in several neighborhoods. Poor distribution of housing throughout the city.	Fund
	Strongly agree	Strongly agree	Underresourced	Create
	Strongly agree	Strongly agree	Underresourced	Identify
	Strongly agree	Somewhat agree	Misunderstandings	Identify
	Strongly agree	Strongly agree	Misunderstandings	Facilitate
	Somewhat agree	Strongly agree	Complex Processes	Fund
	Strongly agree	Strongly agree	Underresourced	Fund
	Strongly disagree	Somewhat agree	Insufficient Data	Create
	Strongly agree	Strongly agree	Underresourced	Identify
	Neither agree or disagree	Somewhat agree	Insufficient Data	Finding locations for affordable housing; with all the high rise development in downtown Evanston and the increase in property values and taxes for individual properties, there's no place to put affordable housing. Unless the City is designating some of the current new downtown apartment/condo buildings as affordable housing, which I doubt.
	Strongly agree	Strongly agree	Underresourced	Fund
	Somewhat agree	Neither agree or disagree	Insufficient Data	Identify
	Neither agree or disagree	Neither agree or disagree		
	Somewhat disagree	Neither agree or disagree	Misunderstandings	Facilitate
	Somewhat agree	Strongly agree	Misunderstandings	Fund
	Strongly agree	Somewhat agree	Complex Processes	Fund
	Somewhat disagree	Somewhat disagree	Complex Processes	Identify
	Strongly agree	Strongly agree	Misunderstandings	Identify
	Somewhat agree	Somewhat agree	Underresourced	Identify
	Somewhat agree	Somewhat agree	Misunderstandings	Identify
	Strongly agree	Strongly agree	Underresourced	Identify
		Strongly agree	Underresourced	Identify
			Underresourced	Fund
	Neither agree or disagree	Neither agree or disagree	Misunderstandings	Fund
	Strongly agree	Strongly agree	Insufficient Data	Fund
	Strongly agree	Strongly agree	Complex Processes	Fund
	Somewhat agree	Strongly agree	Fund rent subsidies for current residents facing greatly increased rent costs.	anti-displacement initiatives for ward 5 and other residents facing skyrocketing rent

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
	Somewhat agree	Somewhat agree	Underresourced	Fund
	Strongly agree	Strongly agree	Complex Processes	Create
	Strongly agree	Strongly agree	Complex Processes	Assistance with applications
	Somewhat agree	Strongly agree	Complex Processes	Create
	Strongly agree	Strongly agree	Complex Processes	Fund
	Strongly agree	Strongly agree	Underresourced	Identify
	Somewhat agree	Strongly agree	Complex Processes	Create
	Somewhat disagree	Somewhat disagree	Underresourced	Revisit the definition of affordable housing in an era when much of housing is unaffordable for those below a certain income threshold. New initiatives that expand beyond a charity model to address deep-seated inequities in housing access.
	Somewhat agree	Strongly agree	Insufficient Data	Identify
	Somewhat agree	Somewhat disagree	Underresourced	We need to revisit the Why! Sell the value proposition to the citizens of Evanston. How will this affect quality of life for existing residents. Taxes?
	Strongly disagree	Strongly disagree		
	Neither agree or disagree	Somewhat disagree	Unnecessary need	End ridiculous reparations and stop punishing hard working Evanston residents with low income housing
	Somewhat agree	Neither agree or disagree	Insufficient Data	Identify
	Somewhat agree	Somewhat agree	Complex Processes	Fund
	Somewhat agree	Strongly agree	Underresourced	Identify
	Neither agree or disagree	Strongly agree	Housing supply	Identify
	Strongly disagree	Strongly disagree	Renters pay a higher effective tax (as a percent of value) than owner-occupants. If renters received the same exemption as homeowners, their housing cost would drop by about \$75/mo.	To the extent funds permit, renters should receive a payment from the City to compensate for the homeowner tax exemption that they don't receive.
	Somewhat agree	Somewhat agree	Insufficient Data	Facilitate
	Strongly agree	Strongly agree	Underresourced	Fund
	Strongly agree	Strongly agree	Underresourced	Fund
	Somewhat disagree	Strongly disagree	Insufficient Data	Identify
	Strongly agree	Strongly agree	Underresourced	Identify
	Strongly agree	Strongly agree	Complex Processes	Fund
	Strongly agree	Strongly agree	Complex Processes	Fund
	Somewhat disagree	Somewhat agree	Insufficient Data	Identify
	Strongly agree	Strongly agree	Underresourced	Create

Name/Organization	The City of Evanston should prioritize addressing these four <u>barriers</u> to affordable housing:	The City of Evanston should prioritize investing in these four <u>strategies</u> to reduce barriers to affordable housing:	The most important <u>barrier</u> to affordable housing that the City of Evanston should address is:	The most important <u>strategy</u> to reduce barriers to affordable housing that the City of Evanston should pursue is:
	Neither agree or disagree	Somewhat agree	Misunderstandings	Facilitate
	Neither agree or disagree	Somewhat agree	Misunderstandings	Fund
	Strongly agree	Somewhat agree	Underresourced	Fund
	Strongly agree	Strongly agree	Complex Processes	Create
	Somewhat agree	Strongly agree	Insufficient Data	Identify
	Somewhat agree	Somewhat agree	Complex Processes	Fund
	Strongly disagree	Strongly disagree	police	defund the police

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
Adina Kleiman	The need is very great
Albert Green	I want to live on the Upper West Side in NYC. Should I demand that NYC UWS provide me affordable housing? It's life, it's not always fair. Quit asking me to fund people WANTING not needing to live in Evanston.
Amanda	<p>Evanston is pushing a huge amount of people out with the lack of affordable places to live both buying and renting. If anyone wants to live near any of the CTA or metra stops (5 minute walk), there are basically no apartments under \$2500/month. Some people are lucky to be afford that monthly cost, but a lot of us can't.</p> <p>And forget about buying a house here. There's barely any condos under \$200k, let alone houses or townhomes. The condos that I've seen that are affordable, have a ridiculous monthly HOA. Then tack on Evanston property taxes, and it's completely unaffordable.</p> <p>You need to invest in actual affordable places to rent and buy. AND an apartment that has rents for \$2000/month is NOT affordable.</p> <p>If there's grants for individuals, I don't think there should be a major stipulation on someone's income. For example, someone that earns \$85,000/year might be considered above median income on paper. When you start to factor in student loan payments, and inflation, their net income is limited.</p>
Ann Hunwick	Make sure that affordable housing is affordable and that participants are current evanston residents and not imported from the city
Ann Stoner	Focus on how creating housing for everyone in Evanston benefits everyone including higher income homeowners
Ashlee Miller-Berry	Not having a housing authority to manage resources.
Birch Burghardt	Although I chose only one each as the most important "barrier" and "strategy" it is clear that everything listed was also very important. I'm grateful that these questions are being asked.
Bruce Nesvig	We should not charge off to get funding before creating a consensus that we have fully identified the specific housing needs that will serve the Evanston community. Only then should there be further discussion.
Bruce Soboroff	Force all these new apartment buildings being built downtown to accept a designated number of subsidized residents who otherwise could not afford to pay the ridiculously high rents these buildings charge.
Catherine Lott	I believe ownership for low-income residents is vital. We cannot solve problems that rely on the profitability of rental units. Owning real estate improves outcomes today and for generations to come.
Chris	An additional issue is the ticketing system in Evanston which creates revenue by charging extortionate prices for minor violations. These tickets disproportionately target and effect the poorer citizens while they also never see the benefit of these funds
Colette Allen	The strategy question was difficult. I think all of them are important.
Craig Jakobsen	The local neighbors community should have LESS control over where affordable housing goes. Evanstonians are generally in favor of affordable housing, we shouldn't allow neighbors to block affordable housing on their block/in their community.
Daci Jett	<p>Property taxes are too high. That plays into how much housing costs.</p> <p>Have architects design affordable housing that makes residents feel safe, peaceful, inspired, and part of a community. It has to be nice for people. Architecture goes a long way toward shaping a person's mood and outlook.</p>

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
David Besanko	Affordable housing should be *the* priority for the current administration in Evanston. As a community we need to remove restrictions that impede the supply of housing, particularly for those with low incomes. We need an attitude of YIMBY (yes in my backyard) rather than NIMBY. At the same time, we must provide financial assistance to those who struggle to be able to afford housing.
Dr Wonderlich	Evanston is finite space and not penalizing people in affordable housing by increasing their rent when their income increases, thereby creating an unending cycle of needing help.
Ellen Samberg	There's some sort of section8 or section 8 type housing in the building next to mine. The people who take these apartments are frequently, loud, messy, and unpleasant. If Evanston wants more of these types of people, at least have rules that make it easy for them to be forced to leave... or the people who live here now and make Evanston a pleasant place to live will leave.
Evanston Development Corp	Understand criteria in selection and funding. How will you ensure funds will be used as intended?
George Tebbetts	Perhaps one barrier to more *housing* in Evanston is community involvement. Many in the community seem to be opposed to any new housing near (or even far from) their home. More *housing* will make housing more affordable in Evanston. Increasing the stock of housing in desirable areas (along transit) by continuing to remove zoning restrictions will reduce the housing cost in Evanston.
Harvine Brown	Make developers more accountable and not just set aside few affordable units available it should be all units
Heather Conway Sommers	Too much luxury and high priced development in Evanston that creates economic, cultural and social segregation.
Jane	Developers tend to only to build upscale units without even thinking about affordable units!
Jane Lupton	Please focus on larger properties for young families, who are completely priced out of Evanston. One bedroom apartments do nothing to help build capacity for families.
Janet Alexander Davis	Make it a priority as we are losing the folks we need o be able to say we are a diverse community. That can't be said if low income brown and black citizens no long can afford to live here and that's exactly what's been happening for years.
Jeff andersen	Throwing money at the problems solves nothing. Specific Root causes must be addressed or researched by the city beforehand. We can't put the cart before the horse.
Jenny Calero	Educating the community about what types of affordable housing exists (difference between public housing, rental assistance units and "section 8", vouchers, etc, maybe even LIHTC units). There is "misunderstanding" as stated in the barriers section and it leads to pushback of new housing developments.
Jill Graham	Evanston's original Climate Action Plan (2005) established the goal of creating a municipal housing stock (through public policies and incentives to developers) in terms of affordability that matched the incomes earned by all those who are employed in Evanston, all to minimize commuting to work (and the pollution it causes). Anyone working for a public or private employer in Evanston should have the option (in terms of housing that is affordable, given the income they earn at their job) to live near their workplace, and have their family benefit from all that Evanston has to offer.
Jill Skwerski	Without money for the creation of new affordable units, COE will have little to no impact on moving the needle.

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
Jim Slingo	Affordable housing should absolutely be for all ages no more senior only housing, It should be almost exclusively 3 units or less per lot (except in Downtown Evanston), it should be allowed in all areas, it should be primarily for African Americans and their generations (as addressed by reparations) + some Latinx, It should include SRO's to house the homeless who are from Evanston and have documentation to prove it at very low rent or free for those unable to work full time for a limited period, please not so many units in one area (apartments/ condos) so that there would be any parking restrictions for any neighborhood where it is built) include plenty of parking on the sites where it is built. Ideal example: convert a single family home to a 2 unit + a coach house/ per lot and no more or 3 unit maximum/ lot, except downtown.
Joan Linsenmeier	Several groups, including the city, are involved in issues related to housing in Evanston. Better collaboration/coordination around a broader city housing plan could be helpful. Also, I found answering some questions challenging. For example, the strategies I see as most important fall into more than one of the four broad categories.
Jodie Eason	Our vibrant community needs members across all demographics. As a homeowner, I strongly support increased affordable housing. Housing is a human right and I hope we work towards ensuring all our neighbors have access to safe, secure homes.
Kathy Hayes	understanding and creating anti displacement initiatives would assist the city in understanding and providing services in a balanced range to Evanston residents.
Kathy Thomas	Build affordable housing in every neighborhood
Kelly Marcelle	It's important ALL wards address barriers to affordable housing. The 7th Ward needs to take an active role in this.
Koren Vanzo	Preventing developer rebuilds in SW Evanston who resell for \$1 million! Impacts everyone's assessments. Prevents seniors to age-in-place, singles to own a home and young families to buy affordable homes to benefit from good schools. Stop this gentrification. Instead enact a control of some sort to give these three groups a chance to live in this little hamlet of Evanston.
Kristen	This survey is a bit confusing in its formatting. The single biggest barrier to affordable housing is its absence. You can do all the research, conversations, planning, barrier removal you want but if there is no affordable inventory it doesn't matter. What is missing from this list is rent control
Leah Hungerford	I would like to see more targeted solutions for survivors of gender-based violence.
M. A.	Taxes are a main problem in Evanston pushing many long time homeowners out. New people come in and buy these modest homes and turn them into huge homes with additions. The modest homes disappear. Our city managers keep thinking of more and projects that end up costing the taxpayers too much.
Mara Jauntirans	The council and various committees bend to too much back and forth from people opposed to affordable housing initiatives, which makes approvals drag on and the process more expensive. All wards should plan for affordable housing but proximity to public transportation should be prioritized.
Mark Karlin	A recognition of and commitment to supplying more affordable housing in a diverse community.
mary laney	Do not destroy Evanston neighborhoods by turning the suburb homes into apartments.
Megan McClung	Maintaining positive landlord-tenant relationships is a requirement to reducing barriers for displacement. More resources are needed to help individuals who fall behind in rent because of health or lost wages.

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
Meghan Shea	Thank you for recognizing this as an issue and beginning a plan for addressing this.
Michele Hays	<p>Much of the above language implies that lack of affordable housing is accidental or a misunderstanding instead of systems working as intended to deliberately exclude people, especially people of color. More aggressive language and accountability is needed in this campaign for it to work.</p> <p>If you keep saying that the problem is a "misunderstanding" and not a flagrant lack of accountability for people in power, nothing will change.</p>
Patricia Kay	The real estate taxes in Evanston is insane. Comparable to most places in the US, Evanston is way out of line
Peter Hague	I am unconvinced that "affordable housing" is really an issue in Evanston. Housing here is not and has never been really affordable due to the barriers of demand for location, very desirable neighborhood draws and heavy taxation. Other than heavy taxation which is becoming heavier the "barriers", to me, are a function of the desirability of Evanston.
Ron Clewer Gorman & Company	After identifying, facilitating is an essential component to helping overcome the misunderstandings.
Ruth Zekowski	Does this include rental or only ownership?
S	<p>We recently had a couple purchase a very expensive home across the street from us. They had moved from the City after selling their Condo (the cost of the later was equivalent to the cost of the new home).</p> <p>I think a lot of people are exiting the City where even a small condo in a "desirable" neighborhood can cost more than a modest home in Evanston.</p> <p>With this trend comes an influx of upper middle class individuals. As property taxes increase, socioeconomic diversity declines. Maybe a mom and pop landlord who could afford to keep rents modest in the past, can no longer do so just to survive. Some eventually sell, and it is not uncommon to see multi-family properties deconverted, which further reduces affordable housing.</p> <p>At this pace, I'm afraid Evanston's demographics will soon look like those of other North Shore suburbs- wealthy and white. If deliberate effort isn't made to increase accessibility for the have nots while perhaps limiting the buying power of the haves, then I think it's inevitable despite the greatest intentions.</p>
SANTANA HOUSEHOLD	I lived outside of DC and there was a program in my area that mixed affordable housing with "traditional housing". It kept people from being segregated https://www.loudoun.gov/1813/Affordable-Dwelling-Unit-Program
shirley adams	Housing is fundamental, so families can be safe, children can go to school and adults can work and improve lives.
Silvia Rodriguez	Sad to see all the families that have had to leave Evanston post COVID. Rental units are ridiculously high (we need some kind of oversight regarding that, btw), and houses for sale are even more absurdly priced. If our city doesn't prioritize housing for low and moderate income families, Evanston will become another Wilmette
Siobhan Drummond	Funding is crucial -- poverty and homelessness have many destructive tenacles -- but care should be taken about where that funding goes; predatory realtors buying up cheap properties and turning them into McMansions is not helpful.

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
Susan Brown	When looking at the issue of affordable housing I hope and pray that you will look at this from all angles. My son is a struggling musician trying to pursue his dreams but how can he live in Evanston with rents so high? He would benefit from affordable housing too. Don't forget the poor white people struggling to live in Evanston too.
Teresa Cortas	Data is important. Who really needs the housing and how can we get them housed in the right sized housing as quickly as possible.
Trisha Connolly	COE must look at the policies that currently exist that are barriers to housing: weak IHO, lack of partnerships with small landlords to incentivize affordable units and support for section 8 vouchers city-wide. Lack of transparency in housing options. This must end. It is a disgrace for us to use public funds to hand out to 3rd parties with out a clear accounting about how money is used. This also creates an opaque situation where it is difficult to find out who is responsible when something goes wrong. Create a department of housing at COE. This will not be perfect, but there will be a way to provide accountability.
William White	Identifying opportunity sites remains a top priority as well. Many residents do not know where potential affordable housing may be located and how to support the efforts in those areas/sites.
	<p>I know small landlords who raise their rent because taxes and water goes up. I am sympathetic, but the increases are more than cost of living increases/raises making it impossible to keep up.</p> <p>I would like to buy a home, but I have to stay within a certain area so that my son can remain in a middle school program that is serving him very well. I also care for my dad, who is an elder. I can afford a small home that needs some work until you add the taxes. The TAXES are a buzzkill for new homeowners like myself. I am hopeful that I will be able to buy once my son finishes 8th grade and I can live anywhere in Evanston. Hopefully the interest rate will drop significantly by then. The houses aren't worth the cost.</p>
	This survey was very poorly constructed. The jargon and syntax was incredibly convoluted and should be redesigned and re-sent. This doesn't seem like it underwent any revision or testing before being sent out citywide.
	Older people are unable to make ends meet.
	Why not after limited study just use the 10million to provide affordable housing?
	This survey was poorly designed.
	Rental housing that is affordable but inaccessible due to management companies' unreasonable minimum income requirements and over-reliance on credit scores as a metric.
	Stop manufacturing crises. The public is not falling for it anymore.
	More accessibility to affordable housing.
	Taxes! As middle income earner my prop taxes are the most expensive part of my mortgage. why should my taxes pay for low income afford to live here when they are not contributing to uplifting our income.
	Needs to be done now- not years from now after more committees and more forums. Now!!!
	Focus on single adults between the age of 25-55.
	I am a resident of the Ann Rainey subsidized senior apartments on Howard Street. What sounded like such an incredible program has turned into a nightmare for all of the residences. I don't understand why the city hasn't stepped to correct this blight on the city's image

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
	Evanston does well to make evidence-based decisions and to find/allocate funding; facilitating community conversations/education will help ensure the specific and unique housing needs of Evanstonians are being met *and* welcomed/supported by the surrounding community.
	Given the existing knowledge of need and strategies, Evanston should have a bias to action - let's not study the problem while families wait.
	Taxes in Evanston are already some of the highest in Cook County. There are significant financial disincentives for lower income people to do anything but to stay where they are, unless it's to move to less expensive towns or cities. Funding for rehabbing properties owned by lower income residents--and keeping property taxes and fees low are about the only things that seem feasible if the City wants to lower burdens on low income residents.
	This is a very slanted survey. It assumes that survey takers are all in agreement as to why Evanston should provide more affordable housing for residents or future residents. So I would have to stress that the City should first survey residents if this is really how they want their staff at City Hall to spend their time coming up with these kinds of surveys that already assume we agree with the premise of the survey.
	Why isn't Evanston collaborating with Wilmette, Winnetka and other north suburbs to share the burden of funding and creating affordable housing and addressing homelessness? Will Evanston investigate at what point adding density and affordable housing begins to adversely affect existing property values? Will Evanston stop focusing on building apartment units and encourage building condos and properties that provide opportunities for home ownership and building generational wealth? Will Evanston reform landlord/tenant laws so that, when inexperienced homeowners are encouraged to build and lease out ADUs, but then don't know how to manage unruly tenants, those bad tenants can be evicted without excessive delays and barriers, and affected neighbors have input about any adverse impact to livability in their neighborhoods?
	Low Housing should be a top priority. It is not mentioned on this survey. Many people want to continue to live in Evanston or move here but cannot afford to.
	Create down payment assistance and grants for lower and middle income classes.
	Many people in other communities comment on how expensive Evanston is how stressful parking meter fees are.
	Access to technology and complexity of the application process is a huge hurdle. Tying the eligibility to other programs would help with this. For example, if you already qualify for Medicaid, you qualify for housing assistance. That way both applicants and recipients are required to complete fewer applications.
	<p>Policy is needed to protect renters from displacement when landlords sell their property. If a property is zoned as rental, a buyer should not be allowed to convert it to a sfh for three years. If a property owner is unable to sell to a buyer willing to maintain rental status, COE should have the opportunity to purchase the property and provide tenants with a path to homeownership via rent-to-own agreements.</p> <p>ADDITIONALLY:</p> <p>Because domestic violence is a leading cause of homelessness among women, and conversely, homelessness is a leading cause of women remaining with abusive partners, The City should offer alternative housing to ABUSERS. Women should not be required to uproot their lives and their children's lives in order to escape abuse. Get the abuser out, and put HIM in alternative housing and violence prevention treatment so that he doesn't have a financial/ survival incentive to continue to return to the residence.</p>
	There are no burriers with such a do good leftist leaders. Look at Marguarita Inn

Name/Organization	Anything else you'd like to share about barriers to affordable housing in Evanston?
	This was not a very clear-cut questionnaire which makes me worried about how the grant would be used. I mean you need data to identify needs. You obviously want to minimize complexity and try to streamline. Yes talk to community but also look for successful models elsewhere. What do you even mean by local and regional partnerships?
	Thank you for solicitations feedback!
	High real estate tax on homes and apartments make everybody's housing more costly than it needs to be.
	The elderly are at greater risk than most anyone. They also don't want housing with drug addicted people or alcoholics.
	Some barriers need to be respected. For example, the city does not have surplus budget to invest in "wants" when it has "needs". We just learned of a 66% increase in sewer and water fees over the next few years. That is unacceptable! You make it affordable for low income people and pay for it by chasing middle income people away. You need to listened to the majority and not the vocal minority who clamor for money to spend on initiatives that don't benefit all. We need a new city hall, new fire and police stations. Where are we going to get funding for this? Please do not say NU- we need to live within our own means. Not everyone gets to live in a well-to-do suburb. I cannot move to Wilmette, even though I pray for this opportunity daily. It is a sad reality and one community cannot fix all of society's ills.
	This should be collaborative approach between the city and existing multi family owners. Working together can bring additional affordable housing to Evanston
	I think the rushed manner of getting public comment on this is consistent with Evanston leaders relying heavily on the views of "key community stakeholders" instead of residents. The city government says we need affordable housing, but does not clarify what affordable means, what groups (e.g. homeless, refugee, low income, missing middle) are to be prioritized and how much thu. Do any of these initiatives involve removing more property from the tax rolls? I am against that because it makes property tax higher for homeowners. I think it is important that affordable housing projects be in parts of town that do not have it already. I think surrounding communities should share in building affordable housing.
	We have enough luxury apartments and condos. Let's create more affordable rentals and perhaps more co-op's as they also help low-income persons!!
	The solutions presented are don't exist in a vacuum. How do you plan to address the developers who take every available space and turn it into luxury condos? Affordable units and high-end units are two different markets, so increasing supply of one does not meet demand for the other, yet they're competing over the same limited acreage.
	stop wasting money

Name	Subject	Email
Amanda Richwalkski	PRO Housing Grant - Personal Feedback	<p>Hi Uri,</p> <p>I fully support affordable housing in Evanston, and very happy that the city is applying for this grant.</p> <p>I filled out the survey yesterday, and have tried catching up on previously recorded meetings.</p> <p>It seems like the city already has enough research on what the city needs for affordable housing, so I hope if we do receive the grant, we don't need to spend more time on research. We need more inventory, both to purchase and to rent.</p> <p>In my survey response, I included that I feel like the current available housing is pushing a lot of people out of the area. I am personally feeling this. According to HUD and CPAH, I am above the AMI "median" income levels, I think I'm considered 90%. I don't understand how or who conducts these calculations, because when I look at what's for sale in the area, I would not be approved for a mortgage for most of these homes. The rental availability is the same, with a huge majority of rentals over \$2000k/mo, which is not affordable to me.</p> <p>Maybe some initial solutions is partnering with lenders in the area to make purchasing a home more attainable, especially for people like me, that are in this weird situation that we're considered above median AMI, but we still can't buy in the area.</p> <p>Or is there a way to adjust AMI, at least with CPAH?</p> <p>Another observation when looking at homes for sale, mainly condos because those are the only options in Evanston that are affordable, is the insane monthly HOA fees. I don't know what a solution would be there because condos are private, but this is a huge barrier to home affordability for people like me.</p> <p>These options like partnering with lenders are some initial things that could happen, without worrying about timeframes for construction and development.</p> <p>Thank you,</p> <p>Amanda</p>
Brenda Dillard		Hello I feel housing should be open and people want be homeless because so many need help I hope this money will help more people like me I appearance homeless now with two kids but it's not about me just please save the people
Charlene Bos	Get Inspectors That Actually Know The Laws and Enforce Them!!!! Garages, houses fences porches and more are not monitored. Even making repeated calls from numerous neighbors get no response!!!! Overheard a builder talking about what he got away with and his intent to do more in Evanston because was easy.	<p>You could pay inspectors with the money we are losing in permits. Takes so long to get one that even honest people have built without applying.</p> <p>We are a joke in the construction trades.</p> <p>Charlene Bos Florence</p>

Gail Schechter	PRO Housing Feedback	<p>Dear City of Evanston Housing & Community Development Staff Team,</p> <p>I am pleased to provide this feedback to the City of Evanston as you apply to HUD for a grant of "\$10 million to reduce barriers to affordable housing." As a long-time affordable housing justice advocate and practitioner, including serving as Executive Director of Open Communities for over 22 years until 2016, I commend you for taking this step, recognizing that the municipality itself can and should play a pro-active role in facilitating mixed-income housing.</p> <p>My main critique of your proposal and plan is that the four main barriers you identify -- misunderstandings, insufficient data, underresourced, and complex processes -- miss the most significant barrier to affordable housing: the City of Evanston's own policies.</p> <p>I strongly recommend that the City of Evanston engage in an investigation of all its internal housing-related programs and policies in a similar format to the old "Analysis of Impediments to Fair Housing" requirement of HUD, in which the City looks at its own development trends by protected class over the last 30 years or so (e.g., the proliferation of small (even micro) units downtown, owned or tenanted by "empty nesters," students, and "young professionals"; the dramatic exodus of renters with Housing Choice Vouchers and the Black population overall; etc.) and what allowed this to happen. What were the incentives? How did developers advertise? What kind of enforcement of "affirmatively furthering fair housing" requirements did Evanston undertake? HUD has a comprehensive publication on this that you can use: https://www.hud.gov/sites/documents/FHPG.PDF In short, Evanston should use some of the HUD funds for an internal, third party audit of its policies in connection to trends.</p> <p>I can give one example. Evanston's Inclusionary Housing Ordinance was only adopted *after* most of the big condo buildings were already approved. Moreover, because it started out only applicable to homeownership, Evanston had nothing in place when the market moved to rentals. And again, the application to rentals was too little and too late. This would be revealed in detailed through such a study.</p> <p>Finally, community education to bust myths about affordable housing and the people who live in it should be accompanied by a "visioning" exercise. The question is not so much "what is affordable housing" and "do we want or need it" but what kind of community do we want to be. Framed in this way, it is much easier to keep everyone's attention focused in a unified way on what a welcoming Evanston means.</p> <p>Thank you very much in advance for your consideration and incorporating this analysis into your plan.</p> <p>Sincerely,</p> <p>Gail</p>
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Jeanne Lindwall	PRO Housing Grant Application	<p>Cade,</p> <p>It was really nice seeing you and Uri yesterday. I had a couple of additional thoughts that I wanted to share.</p> <p>First, a bit of technical advice about submitting the application. Make sure that the City's SAMs registration. When we went to upload the Chicago Heights/HACC application we had been given login info for a HACC account that had been deactivated by HUD. It took our HACC staff a bit of scrambling (after 5 pm) to find an active account that could be used to upload the files. The second thing is to make sure that you get the receipt confirming that the application has been received. If you find out after the fact that HUD didn't get the files, there isn't much you can do except cry.</p> <p>As to the application itself, I think that one of the biggest barriers that Evanston faces is perception. I don't think the issue is that residents don't know what affordable housing is, but rather think that it's only being built in the 5th Ward. If this perception is to change, data is needed to show where naturally occurring affordable housing is today (along with the scattered site and other recently built low-income projects). There are pockets of smaller (more affordable) SF houses all over Evanston. I'm not sure if it is still true, but fire and police staff often found housing in NW Evanston along Cowper and other nearby streets. Before being taken over by students, the Fireman's Park neighborhood provided many affordable options.</p> <p>Demand from competing groups has an impact on price (groups of students can outbid lower-income households). And, as discussed yesterday, nobody has a really good handle on where the opportunity sites are. I think that there are a variety of success stories to tell that show how Evanston has affirmatively furthered fair housing and racial equity. I'll leave it to you to decide what is most compelling.</p> <p>Evanston is no longer the segregated community that it once was. Redlining policies of the 1920-1960s resulted in the concentration of Evanston's historic black population. Zoning allowed development at higher densities than in other parts of Evanston to accommodate a growing Black population within this defined area. Fast forward to today and the 5th Ward is a much more demographically diverse community. But, due to the age of the housing stock, inability of lower-income residents to adequately maintain properties there is a need for housing rehabilitation and renewal that continues to today. Evanston's CDBG program has include housing rehab initiatives since its inception, multifamily inspections not to drive low income residents out but to ensure that everyone lives in safe housing, availability for TIF funds for eligible housing initiatives. With respect to the comments that Black residents are being priced out of Evanston, I don't know whether the Black has actually declined or that they have more options to choose from.</p> <p>Affordability is income driven. Even a \$1 million mansion is affordable if your income is high enough. Evanston has a long tradition of planning policies designed to provide a broad range of housing types and price points. (I provided Meagan Jones with copies of the 1974 and 1986 Comp Plans that might be helpful)</p> <p>Since Evanston was almost completely developed by 1960 and completely surrounded by other incorporated communities, expansion of affordable housing needs to come through preservation of existing affordable housing or the thoughtful redevelopment of available opportunity sites. This get back to data and overcoming the perception that the City's policy is to concentrate low-income housing in the 5th Ward. While the "easy" sites may have been in the 5th Ward due to the cost and availability of vacant land, need to demolish deteriorated buildings and parcels already zoned for multi-family development, that dynamic may be changing.</p> <p>This is all just stream of consciousness so take from it what you will. I hope it is helpful as you craft the application. I know just how big a job you still have in front of you. I'm off to France for a week so far now, good luck!</p> <p>Jeanne</p>
Lenny Lamkin	Housing	<p>The money should be spent in 3 ways .</p> <ol style="list-style-type: none"> 1. Set up a fund in partnership with area banks to pay the down payment for city employees to be able to buy a home/condo in Evanston. And/or lower interest rates . 2. Similar program but aimed at assisting renters in buying affordable condominiums. 3. Supporting Noah landlords in subsidizing their rents and a fund to help them keep their affordable apartments up to city, county and state ordinances and laws as well as other necessary repairs.

Les Jacobson	Affordable housing impediments	<p>Here's another: why should most residents care? Perhaps a campaign would be in order to reinforce the benefits of increasing affordable housing to keep Evanston vitally diverse.</p> <p>Thanks, Les Jacobson</p>
Michelle Jordan	PRO Housing Grant application	Attached is a LWVE letter with comments from the League on the draft application. Thank you for the opportunity to provide our input.
Rob Anthony		We're certainly in favor of all of those things as inaccurate stereotypes about what affordable housing looks like and who lives in affordable housing is certainly a barrier when we seek to develop affordable housing, and increased funding and streamlined construction processes can reduce costs, time, and risk.
Trisha Connolly	Pro Housing feedback	<p>To: City of Evanston Housing/Community Development Staff-</p> <p>I urge the City to review their own policies regarding housing that are barriers to increasing long term affordability in Evanston, while drafting a response to this grant. I understand time is short, but I urge you to do this.</p> <p>This review would include:</p> <ul style="list-style-type: none"> *internal housing-related programs and policies * the reduction of renters with Housing Choice Vouchers in Evanston * a few micro-units, while an overabundance of above market units (to get those micro-units) This lacks vision for increasing affordability in Evanston. * A plan to strengthening of our Inclusionary Housing Ordinance in line with Chicago's. *ADU's - there is no data that supports this is a pathway to affordability *The decrease in the Black population in Evanston, how have housing policies contributed to this? *Enforcement of following the law/policies in place regarding vouchers, rights, problem landlords. *Greater transparency on the use of public money for housing; at minimum specific policies that require non-for-profits to publicly outline the financials; where and how money is spent. This is so we are clear on how well housing providers are doing with delivering to the community. *Ways in which harm is going to reduced on marginalized communities who are giving feedback about a project. This is not "myth-busting." It is more about community engagement and participation to see what the community is interested in doing around affordable housing and where it could work in their community (ward). Include them as partners, not adversaries. What would COE need to do to better ensure this? <p>Thank you for your time. I hope we will be successful in being awarded this grant.</p> <p>Regards,</p> <p>Trisha Connolly 2nd Ward</p>



October 17, 2023

Sarah Flax, Director
Community Development Department
City of Evanston
housing@cityofevanston.org
sflax@cityofevanston.org

Dear Ms. Flax:

Members of the LWVE have reviewed the draft PRO Housing Grant application and on behalf of the board of directors, we would like to offer comments. We think the City's approach, the defined barriers and identified strategies to reduce or eliminate those barriers, is sound. The League is aware of the priority the city has placed on affordable housing and the efforts and achievements as well as strategies discussed in recent years, and we believe your draft grant application responds to the continuing challenges.

You may be aware that the LWVE reviewed and adopted updated positions on housing and on zoning just a year ago. Based on those positions (attached) and the eligible activities identified in the NOFA, we believe that you have addressed most of the League's priorities.

We are especially pleased that the following League priorities have been included:

- Develop / update housing plan, community development strategies, and zoning and land use policies
- Develop a proposal to streamline and modernize local permit processing, such as by enabling one-stop or parallel-process permitting
- Develop and expedite a proposal for higher-density zoning for current single-family and multi-family zones, including rezones to allow duplexes,

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847-859-7883

triplexes, or fourplexes by right in all areas zoned primarily for single-family homes

- Fund infrastructure activities, especially in low/moderate income neighborhoods
- Increase community resilience by investing in infrastructure improvements and nature-based solutions to mitigate the impacts of disasters, natural hazards, and extreme weather

Another League priority – education – is a part of the draft application, but we feel that it could be strengthened. The League supports providing community education about affordable housing; renter and homebuyer education, homebuyer appraisal programs, and other educational programs; and developing a strong fair housing enforcement program. We would like to see a stronger statement in the barriers you have identified explicitly stating “discrimination in housing based on protected classes”. Within strategies, we would like to see funding for stronger fair housing enforcement; we suggest that some of the materials and communications proposed need to combat “not in my backyard” attitudes; and we recommend as opportunity areas are defined, that race, ethnicity and poverty level be priority criteria and that you explore providing search assistance in addition to community education. We are very pleased that the draft clearly identifies and addresses health issues throughout.

In addition to the above, the League encourages the city to explore the possibility of including one or more of the following (recognizing that budget adjustments and application length may limit or prohibit such changes):

- Provide emergency funding to prevent homelessness and develop and implement eviction prevention/deterrence policies and activities
- Develop regional planning models that enhance location efficiency by focusing on connecting housing, transportation, and economic growth
- Support shared housing through actions such as revising local occupancy regulations, rehabilitating units, establishing resident-matching programs, or similar activities
- Strengthen commitment to affirmatively furthering fair housing. Current wording is very high level; perhaps include specific fair housing issues

related to disability and access, fair housing enforcement, outreach capacity, and resources.

In the draft application (pages 32-33), one strategy is to *Develop illustrative development scenarios for priority opportunity sites that are reviewed by the surrounding neighborhood through neighborhood planning and outreach activities*. A discussion follows proposing how these scenarios would be used - actively marketed, issuing preliminary requests for expression of interest (REI), etc. It is our impression that this may be cumbersome and, in the end, may be limiting, discouraging flexibility and creative approaches.

In conclusion, we think that the following overall guidelines for implementation are important:

- Achieve equity, by making substantial investments in lower income neighborhoods *and* implementing policies to ensure development of affordable housing in higher income neighborhoods
- Encourage and incentivize multiple strategies and housing options rather than focusing on one or two solutions
- Include in any and all plans specific activities, a timetable with quantifiable goals and a multi-year review, evaluation and reporting

We hope these comments are helpful. We are confident that the final submission will be an outstanding and successful proposal. If there is more that the LWVE can do to support the proposal, please let us know.

Sincerely,

Michelle Jordan
President
LWVE

Approved by the LWVE Board 3/9/20 / Adopted by the membership 5/11/22

LWVE – Revised Housing Position

The League supports:

- housing policies that prioritize equity, lower housing costs, and the reduction of segregation, and that focus on resident wellbeing and housing stability
- strong and effective enforcement of Federal, State, County and City Fair Housing Laws, and the City's Tenant/Landlord Ordinance and Condominium Regulations
- an affordable housing plan to achieve an adequate supply of affordable housing throughout the City; a plan that includes priorities, specific actions, quantifiable goals and timeframes and is updated regularly
- a strong and effective rental property inspection and enforcement program that requires compliance with City ordinances and holds responsible parties accountable
- a proactive education program and increased public understanding of the need for and benefits of affordable housing and why and how zoning and other policies and practices must support and accommodate such housing
- training opportunities to address specific housing-related concerns of target populations
- a regional approach to affordable housing and zoning, and collaboration with area municipalities
- a variety of options to incentivize the financing and development of affordable housing, including using the Affordable Housing Fund to provide gap funding and utilizing non-cash resources

LWVE – Revised Zoning Position

The League supports:

- zoning policies that prioritize equity, lower housing costs, and the reduction of segregation, and that focus on resident wellbeing and housing stability
- reducing zoning restrictions and streamlining approval processes to encourage the use of land and buildings in creative and impactful ways and to create more affordability
- regulations that guard against overcrowding or unsafe conditions, but opposes mandating familial structures as a way to regulate these things
- a strong and effective rental property inspection and enforcement program that requires compliance with City ordinances and holds responsible parties accountable
- a proactive education program and increased public understanding of the need for and benefits of affordable housing and why and how zoning and other policies and practices must support and accommodate such housing
- a regional approach to affordable housing and zoning, and collaboration with area municipalities

Narrative → demonstrate that actions advance racial equity in Soundness of Approach factor

Jeanne Lindwall

Pathways to Removing Obstacles to Housing (PRO Housing)

FR-6700-N-98

40 pgs for Narratives

1" margins

12 pt Times New Roman Type

City of Evanston

DRAFT Application - 10/05/2023

Evanston is a sought-after community for a variety of reasons.

affordable housing for people who work in Evanston should be able to live here.

is there a goal about how much affordable hsg we should have?

goal = maximize affordable hsg development on available opportunity sites throughout Evanston

Thurs, 10/12 - noon - 1:30 pm

Why Evanston? desirable city w/ strong historic architectural fabric & identity
Evanston has worked for decades to meet HUD's 3 priorities

- expand affordable hsg / promote desegregation
- expand affordable hsg in well-resourced areas
- deconcentrating affordable hsg & increasing choice

Focus on advancing equity & TOD

tailor narrative on how Evanston has been working to advance HUD's strategic goals

emphasize city-wide scope of strategies

Table of Contents

Exhibit A - Executive Summary	1
Exhibit B - Threshold Requirements and Other Submission Requirements	7
Exhibit C - Need	9
Exhibit D - Soundness of Approach	26
Exhibit E - Capacity	44
Exhibit F - Leverage	49
Exhibit G - Long Term Effects	52
Appendix - Forms and Certifications	57

Exhibit A - Executive Summary
City of Evanston

Why pick Evanston

- Capacity → long-term commitment to affordable housing, and providing a broad range of housing types and price points for both owners & renters; community focus on equity & empowerment
- Need → include something about demographic transition of 5th Ward from almost exclusively Black due to redlining to a broader mix of Hispanic & white residents; strong demand for people who want to live in Evanston, driving up housing costs due to low expansion potential; mix between rental & owner-occupied housing
- Soundness of Approach → building on past initiatives; ability to maximize use of limited resources (land for development, capacity of staff & partners); Financing; advancing racial equity, affirmative marketing
- Leverage → award activities so recently approved projects could be counted
- Measures of Success → how we have monitored/evaluated past activities? (helps identify additional need); why do we think proposed projects can move the dial more?

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.

The City is failing to meet its efforts to meet this demand

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.

not clear

Evanston expects to streamline entitlement and permitting processes, ^{affect} 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.

Residents often oppose affordable housing projects and initiatives because they are concerned about height/density. This seems especially true when projects are proposed in already affordable neighborhoods.

Can this be stated more clearly

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.
 - Celebrate the contributions affordable neighborhoods and affordable hsg projects make to Evanston

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.

Lack of vacant land

Areas where land use change is appropriate

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.
 - Identify existing residentially zoned vacant land

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 Resources

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

5
• Network w/ regional affordable housing developers + IDITA to set the stage for tax credit awards

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~~ ^{implementation} 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: *unknown.*

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.

*Land Trust/ETHS
partnership*

- 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. → is in lieu payment still allowed?

naturally occurring

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. → and can't due to lack of vacant land.

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,

9

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.

that's all?

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.

what have these been replaced with?

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.

As a result

People want to live in Evanston because of amenities + services available

?
Housing
calculator

?

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~~ ^{→ impact of rising property taxes?} ^{Evanston's 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 ^{between 2018 and 2021} 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 ^{pandemic} 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.

↑
r. 20m
↓
ople
king
as
median
income

Evanston has
equal balance
between SF & large
ap mt bldgs

not clear



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

lack of vacant land

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.

how much have income levels changed in various census tracts

but growth in Hispanic population



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

19

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~~ 1986 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~~^{strong} 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

*shouldn't
get moved
to Soundness
of Approach*

affordable hsg is not public hsg

LUC routinely provides parking relief TOD ordinance?

residents won't go from Evanston, bldg height, services demands

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.

How much does Evanston really know

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.

✓
have TOD amendments
probably helped but
not enough

**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

how does each meet national objectives consistent w/ eligible activities (consider names)

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. *— all part of Evanston's historic fabric.*

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

24

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.

↓
community
volunteers =
greater buy-in

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.

no to this by the city action needed

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.~~

redundant

~~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.

- Advancing Racial Equity
- Affirmative Marketing

**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.

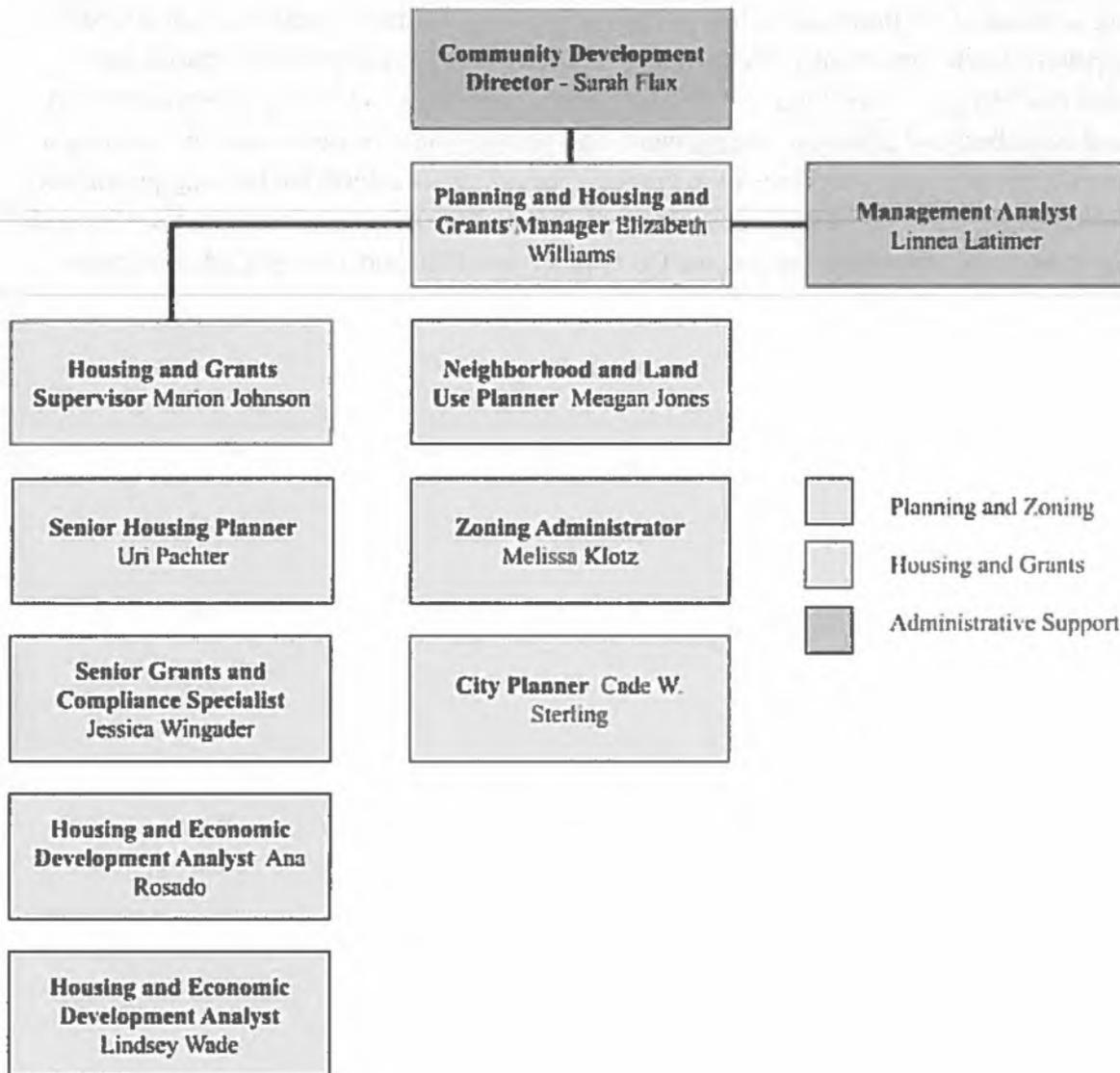
What is your staffing plan?

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**

could investments in affordable
hsg projects on Church St. &
South Blvd count?

• tax credits/involved City-owned
land approved but not yet
built

Documentation?

* check to make sure to provide whatever
letters/forms/resolutions required

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.

**Leverage Documentation
City of Evanston**

Leverage Documentation Summary

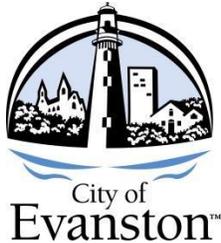
Commitment Letters

1a: Affordable Housing and Livable Communities (CDBG)	Page 1
2a: PB Evanston (ARPA)	Page 2
3a: Staff Time (General Fund)	Page 3
4a: Affordable Housing Fund (Affordable Housing Fund)	Page 4
5a: One-Stop Shop Housing Retrofit Program (ARPA)	Page 5
6a: Comprehensive Plan and Zoning Code (ARPA)	Page 6
7a: Putting Assets to Work (General Fund)	Page 7

Supporting Documentation

1b: Community Development Commitment Letter	Page 8
1c: 2020 - 2024 Consolidated Plan	Page 9
2b: City Council Action	Page 187
2c: City Council Memo	Page 203
3b: Community Development Commitment Letter	Page 205
4b: Community Development Commitment Letter	Page 207
4c: Code of Ordinances	Page 208
4d: Current Fund Balance	Page 213
5b: City Council Action	Page 250
6b: City Council Action	Page 259
7b: City Council Action	Page 268

1a: Affordable Housing and Livable Communities (CDBG)



City Manager's Office
2100 Ridge Avenue #4500
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www.cityofevanston.org

November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - CDBG Funds

Dear HUD and PRO Housing Review Panel:

On Oct 3, 2023, Sarah Flax, Community Development Director, committed \$3,438,970 of CDBG funds to PRO Housing activities in FY 2024 - FY 2029, see Document 1b attached. The City's 2020-2024 Consolidated Plan estimates an annual CDBG grant of \$1,650,000, see Document 1c, Page 114. Our 2020-2024 Consolidated Plan supports the housing, community and economic needs of low- and moderate-income residents, as seen in Document 1c, and the forthcoming 2025-2029 Consolidated Plan will do the same.

The above funding commitment will meet a portion of the needed capital to perform Activity 1.1 Anti-Displacement Programs and Activity 3.3 Strategic Opportunity Site Initiative as detailed in the City's FY 23 PRO Housing application. The annual impact of Activities 1.1 and 3.3 is anticipated to begin in FY 2024 and FY 2026, respectively.

Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

2a: PB Evanston (ARPA)



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November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - PB Evanston (ARPA)

Dear HUD and PRO Housing Review Panel:

On October 23, 2023, the Evanston City Council approved Item SP1 Participatory Budgeting Results, including a commitment of \$3,000,000, see Document 2b, page 1. This commitment includes \$833,571 towards an Affordable Housing Subsidy program and \$663,769 towards Affordable Refugee Housing, as seen in Document 2c, page 2. These initiatives, totalling \$1,497,340, will subsidize rental housing for residents facing displacement pressures and provide housing assistance to migrants and refugees.

The above funding commitment will meet a portion of the needed capital to perform Activity 1.1 Anti-Displacement Programs as detailed in the City's FY23 PRO Housing application. Program planning is anticipated to begin in FY 2024 and Activity 1.1 annual impact is anticipated to begin in FY 2024.

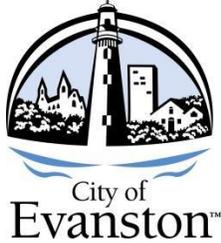
Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

3a: Staff Time (General Fund)



City Manager's Office
2100 Ridge Avenue #4500
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TTY 847.448.8064
www.cityofevanston.org

November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - Staff Time

Dear HUD and PRO Housing Review Panel:

On Oct 1, 2023, Sarah Flax, Community Development Director, committed \$850,025 of staff time to PRO Housing activities in FY 2024 - FY 2029, see Document 3b attached.

The above funding commitment will meet a portion of the needed capital to perform Activities 1.1 - 3.3 as detailed in the City's FY 23 PRO Housing application. Activities 1.1 - 3.3 annual impact is anticipated to begin in FY 2024, FY 2025, and FY 2026 depending on the specific activity.

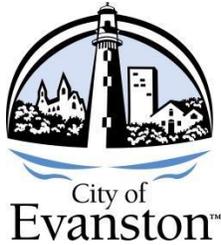
Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

4a: Affordable Housing Fund (Affordable Housing Fund)



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November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - Affordable Housing Fund

Dear HUD and PRO Housing Review Panel:

On Oct 3, 2023, Sarah Flax, Community Development Director, committed \$1,600,000 of the Affordable Housing Fund to PRO Housing activities in FY 2024 - FY 2029, see Document 4b attached. The City's Affordable Housing Fund is dedicated to the creation, preservation, maintenance and improvement of affordable housing for households at or below 100% AMI and primarily for low- and moderate-income households, as seen in Document 4c, Page 1. As of August 31, 2023, the balance of the Affordable Housing Fund is \$2,753,645, as seen in Document 4d, Page 30, and receives revenues from residential demolition taxes and Inclusionary Housing Ordinance in-lieu fees.

The above funding commitment will meet a portion of the needed capital to perform Activity 1.3 Property Acquisition Fund and Activity 3.3 Strategic Opportunity Site Initiative as detailed in the City's FY 23 PRO Housing application. The annual impact of activities 1.3 and 3.3 is anticipated to begin in FY 2025 and FY 2026, respectively.

Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

5a: One-Stop Shop Housing Retrofit Program (ARPA)



City Manager's Office
2100 Ridge Avenue #4500
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TTY 847.448.8064
www.cityofevanston.org

November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - One-Stop Shop Housing Retrofit Program

Dear HUD and PRO Housing Review Panel:

On July 11, 2022, the Evanston City Council approved Item HC1 Approval of \$1,000,000 of ARPA Funding for the One-Stop Shop Housing Retrofit Program, see Document 5b, Page 8 attached. This program will pilot the retrofit of naturally occurring affordable housing (NOAH) to preserve affordability and drastically reduce carbon emissions for low- to moderate-income households.

Of the \$1,000,000 referenced above, \$800,000 is committed to be spent in FY 2024 - 2026. This funding commitment will meet a portion of the needed capital to perform Activity 1.1 Anti-displacement Programs as detailed in the City's FY 23 PRO Housing application. Activity 1.1 annual impact is anticipated to begin in FY 2024.

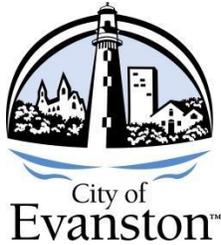
Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

6a: Comprehensive Plan and Zoning Code (ARPA)



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TTY 847.448.8064
www.cityofevanston.org

November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - Comprehensive Plan and Zoning Code

Dear HUD and PRO Housing Review Panel:

On July 10, 2023, the Evanston City Council approved Item A6 Contract Award to HDR-A for the Comprehensive Plan and Zoning Code, including a commitment of \$750,000, see Document 6b, Page 4 attached. These two initiatives present a generational opportunity to create land use and development strategies that allow and incentivize the development we need to create a more vibrant, equitable, inclusive and resilient City of Evanston.

The above funding commitment will meet a portion of the needed capital to perform Activity 2.1 Comprehensive Plan, Zoning Code and Housing Database as detailed in the City's FY23 PRO Housing application. Receipt of deliverables is anticipated in FY 2025 and Activity 3.3 annual impact is anticipated to begin in FY 2025.

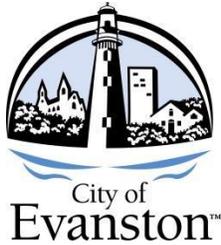
Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

7a: Putting Assets to Work (General Fund)



City Manager's Office
2100 Ridge Avenue #4500
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November 1, 2023

Community Planning and Development
U.S. Department of Housing And Urban Development
451 7th Street SW
Washington, DC 20410

RE: FY23 PRO Housing Leverage Documentation - Putting Assets to Work

Dear HUD and PRO Housing Review Panel:

On July 10, 2023, the Evanston City Council approved Item A7 Participation in the "Putting Assets to Work" Incubator, including a commitment of \$125,000, see Document 7b, PAGE 4 attached. Participation in this program will result in a strategy to better utilize the City's public facilities, help meet CARP [Climate Action & Resilience Plan] goals, and provide guidance on potential conversion, retrofit, and/or shared space for affordable housing development.

The above funding commitment will meet a portion of the needed capital to perform Activity 3.3 Strategic Opportunity Site Initiative as detailed in the City's FY 23 PRO Housing application. Receipt of deliverables is anticipated in Q3 FY 2024 and Activity 3.3 annual impact is anticipated to begin in FY 2026.

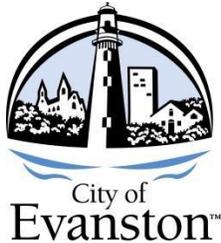
Please contact me if you have any questions regarding this funding commitment.

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

1b: Community Development Commitment Letter



Community Development Department
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8684
TTY 847.448.8064
www.cityofevanston.org

October 3, 2023

City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201

RE: FY23 PRO Housing CDBG Fund Commitment

Dear City Manager Stowe:

On September 6, 2023, the U.S. Department of Housing and Urban Development posted a grants notice for FY 23 Pathways to Removing Obstacles to Housing (PRO Housing), \$85 million in competitive grant funding for the identification and removal of barriers to affordable housing production and preservation.

The City of Evanston is an eligible applicant, a priority geography, and well-positioned to be competitive for \$1 - \$10 million of federal funding, spent by September 30, 2029.

The Community Development Department is committing \$3,438,970 of CDBG Funds in FY 2024 - FY 2029 towards activities detailed in the City's FY 23 PRO Housing application. This funding will include our FY 2024 allocation under the 2020-2024 Consolidated Plan and our FY 2025 - FY 2029 allocations under our forthcoming 2025-2029 Consolidated Plan.

Please reach out if you have any questions or comments regarding this commitment or this exciting grant opportunity.

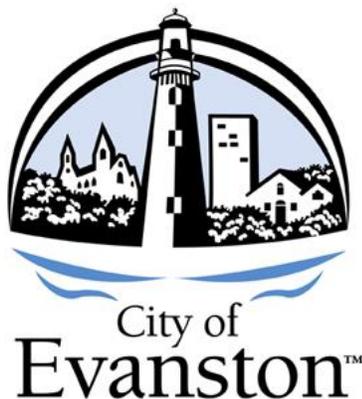
Sincerely,



Sarah Flax
Community Development Director
sflax@cityofevanston.org

City of Evanston 2020-2024 Consolidated Plan and 2020 Action Plan

Approved by City Council
April 13, 2020



Executive Summary

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

1. Introduction

The five-year Consolidated Plan is the City of Evanston's primary vehicle for identifying and prioritizing housing, community development and economic needs and strategies to guide the use of its entitlement funding from the U.S. Department of Housing and Urban Development (HUD). 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. The statutory goals of the HUD Consolidated Plan are to provide decent housing and a suitable living environment, and expand economic opportunities, principally for low- and moderate-income persons. The Consolidated Plan is submitted to HUD for approval following its development according to the regulations in 24 CFR Part 91, which includes consultation with community stakeholders and input from the public.

The City of Evanston is committed to a diverse and inclusive community that engages and encourages residents and institutions to work together to make Evanston the most livable city for all its residents. To this end, the City will continue to pursue strategies to address housing, economic, and social service needs of low- and moderate-income residents, the homeless and special needs populations. Neighborhood revitalization in areas which lag behind the rest of the community is also a priority. Evanston has established numerous tools and partnerships to address the continued effects of rising housing costs and stagnant wages that continue to stifle progress, particularly for low- and moderate income residents in our city.

Evanston's 2020-2024 Consolidated Plan was prepared using actual funding for 2020 and estimated funding for 2021-2024. The City has based its anticipated grant amounts on actual funding levels in the last five years. In addition, the plan uses the new low/moderate income area data recently released by HUD, which is based on American Community Survey data from 2011-2017. These data show significant change to the areas with a high percentage of low- and moderate-income residents and to the part of the City that can be qualified as a Neighborhood Revitalization Strategy Area to focus resources and efforts and bridge the widening gap between struggling neighborhoods and our community as a whole. While the City believes that the strategies employed in the last five years have had a positive effect on these two areas, the dramatic changes seen in the data for some areas is not supported by direct observation of neighborhood conditions. A new Neighborhood Revitalization Strategy Area, comprising portions of the 5th and 2nd ward, is being evaluated based on the new low/mod area data, which follows the boundaries of Evanston's redlined neighborhoods, and in conjunction with the development

of the City's Reparations Plan. In addition, the City may propose using surveys to qualify areas with primarily low and moderate income residents that are not identifiable using ACS data.

The 2020-2024 Consolidated Plan employed an expanded citizen outreach and participation process using an online questionnaire in addition to a paper form that was promoted via email, social media, and through community partnerships. This resulted in a significant increase in the number of people providing input on the priority needs of Evanston's low and moderate income residents. Details can be found in PR-15: Citizen Participation.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

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

Affordable housing: Housing activities will focus on rental, to maintain and increase the supply of affordable units. Other activities will focus on the rehab of owner-occupied low income residents' homes to address code and life safety issues and prevent displacement. Code enforcement is an important tool to maintain decent safe housing and address blight from vacant and poorly maintained properties.

Homelessness: HOME funding will be used to continue the Tenant-Based Rental Assistance program for families with children in Evanston schools. In combination with education, job training and other supports, TBRA will provide stability for parents to raise their children and lift two generations out of poverty. ESG will continue to address the needs of the most vulnerable, individuals who are homeless or at high risk of homelessness, including victims of domestic violence.

Creating livable communities: The City will continue to use CDBG funding 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.

Economic development: Economic development is a lower priority of this plan in terms of funding levels because the City uses local resources, including Tax Increment Financing, for economic development.

Public Services: Expanding the availability of and increasing access to needed services, particularly for historically underserved people including people of color, is a key goal of the City. Services include, but are not limited to, job training and youth programs. As required, the Needs Assessment did poll residents about broadband access. Evanston Public Library cardholders age 16 or older can participate in the Wi-Fi Hotspot lending program. This program provides free internet service for up to 4 weeks at a time. Wi-Fi hotspots were circulated over 1,000 times in 2018 to over 400 residents. The library started the program with 15 hotspots available and has expanded to 50 hotspots available to residents. Access to broadband was identified as a need by 26.6% of people who responded to the Community Needs

Assessment Survey. The City will continue to work in partnership with the library to monitor and expand the program.

3. Evaluation of past performance

The City continued to fund Connections for the Homeless and the YWCA with ESG to address the needs of individuals and families who are homeless or at high risk of homelessness. Beginning in 2019, both subrecipients follow Progressive Engagement strategies for Rapid Re-Housing and Prevention clients. Funding is prioritized for rapid re-housing, following the housing first strategy of the HEARTH Act, while maintaining needed prevention funding, street outreach services and emergency shelter, particularly for domestic violence victims.

4. Summary of citizen participation process and consultation process

The City of Evanston invites public participation at all stages of the Consolidated Planning process. The City is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process for all members of the community, particularly low- and moderate-income persons. Direct public input was solicited through an online community priority needs survey which was available in paper form, online and via 311 from July 15, 2019 to August 30, 2019. The survey provided a forum for Evanston residents to provide input and any comments they wished to make in regards to community priority needs for 2020 -2024. Community Development staff enlisted the assistance of Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community. Specifically, this group collected over 200 paper and electronic surveys at community events and informal social gatherings.

The City's Community Development Department solicited input on needs through email invitations, neighborhood meetings, postings to the City's website and social media accounts (Facebook and Twitter), and targeted community outreach. Additionally, Community Development Department staff attended workshops at the low income senior housing complexes including Jacob Blake, Primm Tower, Perlman, and Walchirk to distribute paper copies and assist people in accessing the electronic version of the survey. Outreach to the Latinx community included forming unique partnerships with Evanston Township High School's Latino Liaison and Minority Languages Coordinator, St. Nicholas Church, which has a large Latinx congregation and Spanish language services, and working with Latino Resources, a non-profit organization dedicated to increasing active civic engagement within the Latinx community. Finally, the survey was distributed to nonprofit agencies that provide a broad range of social services to hear about barriers agencies face when serving clients and barriers clients face to receiving services. Staff also worked with Downtown Evanston and Evanston Business Districts to receive feedback from our business community.

Demo

The public comment period for the City's draft 2020-2024 Consolidated Plan and draft 2020 Action Plan was from November 18 to December 17, 2019. The Consolidated Plan is available for viewing on the City's website and in print form at the Lorraine H. Morton Civic Center. The City of Evanston's Housing and Community Development Act Committee held a public meeting to hear comment on the draft 2020-2024 Consolidated Plan and 2020 Action Plan on Tuesday, December 17, 2019; this meeting marked the close of the public comment period. No public comment was received during the public comment period, including at the public meeting of the Housing & Community Development Act Committee on Tuesday, December 17, 2019.

5. Summary of public comments

No public comment was received.

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

Not applicable as no public comment was received.

7. Summary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

Sarah Flax

Housing and Grants Manager

2100 Ridge Avenue, Evanston, IL 60201

847-448-8684

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In order to develop the Consolidated Plan, the City of Evanston’s Community Development Department consulted with numerous City departments, Public Works, Health, Parks and Recreation, Utilities, Economic Development, and the Housing Authority of Cook County, Alliance to End Homelessness in Suburban Cook County Continuum of Care, local and regional nonprofit service providers, housing providers, and community residents. Data were retrieved from consulted organizations, the United States Census Bureau and HUD.

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

The City of Evanston’s Community Development Department regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and social services agencies. Notifications of recent updates and developments are sent to an interested parties email list, including nonprofit service providers, governmental agencies, community residents, and representatives from various City departments.

The Community Development Department regularly attends meetings and other events involving the community and various stakeholders. Staff is aware of any major occurrence that which would impact housing or health of vulnerable community residents. Engaging with nonprofit service providers on a regular basis will continue to foster an environment where the City works in tandem with the community towards better development. Continuing to work with local and regional stakeholders will only serve the best interests of the Evanston community.

The City of Evanston’s Health Department hosts an annual Health Summit attended by community and government organizations. The purpose of the Evanston Health Summit is to assess existing community health priorities, determine which areas of need are most urgent, and identify how to mobilize community resources in order to improve these areas. Coordination established at the Evanston Health Summit between public and assisted housing providers and private and governmental health, mental health and service agencies will only help to better serve the Evanston Community.

The City combined the allocation processes for CDBG Public Services and the City’s Mental Health Board funding. This will better allocate funds towards the highest priority needs of the community and ensure collaboration amongst community partners.

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

The City of Evanston continuously works with the Alliance to End Homelessness in Suburban Cook County Continuum of Care (CoC) to address the needs of homeless persons and persons at risk of homelessness. The increased coordination and collaboration with the CoC has allowed the City to better integrate programs and services with Coordinated Entry. Coordinated Entry is a CoC-wide system that standardizes and expedites the process by which people experiencing homelessness or who are at imminent risk of homelessness access shelter, housing, and homeless resources. Coordinated Entry helps Evanston and the greater Suburban Cook County area prioritize assistance based on vulnerability and severity of services needed.

The City of Evanston's strategy for developing a system to address homelessness and the priority needs of homeless persons and their families, including homeless subpopulations, is in alignment with that of the Alliance to End Homelessness in Suburban Cook County. Evanston closely works with the nonprofit service providers including the YWCA Evanston -North Shore, Interfaith Action, McGaw YMCA, Family Promise North Shore, and Connections for the Homeless in addressing the needs of chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. These organizations work with the City and the CoC to ensure that the needs at each stage of homelessness are addressed, gaps in facilities in terms of bed capacities and services are filled, and programs addressing housing and supportive needs appropriately serve Evanston's homeless persons and their families.

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

The City of Evanston continues to work with the Alliance to End Homelessness in Suburban Cook County Continuum of Care, local agencies that serve the homeless and people at risk of homelessness and other advocacy organizations to develop and maintain policies and procedures to coordinate provision of emergency shelter, street outreach, homeless prevention and rapid re-housing assistance, mainstream and other services and housing providers. Connections for the Homeless, the primary recipient of City of Evanston ESG funds participates very closely with the Alliance on many levels. The City's Housing and Grants Manager is currently on the Finance Committee and the Grants and Compliance Specialist is a member of the Coordinated Entry Committee. Participation in the Alliance governance structure helps to ensure clear communication of goals and priorities and decrease redundancies as they relate to ESG funding.

Demo

Coordination among ESG recipients is facilitated through participation in the Coordinated Entry process known as Entry Point which was developed by the Alliance; Entry Point policies and procedures were finalized in February 2019.

The City of Evanston recognizes that the demand is greater than available resources to provide essential services, emergency shelter, prevention and re-housing that meet all needs. The City and Alliance also recognize that individuals and households must be prioritized to ensure that these limited resources available are allocated in the most efficient and appropriate manner. Connections for the Homeless utilizes progressive engagement; by providing small amounts of assistance to clients on an “as needed” basis, case managers work to connect more people to housing.

The City of Evanston continues to work closely with the Health Department which is responsible for administering General Assistance and Emergency Assistance funds. There is a large overlap of populations served by both General Assistance and ESG, and staff continues to collaborate with partners to ensure funds are spent in the most efficient manner.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of Cook County (HACC)
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and provided data for relevant Consolidated Plan sections.
2	Agency/Group/Organization	MCGAW YMCA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
3	Agency/Group/Organization	YWCA Evanston/North Shore
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
4	Agency/Group/Organization	Youth & Opportunity United
	Agency/Group/Organization Type	Services-Children Services-Education

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
5	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
6	Agency/Group/Organization	James B. Moran Center for Youth Advocacy
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
7	Agency/Group/Organization	METROPOLITAN TENANTS ORGANIZATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
8	Agency/Group/Organization	FAMILY FOCUS
	Agency/Group/Organization Type	Services-Children Services-Education

Demo

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
9	Agency/Group/Organization	Infant Welfare Society of Evanston
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
10	Agency/Group/Organization	CONNECTIONS FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.

Demo

11	Agency/Group/Organization	COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
12	Agency/Group/Organization	ALLIANCE TO END HOMELESSNESS IN SUBURBANK COOK COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
13	Agency/Group/Organization	SHORE COMMUNITY SERVICES, INC..
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.

Demo

14	Agency/Group/Organization	Evanston Community Foundation
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
15	Agency/Group/Organization	EVANSTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various city departments attended planning meetings to develop needs assessment and provided data for relevant Consolidated Plan sections. Departments included Community Development, Public Works, Parks, Utilities, Health, and Economic Development.
16	Agency/Group/Organization	Evanston Township Highschool
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
17	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
18	Agency/Group/Organization	Evanston/Skokie School District 65
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.

19	Agency/Group/Organization	Evanston Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
20	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
21	Agency/Group/Organization	Evanston Cradle to Career
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Network of 40+ agencies using collective impact model to achieve equitable educational outcomes
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.

Identify any Agency Types not consulted and provide rationale for not consulting

All major agencies providing a full range of services in and around the City of Evanston were consulted or contacted to request comments/input.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The Continuum of Care provides the framework and services for many of the activities provided locally to bring assistance and housing to homeless individuals and families.
Illinois' 2019 Annual Comprehensive Housing Plan	Illinois Housing Development Authority	The City of Evanston works with IHDA to ensure continued access to affordable housing for Evanston's low and moderate income residents. Working with IHDA furthers Evanston's low and moderate income housing goals.
Red and Purple Line Modernization	Chicago Transit Authority	Furthering access to employment opportunities is integral to community development and fostering greater economic growth. The modernization of the Red and Purple Line trains will serve to provide greater accessibility for those with disabilities and the elderly.
On To 2050	Chicago Metropolitan Agency For Planning	CMAP's On to 2050 Plan is a plan for regional growth in the Chicago area. Evanston is an important component of the Chicago metropolitan region and inclusive growth and development with the region will only improve the quality of life for Evanston's residents.
2000 Evanston Comprehensive General Plan	City of Evanston	The current Evanston Comprehensive General Plan was adopted in 2000. It establishes long range planning goals and objectives in functional areas of General Land Use, Public Facilities, Circulation, and Community Environment. An update to the plan is due shortly to address the changed economic landscape.
Evanston Climate Action Resiliency Plan	City of Evanston	The Evanston Climate Action Plan is organized into nine focus areas and outlines more than 200 strategies for reducing Evanston's greenhouse gas emissions. The nine focus areas are: Transportation & Land Use, Energy Efficiency & Buildings, Renewable Energy Resources, Waste Reduction & Recycling, Forestry, Prairie & Carbon Offsets, Food Production & Distribution, Policy & Research, Education & Engagement and Communications & Public Relations.
Plan For Affordable Housing	City of Evanston	Evanston's Plan for Affordable Housing looks at how to effectively and efficiently meet Evanston residents need for housing that is affordable. In addition the plan looks at the best ways to use federal and local funds to increase affordable housing opportunities in Evanston.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Cook County Consolidated Plan 2015-2019	Cook County	The City of Evanston is a jurisdiction within Cook County and is impacted by the goals and priorities put forth in the Consolidated Plan of Cook County. Public housing, homelessness, and affordable housing are some of the fields where Evanston and Cook County work in coordination to address.
HACC 5 Year PHA Plan and Annual Plan; 2014	Housing Authority of Cook County	The City of Evanston works with the Housing Authority of Cook County to ensure that their public housing goals are in coordination with those of Evanston in this Consolidated Plan. The HACC owns and operates public housing units in Evanston as well as the Housing Choice Voucher Program.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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

The City also actively engages with the Housing Authority of Cook County (HACC) which manages public housing within Evanston and surrounding Cook County. The Community Development Department is consciously aware of the quality and quantity of public housing within Evanston and cooperates with the HACC to implement any strategic goals put forth in the Consolidated Plan. In addition, attention is paid to Cook County’s Consolidated Plan in order to ensure an understanding of the focus areas and community development efforts of the entire County. Evanston coordinates with the Illinois Housing Development Authority to ensure their housing strategies and goals are reflected in the Consolidated Plan governing Evanston.

Narrative (optional):

The City of Evanston is served by the Evanston Health Department which was consulted throughout the Consolidated Planning process to provide the relevant data on the health needs of Evanston's population. This includes information on health services available within the community through partners or other organizations targeted to HIV/AIDS, youth, families, elderly, homeless, special needs, veterans, and all other populations.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Evanston invites public participation at all stages of the Consolidated Planning process. The City is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process for all members of the community, particularly low- and moderate-income persons.

The City's Community Development Department solicits citizen participation through the use of email invitations, neighborhood meetings, postings to the City's website and social media accounts (Facebook and Twitter), newsletters and targeted community outreach. Direct public input was solicited through an online community priority needs assessment survey which was available in paper form, online and via 311 from July 15, 2019 to August 30, 2019. The survey provided a forum for Evanston residents to provide input and any comments they wished to make in regards to community priority needs for 2020 -2024.

Community Development staff enlisted the assistance of Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community. This group collected over 200 paper and electronic surveys at community events and informal social gatherings.

Additionally, City staff attended workshops at the four low income senior housing complexes to distribute paper copies and assist people in accessing the electronic version of the survey. Outreach to the Latinx community included forming unique partnerships with Evanston Township High School, St. Nicholas Church in Evanston and working with Latino Resources, a non-profit organization dedicated to increasing active civic engagement in the Latinx community.

The public comment period for the City's 2020-2024 Consolidated Plan took place between November 18 and December 17, 2019. The Consolidated Plan is available for viewing on the City's website and in print at the Lorraine H. Morton Civic Center. The City of Evanston's Housing & Community Development Act Committee held a public meeting to hear comment on the draft 2020-2024 Consolidated Plan and 2020 Action Plan on Tuesday, December 17, 2019; this meeting marked the close of the public comment period. No public comment was received at the meeting or during the public comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Attendees present, but no public comment was made.	No comments were received.		https://www.cityofevanston.org/government/agendas-minutes/special-council-committees/housing-community-development-act-committee

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-targeted/broad community	Display ad in the October 14, 2019 issue of the Evanston RoundTable, a newspaper of general circulation, that the draft 2020-2024 ConPlan and draft 2020 Action Plan is available on the City's website and in printed format at the Civic Center beginning November 18, 2019, and that the public comment period will close on Tuesday, December 17, 2019, at the public meeting of the Housing & Community Development Act Committee.	No comments were received		https://www.cityofevanston.org/2020actionplan

Consolidated Plan

EVANSTON

20

OMB Control No: 2506-0117 (exp. 06/30/2018)

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	News item on the City's homepage and in an e-newsletter story that the draft 2020-2024 ConPlan and draft 2020 Action plan were available on the City website and also in printed format beginning November 18, 2019. No responses could be attributed specifically to the internet outreach.	No comments received.		http://www.cityofevanston.org/2020actionplan

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community People who are active on social media	Mass email with information about the draft 2020-2024 Con Plan and draft 2020 Action Plan and public comment period sent to participants who signed up to receive email updates about CDBG, HOME, and ESG.	No comments were received.		http://www.cityofevanston.org/2020actionplan

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Outreach through ward alderman at ward meetings and via email	Minorities 2nd, 5th, and 8th Ward residents	Information about the draft 2020-2024 Con Plan and draft 2020 Action Plan and public comment period provided in ward newsletters and at ward meetings when meetings were held. In the event ward meetings were cancelled, information was still sent in ward newsletters prior to and throughout the public comment period.	No comments were received.		http://www.cityofevanston.org/2020actionplan

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community partners and people who work with target population receiving funds	Information about the draft 2020-2024 Con Plan and draft 2020 Action Plan and public comment period sent to community partners and past/current recipients of CDBG, HOME and ESG funding.	No comments were received.		http://www.cityofevanston.org/2020actionplan

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of this Consolidated Plan highlights the challenges many low and moderate income Evanston residents face in finding safe, decent, and affordable housing. The housing cost burden experienced by low and moderate income residents has long been and will continue to be an issue confronted by the City of Evanston. The survey assessed broadband needs within the community and found that, of the sample that responded, the broadband needs were relatively low. HUD has provided the format and data for the tables found within the Needs Assessment. Most data are derived from the 2005-2009 and 2011-2015 American Community Survey from the United States Census Bureau.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Evanston's total population was 75,605 in 2015 compared to 74,486 in 2009 and the total number of households was 29,265 in 2015 compared to 29,608 in 2009. The marginal increase in population and number of households highlights the stable nature of the population. According to 2011-2015 CHAS data, of the total households, 16,070 or 54.9%, are owner households and 13,195 or 45.1% are renter households. There has been a slight decrease in ownership and a slight increase to rental. Of note is the increase in median income over the same period. Median income in 2015 was \$70,041 compared to \$69,544 in 2009 (not adjusted for inflation), a 1% increase.

Of the total households, 11,380 or 38.9% are low/moderate income (0-80% HAMFI). Approximately 54.5% experience one of the four housing problems. Renters are more likely to experience one or more housing problems; 36.9% renters compared to 17.7% of owners.

Housing Condition and Overcrowding: Condition and quality of housing arrangements are not issues affecting a significant portion of the community. Among low and moderate income households, substandard housing, lacking complete plumbing or kitchen facilities, is experienced by 230 of renters and by 15 owners. Overcrowding is seen in 100 renter households and 75 owner households. The advanced age of Evanston's housing stock warrants the need for housing rehabilitation; local data suggest overcrowding is an issue among low/moderate income households as a result of doubling up or couch surfing.

Cost Burden and Severe Cost Burden: Small related households are defined as households with two to four related members. Large related households are those with five or more related members. Elderly are defined as a household whose head, spouse, or sole member is a person who is at least 62 years of age. Other is all other households. Approximately 40.1% of all households are cost burdened or severely cost burdened. Among renters, 51.5% are cost burdened compared to 30.7% of owners. Of the 7,925 low/moderate income renter households, 76% are cost burdened and 48.3% are severely cost burdened. Of the 3,455 low/moderate income owner households, 73% are cost burdened and 45.2% are severely cost burdened. The composition of low/moderate income households is as follows: 28.6% elderly, 26.1% small related, 10.4% households with one or more children 6 years old or younger, and 4.4% large related.

The rate that low and moderate income renter and owner households are cost burdened is as follows:

Renter: 26.5% small related, 3.7% large related, 17% elderly, 52.8% other households

Owner: 27.2% small related, 6.9% large related, 42.4% elderly, 23.2% other households

Similarities exist in the rates that low and moderate income households are severely cost burdened. The composition of households with a severe cost burden is as follows:

Demo

Renter: 20.4% small related, 2.6% large related, 18.3% elderly, 58.6% other households

Owner: 28.2% small related, 3.8% large related, 43.8% elderly, 24% other households

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	74,486	75,605	2%
Households	29,608	29,265	-1%
Median Income	\$69,544.00	\$70,041.00	1%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,310	3,070	3,995	2,765	15,115
Small Family Households	740	885	1,345	910	7,160
Large Family Households	105	160	230	130	910
Household contains at least one person 62-74 years of age	555	615	635	530	3,275
Household contains at least one person age 75 or older	505	405	540	335	1,310
Households with one or more children 6 years old or younger	210	384	585	380	1,880

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	60	80	35	230	0	0	15	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	0	0	0	80	0	0	25	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	30	20	15	100	0	45	30	0	75
Housing cost burden greater than 50% of income (and none of the above problems)	2,315	1,015	220	100	3,650	685	470	385	240	1,780
Housing cost burden greater than 30% of income (and none of the above problems)	110	705	1,345	355	2,515	90	305	510	485	1,390

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	475	0	0	0	475	175	0	0	0	175

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,485	1,105	320	150	4,060	685	515	455	240	1,895
Having none of four housing problems	385	935	2,215	1,375	4,910	105	515	1,000	1,005	2,625
Household has negative income, but none of the other housing problems	475	0	0	0	475	175	0	0	0	175

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	520	545	530	1,595	130	185	370	685
Large Related	65	95	60	220	15	50	110	175
Elderly	320	390	315	1,025	459	329	280	1,068

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,665	770	745	3,180	170	245	170	585
Total need by income	2,570	1,800	1,650	6,020	774	809	930	2,513

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	460	295	25	780	130	150	160	440
Large Related	65	35	0	100	15	35	10	60
Elderly	290	230	180	700	380	174	130	684
Other	1,620	525	95	2,240	160	130	85	375
Total need by income	2,435	1,085	300	3,820	685	489	385	1,559

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	100	25	20	0	145	0	45	30	0	75
Multiple, unrelated family households	15	10	0	15	40	0	0	25	0	25
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	115	35	20	15	185	0	45	55	0	100

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

In Evanston there are 10,326 single person households, 35.9% of all households. Of the single person households, 3,670 or 12.8% are seniors 65 years old and over. The City of Evanston elderly population has decreased, however the number of elderly households is expected to rise in the coming years. The limited incomes and resources of seniors and the high cost of housing in Evanston presents housing challenges to this community and a greater need for housing assistance. Additionally, the average single-person household spends a larger percentage of their income on housing. Based on this factor coupled with the high cost of housing in Evanston, many single person households, including seniors, are in need of more affordable housing options and assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The YWCA Evanston North/Shore operates a 32 bed homeless shelter for individuals and their families who are victims of domestic violence. In FY 2018, the YWCA provided shelter to 173 clients (102 women and 71 children). Families can stay at the shelter for up to 90 days. To help stabilize families exiting the shelter, the YWCA operates a 15-unit apartment building. Families can stay for as long as they need to identify and secure stable housing. In FY 2018 the supportive housing program housed 16 women and 11 children for a total of 27.

Per the most recent data available, there are 6 elderly households & 46 households with one or more persons with a disability waiting for an accessible unit to become available. This information is for Public Housing (Scattered Sites) only. The waiting list is currently closed and offers some insight into the need for accessible housing for those with disabilities. High demand for the limited number of accessible units in Evanston demonstrates the lack of supply meeting demand.

What are the most common housing problems?

The cost of housing and overall lack of affordability is by far the most common housing problem; over 40% of all households in Evanston are housing cost burdened. The continual increase in housing costs and the lack of affordable housing continues to put a strain on Evanston's low and moderate income population and contributes to their displacement out of the community.

Accessibility is an additional housing problem determined through consultation with various City departments and citizen participation. The advanced age of Evanston's housing stock and the growing number of elderly residents has resulted in a greater need for accessible housing for those with physical limitations.

Are any populations/household types more affected than others by these problems?

The special needs population, including the elderly, is negatively impacted by housing costs and accessibility issues. This population generally subsists on a fixed income and does not have the resources to cope with rising housing costs and the cost of rehabbing housing to accommodate accessibility concerns. The City also recognizes that some minority populations, specifically those that have been excluded and marginalized by historical practices of institutionalized racism, have also been negatively burdened.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing instability for low-income individuals and families with children is linked to poverty, unemployment, underemployment, domestic violence, a decline in public assistance, lack of affordable health care, unforeseen medical emergencies, mental illness, substance abuse, and chemical addiction. The lack of jobs for unskilled workers prevents many from earning a living wage and as a result many cannot secure housing. The prohibitive cost of market rate housing and lack of living wage jobs put many of Evanston's low-income individuals and families with children at risk of losing their housing and becoming homeless.

Mental illness and other disabilities afflict a number of low-income residents and could prevent them from earning a living wage. The limitations imposed by disabilities, a lack of jobs, affordable housing, and supportive services place many at risk of residing in shelters or becoming unsheltered.

Demo

In Evanston, Emergency Solutions Grant (ESG) funds are subgranted to Connections for the Homeless and used to fund rapid re-housing programs that provide individuals and families with housing assistance and support services. Those served are extremely low income and are subsisting on Social Security Supplemental Security Income/Disability Income (SSI/DI) or low-wage jobs. Many require job training or education services to provide them greater employment opportunities and to prevent them from becoming homeless. The fluctuating availability of these forms of assistance, combined with the high cost of market rate housing, make it challenging for the individual or family to achieve financial independence before the end of their ESG assistance. Connections for the Homeless follows a progressive engagement model, offering only what is needed for individuals and families to become stable. Connections in partnership with the City is looking at ways to use ESG as a bridge to supportive housing for those who need it or as a bridge into the Tenant Based Rental Assistance Program for those families that could achieve financial stability following the completion of an associates degree or job training program.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to CHAS data for 2011-2015, there are 11,375 households with income less than or equal to 80% AMI; 7,925 are renters. Additionally, 9,860 or 69.7% of households at or below 100% AMI have at least 1 of 4 housing problems. The at-risk population is broken down as follows:

- Financial factors (3,000 – 4,000)
- This is based on the number of extremely low-income households (0-30% AMI) spending more than 50% of their income on rent. According to the 2007-2011 CHAS data, there are 2,005 such households in Evanston. Based on a household size of 1.5 to 2, this totals between 3,000 and 4,000 individuals.
- Social and personal factors (1,000-1,500)
- Persons leaving institutional care (prisons/jails, hospitals, etc.) dealing with domestic violence, child abuse or elder abuse, or aging out of foster care often confront a future with unstable housing. Formerly homeless persons/families who receive rental subsidies from our local agencies are also at-risk; if that funding were cut, these persons might again be homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of housing in Evanston creates instability and an increased risk of homelessness for those households housing cost burdened. As previously shown, households that are low-income, predominantly renters, are at the greatest risk. The large amount of household income going towards

housing costs results in the potential for any disruption, such as a job loss, to put a family or individual at an increased risk of becoming homeless.

Discussion

Evanston's low and moderate income population are housing cost burdened because of a lack in education, job training, jobs that pay a living wage, and the cost of maintaining housing in Evanston. There exists a high need for supportive services aimed at low and moderate income individuals for the purpose of increasing economic and educational opportunities. Additionally, other social services including mental health services are needed to maintain a stable environment for those low and moderate income residents most at risk of becoming homeless. The wages earned by unskilled laborers do not align with the market rate cost of housing. Many residents on fixed incomes such as the elderly cannot afford to maintain their housing whether it's general upkeep or payment of property taxes. The Market Analysis section of the Consolidated Plan provides an in-depth examination of housing costs and the availability of affordable housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The HUD definition of disproportionately greater need is when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. According to the 2010 U.S. Census, Evanston’s total population is 65.6% White, 18.1% African American, 9% Hispanic, and 8.6% Asian. The 2018 Census QuickFacts for Evanston states that 66.8% of the population is White, 16.9% African American, 11.5% Hispanic and 9.6%. These updated data demonstrate an increase in the White, Hispanic and Asian populations, and a decrease in Evanston’s African American population. Evanston’s population is one of the most racially and ethnically diverse among Chicago’s North Shore communities and does show some incidences of disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,370	295	650
White	1,785	110	315
Black / African American	680	150	80
Asian	495	20	180
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	315	15	70

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,635	440	0
White	1,430	260	0
Black / African American	705	115	0
Asian	215	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,630	1,360	0
White	1,385	680	0
Black / African American	690	385	0
Asian	215	110	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	255	160	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,225	1,540	0
White	775	885	0
Black / African American	175	360	0
Asian	75	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	195	170	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In the City of Evanston, the total number of households under 80% AMI experiencing one or more of four housing problems is 8,635, a significant increase, or 29.5% of the total number of households, 29,265. A disproportionate need exists among Asian and African American households at 0%-30%, as well as among African American households at 30%-50% and 50%-80% of area median income.

Disproportionate Need: 0%-30%AMI

78.2% or 3,370 total of households experience one or more of the four housing problems

Of the 3,370 total number of households experiencing one or more of the four housing problems, 15% are Asian households and 20.2% are African American households

Disproportionate Need: 30%-50% AMI

85.8% or 2,635 total of households experience one or more of the four housing problems

Of the 2,635 total number of households experiencing one or more of the four housing problems, 27% are African American households

Disproportionate Need: 50%-80%

Demo

65.8% or 2,630 of households experience one or more of the four housing problems

Of the 2,630 total number of households experiencing one or more of the four housing problems, 26.2% are African American households

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned in Section NA-15, Evanston’s population is racially diverse. According to the 2010 Census, of the total population, the largest racial groups are 65.6% White, 18.1% African American, 9% Hispanic, and 8.6% Asian. The tables below show the severe housing problems by area median income (AMI), and by racial or ethnic group within those categories, who have one or more severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,170	490	650
White	1,695	195	315
Black / African American	590	240	80
Asian	485	30	180
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	315	15	70

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,620	1,450	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	965	730	0
Black / African American	365	455	0
Asian	164	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	119	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	775	3,215	0
White	390	1,680	0
Black / African American	140	930	0
Asian	105	215	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	80	340	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	2,380	0
White	245	1,410	0
Black / African American	60	480	0
Asian	0	195	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	285	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The total number of households experiencing one or more of the four severe housing problems is 5,955, or 20.1% of the total number of households, 29,625. A disproportionate need exists among Asian households at 0%-30%, as well as among Asian and African American households at 30%-50%, and among Asian households at 50%-80% of area median income.

Disproportionate Need: 0%-30%AMI

73.5% or 3,170 households experience one or more of the four severe housing problems

Of the 3,170 total number of households experiencing one or more of the four housing problems, 15.3% are Asian households

Disproportionate Need: 30%-50%AMI

52.8% or 1,620 households experience one or more of the four severe housing problems

Of the 1,620 total number of households experiencing one or more of the four housing problems, 10.1% are Asian households and 22.5% are African American households

Disproportionate Need: 50%-80%AMI

Demo

19.4% or 775 households experience one or more of the four severe housing problems

Of the 775 total number of households experiencing one or more of the four housing problems, 13.5% are Asian households

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD presumes that a household that pays up to 30% of their income for housing costs is not cost burdened. Any percentage above 30% but below 50% is considered a housing cost burden, and if a household is paying 50% or more of their household income on housing, then that household is experiencing a severe housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,880	5,670	6,050	675
White	12,485	3,355	3,520	330
Black / African American	2,275	1,320	1,125	80
Asian	1,075	320	725	190
American Indian, Alaska Native	0	10	0	0
Pacific Islander	0	0	0	0
Hispanic	830	590	525	70

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

In Evanston, about 57.7%, or 16,880, of all households are not cost-burdened spending less than or equal to 30% of their income on housing. Approximately 19.4% of all households are cost-burdened, spending between 30%-50% of their income on housing, and 20.7% are severely cost burdened, spending than 50% on housing costs.

Disproportionate Need: Housing cost burden >50%

20.7% of all households have a severe cost burden

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As stated in the previous sections, in households with one or more housing problems, a disproportionate need exists among Asian and African American households at 0%-30% of area median income, as well as among African American households at 30%-50% and 50%-80% of area median income. In addition, in households with one or more severe housing problems, a disproportionate need exists among Asian households at 0%-30% of area median income, as well as among Asian and African American households at 30%-50%, and among Asian households at 50%-80% of area median income.

If they have needs not identified above, what are those needs?

The Hispanic community of Evanston has been growing steadily from 4,539 in the 2000 Census to 6,739 in the 2010 Census, or a 32.6% increase. Targeted outreach to the Spanish-speaking community during the Consolidated Planning process highlighted needs not identified.

The Hispanic community within Evanston is relatively underrepresented within the civic government. As noted from consultation with the community, residents with English as their second language are more prone to facing housing discrimination. Non-English speaking community members are less likely to engage with the City government and seek services or support. The City has made concerted efforts to accommodate these community members through Spanish language 311 services, City staff fluent in numerous languages, and the ability to translate the City's website into multiple languages via Google Translate.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the Analysis of Fair Housing Issues in the Cook County Assessment of Fair Housing (AFH), there are no Racially or Ethnically Concentrated Areas of Poverty in the City of Evanston. However, the Chicago Metropolitan Agency for Planning (CMAP) identified Economically Disconnected Areas (EDAs), which are areas that have a greater than average concentration of minority or limited English proficiency populations. Approximately 7% of Evanston's population lives in EDAs. Community engagement for the AFH indicates that Evanston's 5th Ward has higher poverty levels than the rest of the jurisdiction, as well as a significant population hovering right above the poverty line. This population may be made up of largely single earner households with workers in low-wage, part-time jobs.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Cook County (HACC) is the public housing authority that serves suburban Cook County. The City works with the HACC to ensure that the goals and strategies from the 5 year and annual PHA plan are reflected in the City's efforts to address and improve public housing issues. Due to the large geographic area served by the Housing Authority of Cook County, it can be difficult to tailor jurisdiction specific goals and strategies. The City of Evanston works diligently with the HACC to create the best strategies to address public housing needs. HACC owns and operates 2,026 units of public housing, 244 of which are located in Evanston. The Perlman and Walchirk apartment buildings offer 100 and 99 units, respectively, of single bedroom housing for seniors and persons with disabilities. The public housing scattered site units operated by the HACC consist of seven two-story townhome buildings that house families in two, three, or four-bedroom units.

The Housing Authority of the County of Cook also administers the Housing Choice Voucher program. According to the most recent available data, there were 575 Housing Choice Voucher holders residing in Evanston. This marks a slight decrease from 656 Housing Choice Voucher holders in living in Evanston at the time of the last Consolidated Plan in 2015. Voucher holders continue to be concentrated in West Evanston, particularly in the census tracts 8092, 8103.01, and 8103.2. The City is working with landlords to encourage the greater acceptance of Housing Choice Vouchers not only in these areas, but throughout the entire community.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,651	11,832	64	11,594	91	54	0

Table 22 - Public Housing by Program Type

Demo

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,627	13,418	14,350	13,395	13,647	11,962
Average length of stay	0	0	7	8	0	8	0	5
Average Household size	0	0	1	2	1	2	1	4
# Homeless at admission	0	0	9	21	0	3	16	2
# of Elderly Program Participants (>62)	0	0	897	2,179	42	2,120	12	0
# of Disabled Families	0	0	491	2,337	2	2,268	48	12
# of Families requesting accessibility features	0	0	1,651	11,832	64	11,594	91	54
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	705	1,981	19	1,913	27	14	0
Black/African American	0	0	900	9,786	43	9,620	62	40	0
Asian	0	0	44	37	2	34	1	0	0
American Indian/Alaska Native	0	0	0	15	0	15	0	0	0
Pacific Islander	0	0	2	13	0	12	1	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	33	321	0	311	2	5	0
Not Hispanic	0	0	1,618	11,511	64	11,283	89	49	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the most recent data obtained from the Housing Authority of Cook County, the waiting lists for all of the public housing units located within Evanston are closed. The total number of those on the waiting list is 209 for the scattered site units. The vast majority of those on the waiting list are African American at 76%, followed by White at 9%, Asian at 1%, Hispanic or Latino makes up 16%, unknown race at 0%, and American Indian at 0.0% makes up of the waiting list. Additionally, there are 6 elderly households & 46 households with one or more persons with a disability waiting for an accessible unit to become available.

The City supported the HACC's application for Low Income Housing Tax Credits (LIHTC) for substantial rehab of the Walchirk and Perlman apartments that was submitted to the Illinois Housing Development Authority (IHDA) in August of 2013. Substantial rehab of these public housing units resulted in greater accessibility for current and future residents. The rehabilitation of all units included 20 accessible, 20 adaptable and 4 sensory impairment units. The City collaborated with Cook County to provide gap funding for the LIHTC application. The HACC received a LIHTC award, and the City committed \$150,000 of HOME funds approved by City Council on September 22, 2014. The City lacks the capacity to provide additional gap funding for a development project of this size but can use its limited resources to leverage needed funds from Cook County.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City estimates there is an unmet need for public housing resources, particularly for tenant based vouchers, units targeted towards large families, and accessible units. The HACC has a total waiting list of over 1,880 and it is currently closed to new applicants. The demand for affordable housing continues to outweigh the supply. The City will continue to work with the HACC regarding its Housing Choice Voucher program, scattered site family housing and elderly/disabled housing, to maintain and increase affordable housing.

Public housing and housing choice voucher holders show great need for economic opportunities and supportive services. Consultation with City staff and service providers highlighted the need for medical, mental health, youth, and child care services. Those living in assisted housing are reliant upon service providers and the City due to a lack of meaningful employment and educational opportunities. In Evanston the average annual income for residents in public housing is \$10,627 and \$14,350 for residents in the Project-Based Voucher Program compared to \$70,041 for all of Evanston.

How do these needs compare to the housing needs of the population at large

Demo

The population at large and residents of public housing and housing choice voucher holders share a similar need for an increased affordable housing supply in Evanston. The number of individuals on the closed waiting list, 1,880, and the percentage of Evanston households that are cost burdened, 40%, illustrates this point. Additionally, assisted housing and low and moderate income residents in Evanston have an unmet need for affordable units capable of comfortably housing a large family. The vast majority of assisted housing in Evanston is geared towards the elderly and those with disabilities.

The residents of public housing and the population at large have additional unmet needs in supportive services. Job training, medical, mental health, youth, and child care services are needed by community residents and those assisted through the HACC. Increased services will be beneficial to all of Evanston.

Discussion

The HACC participates in the Chicago Regional Housing Choice Initiative (CRHCI), a regional program to implement HUD's "access to opportunity" principles. In May 2011, HACC and six other area public housing authorities joined the Chicago Metropolitan Agency for Planning, the Metropolitan Mayors Caucus, the Metropolitan Planning Council, workforce investment boards and other civic agencies in initiating a scaling-up of existing efforts to create regional housing choice for voucher households. The same seven housing authorities continue to administer the Regional Housing Initiative (RHI), a unique collaboration to pool project-based vouchers to support regional development and preservation priorities. Both CRHCI and RHI remain national models for removing barriers to housing choice and increasing access to affordable housing.

The RHI was formed to provide financial incentives in the form of operating subsidies to developers and owners of quality rental housing. The public housing authorities involved have agreed to make project based subsidies (RHI vouchers) available for up to 335 rental housing units in developments throughout the metropolitan region in order to address an unmet need for quality affordable rental homes near good jobs, transit options, quality schools and other attractive amenities. RHI provides project-based subsidies that can serve as a dependable funding stream that can keep apartments affordable for 15 or more years. The vouchers generally fund the difference between fair market rents and the tenant's rent payment. Tenants are required to pay 30% of gross monthly income, plus a utility allowance. RHI is intended to foster economically diverse living environments; therefore, no more than 25% of a development can receive RHI vouchers, except in the case of special needs housing. RHI vouchers/ units can constitute 100% of the units in a development of supportive housing for people with disabilities.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section presents data on homelessness in the City of Evanston and suburban Cook County from the Alliance to End Homelessness in Suburban Cook County Continuum of Care of which the City of Evanston is a part. Jurisdiction specific data in select categories was available from the 2018 Homeless Populations Point in Time Count (PIT). Data concerning the number of unsheltered homeless persons in Evanston for 2019 is unavailable because the unsheltered count is conducted in odd numbered years and not available by community.

The City currently uses the Emergency Solutions Grant, HOME, Community Development Block Grant and Mental Health Board funds to provide housing and services to homeless individuals and families, or those threatened with homelessness, as well as case management services, job counseling and placement/follow-up assistance. Mental health and substance abuse services are also provided to stabilize individuals’ lives and enable them to develop self-sufficiency.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	324	0	591	438	540	207
Persons in Households with Only Children	1	0	100	23	29	279
Persons in Households with Only Adults	467	105	2,272	1,192	582	47
Chronically Homeless Individuals	121	21	494	0	108	47
Chronically Homeless Families	2	0	0	0	10	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	38	5	207	120	212	319
Unaccompanied Child	53	4	383	300	29	0
Persons with HIV	4	0	25	0	10	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Point In Time Count 2018

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data for the number of days that persons experience homelessness is unavailable. Data was taken from the 2018 PIT Count from the Alliance to End Homelessness in Suburban Cook County Continuum of Care of which Evanston is a part. It is of use to examine the estimates of the number experiencing homelessness each year, those becoming homeless each year, and those exiting homelessness each year in order to gain a greater understanding of the nature of homelessness in suburban Cook County and Evanston.

The year covered in the data provided is from January 1, 2018 through December 31, 2018 and includes only data on persons served by programs in suburban Cook County who participate in the Homeless Management Information System (HMIS). It does not include persons served by programs targeted to survivors of domestic violence (DV) and/or who do not participate in HMIS. The estimated number of persons

Demo

experiencing homelessness is the number of persons who were served by at least one homeless program during the year including homeless shelter and outreach programs and the unsheltered count. The estimated number of persons becoming homeless includes those persons in the HMIS database who entered into a homeless program during the year and had not been in a homeless program at any time during the 2 years prior to that entry. The estimated number of persons exiting homelessness is the number of persons entering a permanent housing program from a homeless situation plus the number of persons exiting a homeless program to a permanent destination during the year.

As seen in the table above every category of homeless persons is estimated to increase. The greatest increase is seen in the category of households with adults only with there being an estimated additional 1,192 people entering homelessness annually. The next highest increase is persons in households with adults and children, with approximately 438 additional persons becoming homeless each year. The third highest increase is unaccompanied children which has an estimated 383 additional persons becoming homeless each year. The fourth highest increase was among veterans with an estimated 120 becoming homeless annually. The lowest estimated increase is among persons with HIV at 25 persons.

Unaccounted for in the data are those homeless individuals and families that are couch surfing or doubled up. These families and individuals are part of a growing issue which is difficult to provide an accurate estimate of. Many live on an interim basis on relatives or friends couches or homes. The local homeless service provider, Connections for the Homeless, estimates up to 500 families in 2019 that are homeless and either couch-surfing or doubled up.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	299	60
Black or African American	457	42
Asian	13	0
American Indian or Alaska Native	1	0
Pacific Islander	3	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	685	91
Not Hispanic	107	14

Data Source

Comments:

Point In Time Count 2018

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2018 Point in Time Count (PIT) conducted by Alliance to End Homelessness in Suburban Cook County Continuum of Care, 8,215 unduplicated people in 5,997 households were served in 2018. In Evanston, 1,052 unduplicated residents were served in 859 households. In the Cook County CoC there were 50 veterans. 194 people diagnosed as severely mentally ill, 12 people diagnosed with HIV/AIDS, and 62 unaccompanied youth under 24 counted in the 2018 PIT . Out of the total 640 households, 16.4% were households without children, 83.4% were households with children. In Evanston homeless special populations include: 22 veterans, 152 diagnosed with severe mental illness, 48 are chronic substance abusers, 8 persons with HIV/AIDS, 136 victims of domestic violence (adults only), 243 persons with a disability, and 11 are age 62 and over.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on data from the 2018 PIT, of the total 1,052 homeless persons counted in Evanston, 70% were Black or African American, 20% were White, 2% identified as Black and White, 5.1% identified as Other/Multi-racial, 1.7% identified as Asian, 7 people identified as American Indian or Alaska Native, and 1 person identified as Native Hawaiian/Pacific Islander. Persons of Hispanic or Latino ethnicity constituted 11% of the total homeless population.

When looking at data for the entire area covered by the Cook County Continuum of Care, Evanston shows some similarities and differences. In suburban Cook County, of the total 873 homeless persons

counted in 2018, 50.7% were Black or African American, 45% were White, 1.5% were Asian, 3.2% were multiple races, and .6% were American Indian/Alaskan Native or Native Hawaiian/Pacific Islander. There are more African Americans affected by homelessness in Evanston than in the rest of suburban Cook County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data from the local homeless service provider Connections for the Homeless, between January 1, 2018 and December 31, 2018 Connections' drop-in program worked with 654 unsheltered homeless. They moved 29 into their transitional shelter. They moved 41 people directly from the street into permanent housing.

The YWCA, which runs the local domestic violence shelter, sheltered approximately 173 women and children. The shelter served 36 families, 102 adults and 71 children.

Family Promise sheltered approximately 60 individuals in 15 families in their nightly shelter program.

Evanston has seen dramatic growth in its McKinney-Vento children. District 65 reported 150 students considered homeless under the federal definition in the 2018 school year (fall 2017-summer 2018). Of those students, 67% were living in shared housing and 33% were in emergency or transitional shelters. As far as we know all of these children are part of intact families who are doubled up or in shelters. We are unaware of any that are literally homeless. Connections is working with approximately 60 children in its permanent supportive housing program and with another 45 in a new transitional housing program that we are funding using HOME dollars.

There is also a considerable chronically homeless population in Evanston, which has traditionally had great difficulty in obtaining or retaining housing. In 2018, Connections worked with 204 such individuals.

The total number of unsheltered homeless persons counted in the 2018 PIT Count for suburban Cook County was 92 (data is unavailable for 2019). Of the total 23 unsheltered households, none of the households contained children. Examining homeless subpopulations from the PIT count shows that 23 were chronically homeless individuals, 3 were Veterans, 29 were severely mentally ill, 15 were chronic substance abusers, and 2 were victims of domestic violence.

Discussion:

Presenting an accurate portrayal of Evanston's homeless population is difficult due to the nature of homelessness and the limited scope of the PIT count. As previously stated, Evanston has a large population of homeless families and children that are underrepresented.

Continued outreach and support services are needed to decrease homelessness and to assist those families and individuals unaccounted for by traditional data gathering means. It is anticipated that homelessness will continue to be an issue due to housing cost burden and the limited supply of affordable housing units.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons who are not homeless but for various reasons, require assistance and supportive housing. This includes the elderly and frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault and stalking. Given the extremely high cost of housing in Evanston and the surrounding areas, provision of affordable housing for these special needs populations has been challenging.

Describe the characteristics of special needs populations in your community:

As defined by the Census Bureau, a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work.

Across Evanston, 9% of the total population aged five and older (6,399 people) reported a disability in 2017. The most common types of disabilities among persons ages 18 to 64 were cognitive or ambulatory; referring to difficulty moving from place to place that makes it impossible or impractical to walk as a means of transportation. This type of difficulty often translates to a need for accessible housing. Those aged 65 and older, comprise 49% of the population with a disability.

What are the housing and supportive service needs of these populations and how are these needs determined?

Based on consultation and input from area service providers and the City of Evanston Health Department, it has been determined that:

- There is a need for permanent supportive housing to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients.
- There is a need for new construction / acquisition / rehabilitation of rental housing for lower income households, including large households, small households and special needs households.
- There is a need for additional support services that assist persons with special needs.

- There is a need for mental health services for those with special needs and those that have been victims of violence and/or family trauma.
- There is a need for greater communication and coordination among the various service providers and the City of Evanston to prevent those with special needs and special assistance from falling through the gaps.
- Multilingual services are needed for the non-English speaking special needs population.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recently available Illinois AIDS/STD Monthly Surveillance Update report from September 2018, there were a total of 660 diagnosed cases of HIV infection in all of Cook County since January 2018 to September 30, 2018. Of the total cases reported, 5 were reported from the Evanston Health Department. AIDS cases diagnosed in all of Cook County from January 2018 to September 2018 numbered 295 of which 2 were in Evanston. The number of people living with HIV in Cook County totaled 8,932 with 64 in Evanston. In addition, 4,459 people were living with AIDS in Cook County and 40 were in Evanston.

Discussion:

Special needs groups with high priority housing needs within Evanston include elderly and frail elderly persons, and persons with mental health services needs. Along with low-income and housing related issues, including a high housing cost burden, this population struggles for a decent quality of life that includes basic necessities, adequate food, and medical care. Coordination and communication among service providers has continually been mentioned as a way of creating a network in Evanston to assist the special needs population.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The following public facilities needs were identified by consultation with the City of Evanston's Public Works, Utilities, and Parks Departments along with community input from a community needs assessment survey with 796 completed responses.

- Affordable housing and housing services
- Facilities for homeless persons
- Park/Recreational facilities and facilities for youth
- Street and alley paving

How were these needs determined?

The City's needs for public facilities were determined through a number of processes with input from City Departments such as Public Works, Community Development, Parks, Utilities, and a community needs assessment survey. Preparation of the City's Consolidated Plan and First Year Action Plan helped to identify needed public facilities in the 5th ward of Evanston where the City's highest concentration of low- to moderate-income residents reside. The processes to develop these plans included extensive public input and consultation with agencies/organizations.

Access to broadband and broadband services were included in the survey, 26.6% of respondents ranked broadband access as a high need. The Evanston Public Library offers a Wi-Fi Hotspots for Internet Services On The Go program. Residents 16 or older who are cardholders are able to participate in the Wi-Fi Hotspot lending program. Devices can be rented for up to 4 weeks and has greatly improved access for residents. The library had 100 devices in 2018 and got 45 more in 2019. In 2018 over 400 people accessed Wi-Fi hotspots. The City will continue to partner with the Library to see how the program could expand.

Describe the jurisdiction’s need for Public Improvements:

The following public improvements needs were identified by stakeholders at consultation meetings, community meetings, and surveys conducted by the Community Development Department.

- Paving/resurfacing of streets and alleys
- SNAP lighting

- Sidewalks
- Flood/Drainage Improvements
- Sustainable infrastructure improvements (higher efficiency)

How were these needs determined?

The City's needs for capital improvements were determined through a number of processes with input from City Departments such as Public Works, Community Development, Utilities, and a community priority needs survey. Preparation of the City's Consolidated Plan and First Year Action Plan helped to identify needed public improvements on the West and South sides of Evanston where the City's highest concentration of low- to moderate-income residents reside. The processes to develop these plans included extensive public input and consultation with agencies/organizations.

Describe the jurisdiction's need for Public Services:

The following public services needs are available within the community through the City and service providers. However, funding levels do not meet the demand for services. Due to the CDBG regulations limiting public services funding to 15% of the total grant amount, prioritization of CDBG funding is essential to meeting the most urgent of the community.

The following public services needs were identified by consultation with the City of Evanston's Health and Parks Departments along with community input from the community needs assessment survey.

- Youth services including access to summer programs
- Housing services
- Benefits enrollment including health insurance, SNAP, and additional resources
- Financial Literacy
- Dental services
- Health services

Services used by low to moderate income residents include Health services (access to a PCP, health specialists, and dental services) and medical prescription payment assistance, early child care and youth services, assistance enrolling in additional benefits and use of food banks. The City will continue to provide support for services residents use.

How were these needs determined?

The City's needs for capital improvements and public facilities were determined through a number of processes with input from City Departments such as Health, Parks, and a community priority needs survey. Preparation of the City's Consolidated Plan and First Year Action Plan helped to identify needed public services of the City's low- to moderate-income population. The processes to develop these plans included extensive public input and consultation with other jurisdictions and agencies/organizations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The high cost of housing in Evanston and the Chicago area continues to be a barrier to securing stable housing for many low and moderate income residents. Evanston is a built out community with little vacant land, so growth must be achieved primarily through redevelopment and increased density. The housing market expanded and grew during the economic growth of the 2000s, but contracted after the Great Recession of late 2008. Most of the growth in housing units and overall development was in the form of mixed-use condominium buildings in Evanston's downtown. The significant growth experienced in that central area was not seen in other parts of the City, particularly in west and south Evanston. The housing market contracted substantially in the foreclosure crisis of 2008, with south and west Evanston neighborhoods particularly impacted.

These same neighborhoods experienced higher levels of job losses than the rest of the city. Unemployment, underemployment, and the high cost of living are factors that contribute to the struggles of low and moderate income residents in Evanston. The following sections illustrate the composition and conditions of Evanston's housing market and economy.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The following section details some of the unique characteristics of Evanston's housing stock.

Unit Size by Tenure

Evanston's housing units differ substantially based on tenure. Ownership units are predominantly larger, with more bedrooms, as detailed in the table below. The number of rental units with three or more bedrooms is about 17.4% of the ownership units, highlighting the lack of rental available for larger families.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,650	30%
1-unit, attached structure	1,790	6%
2-4 units	4,550	14%
5-19 units	6,970	22%
20 or more units	9,160	28%
Mobile Home, boat, RV, van, etc	35	0%
Total	32,155	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	1,295	10%
1 bedroom	925	6%	4,930	37%
2 bedrooms	4,835	30%	5,185	39%
3 or more bedrooms	10,280	64%	1,785	14%
Total	16,065	100%	13,195	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Evanston has 703 housing units that were developed with federal, state, or local funds. There are a total of 286 Low Income Housing Tax Credit units, with 9 units located at 818 Crain Street, 48 at 319 Dempster Street (Claridge Apartments), 28 in Emerson Square at Foster Street and Ashland Avenue, and 201 units at Perlman and Walchirk Apartments that were rehabbed through the Rental Assistance Demonstration (RAD) program that uses LIHTC funds for the substantial rehab of deteriorating public housing buildings. These units are restricted to low and moderate income residents; some units are designated for persons with disabilities.

There are 551 HUD multifamily units and Project Based Section 8 contracts located in Evanston, including many of the LIHTC units. Of these units, 107 are at Ebenezer Primm Towers (1001 Emerson) and 76 at Jacob Blake Manor for low income seniors, 21 are at Evanston Apartments (824-836 Dobson) for seniors and the disabled, 30 are at Oak Tree Village (1471 Foster) targeted for families, 33 at the Hill Arboretum Apartments (2040 Brown) for persons with disabilities, 199 in Perlman and Walchirk Apartments for low income seniors and the disabled, 26 at Emerson Square for families, 43 at 319 Dempster Avenue, and 16 in the new 16-unit permanent supportive housing building owned by Housing Opportunities for Women that was completed in 2019.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the Multifamily Assistance and Section 8 Contracts database, Section 8 contracts for two housing developments, Ebenezer Primm Towers and Evanston Apartments, were renewed in 2015. 818 Crain entered into a new PBV agreement with IHDA, so those units are not at risk. The 199 units at Perlman and Walchirk are no longer public housing, but have 30-year affordability requirements from the LIHTC investment and have PBV from the Housing Authority of Cook County, so are not at risk. Oak Tree Village may be at greatest risk because it is owned by a for profit entity. Additional information is being sought relating to this development, which was constructed with LIHTC and currently has PBV for all 30 units.

Does the availability of housing units meet the needs of the population?

There is insufficient affordable housing to meet the needs of low and moderate income people currently living in Evanston. There are 1,880 people on the waiting list for public housing. When combined with

the high cost of housing and the number of people paying more than 30% of their income towards housing, this is evidence that the number of low and moderate income households in Evanston significantly exceeds the number of affordable housing units. Although the multitude of public transit options in Evanston makes it appealing to low and moderate income residents because it reduces the need for a car, 40% of all households are housing cost burdened or severely cost burdened. Over one third of residents are negatively impacted by the high cost of housing.

The fact that there are 1,880 people on the waiting list for public housing coupled with the high cost of housing and the number of people paying more than 30% of their income towards housing is evidence that the number of affordable housing units is not meeting the needs of Evanston's low and moderate income population. The multitude of public transit options within Evanston increases housing demand from low and moderate income residents due to the ability to travel around the Chicago region without a car. In Evanston, 40% of all households are cost burdened or severely cost burdened. Over a third of the community is negatively impacted by the high cost of housing and more affordable housing units will only work towards alleviating the situation.

Describe the need for specific types of housing:

Housing that is affordable to low-income and extremely low-income households is needed to reduce the housing cost burden and enable them to maintain stable housing. In addition, housing that is accessible to persons with disabilities and low income seniors, particularly the frail elderly, is very limited. Additional supportive housing for persons with mental illness, developmental disabilities and other disabling conditions is also needed. Likewise, affordable housing for families with children remains a need throughout the community as evidenced through consultation with service providers and citizen input.

Discussion

The City is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise will provide staffing and technical assistance. The City expects to have data and most of the conclusions of this AFH to inform the development of its 2020-2024 Consolidated Plan. If the AFH is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs for renters have risen dramatically since 2009. However, due to the housing crash of 2008, the median home value was still down by 12% at \$348,600 in 2015 from \$394,800 in 2009. The economic downturn resulted in reduced home values, with detached single-family homes selling for 19% less in 2012 than in 2008 and attached single family homes for 33.7% less. However, home values are on the rise. At the same time rents have risen by a significant 16%, from \$972 in 2009 to \$1,127 a month in 2015 (not adjusted for inflation). Evanston is an opportunity community for Section 8 Voucher holders because of its excellent schools, transportation and economic opportunity. However, rents significantly exceed the median rents in suburban Cook County so it is considered an exception community where eligible rents are higher than in other parts of the county in order to enable voucher holders to secure housing here.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	394,800	348,600	(12%)
Median Contract Rent	972	1,127	16%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	838	6.4%
\$500-999	4,620	35.0%
\$1,000-1,499	4,250	32.2%
\$1,500-1,999	2,040	15.5%
\$2,000 or more	1,455	11.0%
Total	13,203	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	440	No Data
50% HAMFI	1,300	480

% Units affordable to Households earning	Renter	Owner
80% HAMFI	6,250	1,830
100% HAMFI	No Data	3,060
Total	7,990	5,370

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	879	1,014	1,180	1,501	1,794
High HOME Rent	879	1,014	1,180	1,420	1,564
Low HOME Rent	741	793	952	1,100	1,227

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Evanston has an ample supply of housing for those who are not low or moderate income. The significant increase in luxury and market rate units in the downtown and along transit corridors provides multiple options for higher income renters and homeowners. However, the increase in higher priced rental and owner properties coincided with a steep decline in the number of affordable units for low and moderate income residents.

The escalation of rents and property taxes contribute to the growing housing cost burden and is pricing long-term residents, particularly seniors, out of Evanston and making it difficult for many young families, including those who work in Evanston, to locate here.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is expected to diminish in Evanston based on continuing increases in both property values and rents and no foreseeable decline in the immediate future or longer term. Evanston's low and moderate income population will continue to be priced out of their community as home prices and rental rates rise. Long-time homeowners living on fixed incomes, primarily seniors, are increasingly at risk of displacement because they can no longer afford to pay rising property taxes, utilities and afford to maintain their homes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Evanston was \$1,127 in 2015, significantly above the HUD Fair Market Rent for a one-bedroom apartment, which was \$1,014. A household with an income at 60% of the area median can afford only an efficiency or one-bedroom unit; larger units are unaffordable, restricting housing opportunities for larger families and families with children.

To address the high cost of renting in Evanston and its disparate impact on low and moderate income households, particularly those with children, the City of Evanston has allocated resources to provide rental assistance (Tenant Based Rental Assistance Program), combined with supportive services, including education/job training for heads of households to increase their earning capacity and enable them to afford market rate housing following the subsidy, thus breaking the cycle of poverty. In addition, increasing funding to preserve existing affordable housing will provide affordable units for lower income households.

Discussion

The National Low Income Housing Coalition provides data on Fair Market Rent (FMR) and rental affordability in U.S. counties and cities. In 2013, FMR in Cook County for a two-bedroom apartment was \$966. To afford that and not exceed 30% of income on housing, a household had to earn \$3,220/month, or \$38,640 annually. Based on a 40-hour work week, 52 weeks per year, this requires an hourly wage of \$18.58. In Cook County, a minimum-wage worker earns \$8.25/hour. To afford the FMR for a two-bedroom apartment, a minimum-wage earner must work 90 hours/week, 52 weeks/year. NLIHC estimates that 56% of Cook County renters cannot afford the two-bedroom FMR. Monthly Supplemental Security Income (SSI) payments for an individual are \$710 in Cook County. If SSI is the sole source of income, \$213/month rent is affordable, but the FMR for a one-bedroom is \$815.

A method to determine housing market affordability is to calculate the percent of homes that could be purchased by households at the median income. Affordability for racial or ethnic groups in the City may be determined this way. The following assumptions were used to determine affordability: 1) 30-year fixed rate mortgage at a 4.0% interest; 2) 10% down payment; 3) principal, interest, taxes and insurance (PITI) plus consumer debt do not exceed 35% of gross income, a threshold used by banks; 4) property taxes at a combined median tax rate of 2.27%; 5) consumer debt (credit cards, car payment, etc.) averaged \$500 per month.

The 2012 median sales price for a single-family detached home in Evanston was \$440,000 and the median household income was \$68,292, resulting in a maximum affordable home price of \$262,500.

Based on this, the average Evanston household cannot purchase half of the for-sale homes. It is nearly impossible for low/moderate income households to purchase in Evanston without assistance. Additionally, the cost of utilities, property taxes, and other housing costs, prevents many households from ownership. Seniors with fixed incomes and the unemployed/ underemployed are most impacted. Stagnating incomes and increasing housing costs necessitate intervention by the City to stem displacement of low and moderate residents and make Evanston the most livable city for all its residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section discusses the condition of housing stock in Evanston. HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Evanston with one or more of these conditions, and therefore substandard.

Definitions

The City of Evanston Code Enforcement Program has adopted the International Code Council’s 2012 International Property Maintenance Code and uses it to determine what constitutes a code violation. The number of code violations is used to identify deteriorating and deteriorated properties. A housing unit with 0-5 minor code violations is considered a “standard unit” and any housing unit with more than 16 minor code violations or any structural systems violations is considered substandard. Units with 6-15 minor violations are considered “in need of minor repair.” Units with 16 or more violations are considered to be “in need of critical repair.” 16-35 violations are considered to be deteriorating and units with more than 35 violations are considered to be deteriorated. A structural review and life safety assessment is undertaken in order to determine if a building should be demolished.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,050	31%	6,575	50%
With two selected Conditions	115	1%	385	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,900	68%	6,235	47%
Total	16,065	100%	13,195	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,450	9%	1,100	8%
1980-1999	780	5%	1,310	10%
1950-1979	4,850	30%	4,090	31%
Before 1950	8,990	56%	6,690	51%
Total	16,070	100%	13,190	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	13,840	86%	10,780	82%
Housing Units build before 1980 with children present	445	3%	265	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The majority of Evanston’s housing stock, 86% of owner-occupied housing units and 82% of renter-occupied housing units, was constructed prior to 1980. Furthermore, 48.3% of total units were built prior to 1940, 22.2% were built between 1940 and 1959, and 15.5% were built from 1960 to 1979. Based on the age of most of the housing stock alone, there is a need for rehabilitation of both rental and ownership units.

Rental properties are inspected on a routine basis to maintain safe and sanitary housing. The City’s Code Enforcement Program is a vital tool to maintain the quality of rental housing and CDBG is used to fund activities conducted in the CDBG Target Area, which comprises primarily low and moderate income

neighborhoods. Properties with violations are cited and re-inspected to ensure corrections are made. Properties with primarily low and moderate income residents are referred to the CDBG Housing Rehab program for assistance. Owner occupied housing in the CDBG Target Area is subject to exterior inspections and cited for code violations. Properties with violations are also referred to the CDBG Housing Rehab program.

While a number of single family owner occupied houses have deteriorated and are detrimental to their neighborhood, Evanston does not have concentrations of deteriorating housing. Often low-income owners, especially seniors, cannot afford additional debt service to make improvements, address code issues, or make emergency repairs. Income eligible owner-occupied single family homes, condos and 2-flats, as well as multi-family rental buildings with income eligible tenants, are eligible for the CDBG Housing Rehab program.

The City of Evanston uses CDBG funding to administer the Housing Rehabilitation Program and has a CDBG 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 needed rehab. However, due to rising property taxes and other costs, there has been an increase in the number of homeowners with incomes above 80% of the area median who are unable to secure market rate financing for needed home repairs and to address code violations.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The practice of adding lead to residential paint was banned in 1978. It is reasonable to assume that a residential structure built prior to 1979 may contain lead based paint. According to the American Community Survey 2013-2017 (1), there were 13,999 owner-occupied housing units and 9,864 renter-occupied housing units built prior to 1980. In other words, there is a high probability that 83.1% of the occupied housing units in Evanston contain lead based paint.

According to the HUD Income Limits Documentation System for FY2017 (2), the Median income for the Chicago-Joliet-Naperville, IL area, which includes Evanston, is \$79,000. Using data from the American Community Survey mentioned above, 71.8% of the renter-occupied housing units and 33.3% of the owner-occupied housing have an income less than \$79,000.

Discussion

The Evanston Health and Human Services (HHS) Department serves as a delegate agency for the State of Illinois lead program. The primary goal of the lead program is to protect the public's health and safety by

identifying lead-bearing substances that may be the source of exposure to children, and to assure lead hazards are managed in place, mitigated, or abated through the administration and enforcement of the Lead Poisoning Prevention Act and the Lead Poisoning Prevention Code. Evanston HHS receives all test results of blood lead levels for children residing in Evanston. A Lead Risk Assessor contacts the parent/guardian for any child with a test result of 5 µg/dL or higher and schedules a time to conduct a lead risk assessment. If lead hazards are discovered in the home of a child with an EBL, elevated blood lead level, the property owner is required to mitigate the lead using a lead abatement contractor. Evanston HHS currently receives a TORRENS grant from the Cook County Department of Public Health. This grant offers financial assistance to low income property owners. The City is committed to ongoing efforts to address lead based paint hazards and lead poisoning prevention.

In 2018, through October 1st 2019, there were 79 vacant properties and 9 properties having been brought into compliance by the buyer. There were 2 properties demolished in the past year due to multiple code violations. The majority of vacant properties are located in the City's 2nd ward with 16 and 5th ward with 26. The remaining vacant properties are located in the 8th ward with 6, 9th ward with 8, 6th ward with 3, 4th ward with 2, 3rd ward with 1, and the 7th ward with 4. Evanston continues to declare vacant properties each year, with 11 new vacant properties in the past year.

The Property Standards Program provides systematic area inspection for all non-owner occupied multi-family rental dwelling units in roughly 2,600 multi-family buildings to ensure compliance with the standard set forth in the International Code Council's 2012 International Property Maintenance Code. All multi-family rental dwelling units are inspected at least every five years. Buildings in the CDBG Target Area are inspected on a three-year schedule. Any building will be inspected as a result of a complaint. Property Standards systematically deals with owners of buildings with building code violations and acts swiftly when emergency health and safety issues arise. Property Standards has also created an educational program called RENT Evanston. RENT Evanston is a city initiative to empower and connect landlords, property owners, and property managers in Evanston. RENT stands for Rental Empowerment, Networking, and Training. In addition to quarterly newsletters, the City holds quarterly training sessions and discussions on topics relevant to property management and ownership.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Cook County (HACC) serves suburban Cook County, including Evanston, and provides public housing units, project based Section 8 units and Housing Choice vouchers (Section 8).

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,067	12,596	58	12,538	931	335	711
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HACC owns and operates 2,026 units of housing, 244 of which are located in Evanston. The Perlman and Walchirk apartment buildings offer 100 and 99 one-bedroom units, respectively, for seniors and persons with disabilities. The public housing scattered site units operated by the HACC consist of seven two-story townhome buildings that house families in two, three, or four-bedroom units.

HUD's Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing. Scores range from 0-100. The physical inspection scoring is deficiency based; all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency.

The HACC's most recent REAC for the Evanston scattered site units was on 11/6/18, and resulted in a score of 62c. The HACC has 45 scattered site public housing units in Evanston consisting of 2, 3 and 4 bedroom units. The HACC has not had a REAC inspection for Perlman and Walchirk since the buildings were rehabbed in 2016.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Following an inspection the City inspectors work with property managers to ensure that the HACC buildings are safe and code compliant.

The HACC has plans, though not yet submitted for review, for a new development at their Perlman Apartments located at 1900 Sherman Ave. The plans call for 120 apartment units in a building with underground parking and resident amenities on the first and 16th floors. The project would be designed to accommodate people in three income ranges.

- Market rate units, with monthly rents about \$2,000, would be for persons with incomes above 120 percent of area median income.
- "Missing middle" units, with monthly rents about \$1,666, would be for persons with incomes between 80 and 120 percent of area median income. They're called the "missing middle" because while many people in this income range struggle to find housing, they typically don't qualify for most government subsidy programs.
- Low-to-moderate income units, which would be for persons with incomes below 80 percent of area median. Those units would have rents about \$1,450, with nearly two-thirds of the rent coming from project-based housing vouchers.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

1. Wellness Club sponsored by North Shore Senior Center (3rd Monday of each month).
2. Walgreens Pharmacy provides vaccinations (flu and shingles) as well as medical consultations.
3. Thresholds holds office hours at the property for walk ins and appointments once a week. Thresholds provides emotional/mental support and resources to tenants in need.
4. Top Box Foods delivers food orders on a monthly basis. Top Box Foods specializes in providing healthy foods at a discount. Tenants can order individual prepackaged meals, fruit and vegetables, and/or family prepackaged meals.

5. Northwestern University's Campus Kitchen delivers food to residents who are part of the program.
6. Meals on Wheels programs deliver food to residents who are part of the program.

Social Activities:

1. During the spring/summer tenants have the opportunity to become a member of the "Garden Club". The Garden Club plants fruits and vegetables and maintains the garden throughout the season. Walchirk Apartments has 4 container gardens and Perlman Apartments has 2 container gardens.
2. HACC sponsors a holiday party each year in December and a summer barbecue.
3. Field trips - HACC sponsors one field trip each year. In 2019, it was a trip to Cantigny Park in Wheaton.

Other Services:

1. The Levy Center Bus provides transportation to and from Jewel and Food 4 Less once a week.
2. During the week the Levy Center Bus provides transportation to and from the Levy Center.
3. LIHEAP (Low Income Home Energy Assistance Center) assists tenants with their energy costs.
4. Evanston Benefits Card Program enables registered residents to receive a discount at participating businesses and also the City's subsidized taxicab service.

Discussion:

The vast majority of Evanston's public housing inventory is one bedroom units for the elderly and persons with disabilities. Though there is a high need for public housing units in general, there is substantial unmet need for family units, as evidenced by waiting list of 1,880 households for the seven two story townhome units. Diversification of public housing units available in Evanston will assist Evanston's most vulnerable families in securing affordable housing.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to Alliance to End Homelessness in Suburban Cook County there were 1,052 unduplicated Evanston residents served in 859 households in 2018. In 2017, the Alliance to End Homelessness in Suburban Cook County Continuum of Care identified 170 year-round beds dedicated to people who are homeless in Evanston, consisting of 64 emergency shelter beds, 5 transitional housing beds, and 101 permanent supportive housing beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	38	0	0	83	0
Households with Only Adults	26	0	8	87	0
Chronically Homeless Households	0	0	0	59	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	8	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A network of public and private agencies in Evanston provide a variety of services to the homeless, ranging from prevention and outreach to comprehensive supportive services. Through referrals and cooperative service agreements, the agencies are able to meet the health, mental health, and employment needs of homeless persons along the continuum of care. Mainstream service providers include the Evanston Health Department, Erie Family Health Center, the YWCA Evanston/North Shore, McGaw YMCA, Trilogy Inc., Connections for the Homeless, Impact Behavioral Health Partners, faith-based organizations and food banks, the Housing Authority of Cook County, Levy Senior Center, the Salvation Army, and Evanston Senior Services.

To address the housing needs of homeless families with children in the school districts, the City committed HOME funds for a Tenant Based Rental Assistance (TBRA) program to be used in conjunction with an education and job training program, Learn and Earn, at Connections for the Homeless. Using HOME for Tenant Based Rental Assistance was identified as a strategy to address unmet needs in the City's 2020-2024 Consolidated Plan and 2018 and 2019 Action Plans, and recommended by the City's Housing & Homelessness Commission. In addition to providing affordable housing for Evanston households, TBRA uses existing rental housing stock and has the added benefit of providing stable tenants, particularly for small landlords and owner occupied two and three flats, which comprise a substantial part of the City's rental units with two or more bedrooms needed by families with children.

The Learn and Earn program targets Evanston households with children under the age of 18 that are homeless or unstably housed, most of whom are identified by social workers at School District 65 and/or 202. These households are unable to afford market rate rental housing because the head(s) of household lack the education and/or job skills to earn a living wage. HOME TBRA is used to establish and maintain stable housing for up to 24 months for assisted households. Connections provides wrap around services including case management, job training and education through partnerships with Oakton Community College, Inspiration Corporation, Jane Addams Resource Center, Evanston Rebuilding Warehouse, Truman and Wright Colleges, CDL Megatrucking Institute, Turkiendorf Health Training Institute and other organizations. Participants obtain part-time employment while in school/job training and full-time employment at completion of training.

Connections also connects TBRA-assisted families to a wide range of mainstream services, drawing on the broad range of social services in the Evanston community, and assists them to obtain childcare as needed throughout the program.

In addition, the General Assistance Program, which is mandated by the State of Illinois and funded by local property taxes, is administered by the City of Evanston.

The General Assistance Program provides assistance (up to \$750.00 monthly) to single adults who are not eligible for any other state or federal financial assistance programs and who do not have income or resources to provide for their basic needs. In addition to direct financial assistance, the General

Assistance program prepares and assists clients to secure employment, health care and other needs, working with Evanston social services agencies.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically homeless individuals and families: Local Evanston organizations offer a myriad of health, mental health, and employment services for homeless individuals and families who qualify and are ready to access them. While a segment of the chronically homeless population participates in the existing network of services, many are dealing with significant mental health and addiction issues, and are not receptive to programs with parameters and guidelines for participants. Connections for the Homeless has dedicated emergency shelter and transitional housing beds for the chronically homeless, and at the time of the 2018 Point in Time Count, provided 19 emergency shelter beds for individuals (specifically men) at Hilda's Place, Interfaith Action has 40 beds for homeless individuals through their emergency overnight shelter program and dedicated permanent supportive housing beds to the chronically homeless. In addition, Impact Behavioral Health provided 36 dedicated permanent supportive housing beds to the chronically homeless.

Families with Children: Evanston contains 46 emergency shelter beds for homeless families with children through the YWCA Evanston/North Shore, 32 beds, and at Family Promise North Shore's PADS style family shelter, 14 beds. The YWCA's family shelter is targeted toward victims of domestic violence and their children. Domestic violence programs typically do not house clients from the community in which they are located, but refer them to facilities in other communities to provide separation from their abusers. This makes it difficult to estimate the need for additional DV beds in Evanston. Permanent supportive housing is provided by Connections for the Homeless through 54 units, 20 of which are dedicated to households with children. Housing Opportunity Development Corporation, Impact Behavioral Health Partners, and YWCA Evanston/North Shore also offer permanent supportive housing units.

Veterans and their Families/unaccompanied youth: Veterans and their families are able to receive services from the Evanston Veterans Center and the James A. Lovell Federal Health Care Center. Both are operated by the U.S. Department of Veterans Affairs. Some services provided include primary care, mental health, counseling, and senior care. Evanston does not have emergency shelters for runaway or locked out teens, however Youth & Opportunity United and The Harbour provide housing in nearby suburbs for unsheltered teens and transport them to school and other services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs groups include the elderly and frail elderly, persons with severe mental illness, persons with physical and/or developmental disabilities, persons with alcohol or other drug addiction, and persons living with HIV/AIDS. There is one or more organizations in Evanston that address the needs of these special needs populations. However, due to the growing number of persons with special needs, gaps in capacity remain for housing and supportive services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Evanston anticipates undertaking some housing activities to benefit special needs populations, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with physical disabilities through the CDBG Housing Rehab program. The City will continue to monitor the implementation of the Williams Consent Decree which will move some residents of Institutes of Mental Disease (IMDs) into community based housing. Evanston has two IMDs with a total of 562 beds.

Evanston's population is aging rapidly, which increases the need for senior housing and services. The City's Assistant Director of Community Services is currently working with Northwestern University to assess the age-friendliness of the community, including the availability of housing options for seniors at all income levels, using standards developed by the World Health Organization. City staff is exploring housing options to enable seniors to "age in the community" as part of this evaluation. Additionally, the City's Handyman program provides small scale repairs to low income seniors to help maintain their homes.

The elderly, including the frail elderly, need access to facilities and support services to ensure safe, decent, affordable housing. Many seniors are on fixed incomes and cannot afford to retrofit housing as their need for better accessibility increases. Likewise, when the elderly are no longer able to care for themselves the need for in-home care or residential facilities becomes crucial. Over the next several years the vanguard of the "Baby Boomers" will hit retirement age and their incomes will level since they will be past the peak earning years as a generation. Health care and supportive services will gradually become a larger concern as they get older, which will impact the system in a more dramatic fashion since they are the largest cohort to reach retirement age in US history.

As with the elderly, persons with mental, physical, and developmental disabilities also need access to facilities or programs that ensure safe, decent, affordable housing. Because children and young adults are represented in this population, the impacts of this group are different from the elderly. The length of time that they need supportive housing is generally much longer. Additionally, those with drug or alcohol addictions, persons with HIV/AIDS and their families need greater access to supportive housing. The City and its partner organizations work in tandem to either provide services or refer these groups to the proper supportive organizations.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Agencies that provide supportive housing for persons with physical and mental disabilities in Evanston include Over the Rainbow, Center for Independent Futures, Impact Behavioral Health Partners, Connections for the Homeless, Rimland NFP and Shore Community Services. These agencies may include individuals returning from mental and physical health institutions and persons with disabilities who are homeless among their clients, but their housing is not exclusively for these subgroups. There is a lack of coordination between institutions releasing patients and community based agencies and this disconnect can negatively impact both patients and communities to which they return. The City will continue to work with the Alliance to End Homelessness in Suburban Cook County, local hospitals and other institutions to improve access to available permanent supportive housing beds in the Cook County Continuum.

The City of Evanston Health Department is designing a new program, Safe and Healthy Homes, to identify housing rehab or retrofit needs for persons being released from the hospital or rehab facilities but who do not require permanent supportive housing to enable them to live safely in their homes.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As stated previously, the City of Evanston will undertake some housing activities to benefit special needs populations in 2020, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with mobility impairments through the CDBG Housing Rehab program. The City will continue to monitor the progress of the Williams Consent Decree which will move some residents of the IMDs into community-based housing and require affordable and accessible housing units. These activities are linked to the one year goals of affordable housing, creating livable communities, and public services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In 2013, the City of Evanston joined the World Health Organization (WHO)'s "Age Friendly Cities" project to provide a system to educate, encourage, promote and recognize improvements that will make Evanston more user-friendly for residents of all ages. A nine-member "Age Friendly Evanston!" task force was charged with developing an Age Friendly Initiative and formulating a three-year citywide action plan for implementation. In September 2014, Mayor Tisdahl signed the Milken Institute's "Best Cities for Successful Aging Mayor's Pledge, joining mayors from across the country to take steps to make cities work better for older adults, such as providing access to resources promoting health and wellness, and ensuring that the well-being of the aging population is addressed by each City department and division. Mayors who sign the pledge also commit to providing opportunities for older adults to work for their cities, including promoting the engagement of older residents in volunteer and paid roles that serve the City's needs.

In 2016, the Age Friendly Evanston Task Force published its Age Friendly Evanston Action Plan, "Toward Building a Livable Community for All Ages." The action plan included the following recommendations for age-friendly housing in Evanston:

- Expand affordable housing through community land trust
- Expand shared housing opportunities
- Expand opportunities for subsidized assisted living
- Explore innovative approaches to expand affordable housing options

In 2018, the City's Housing and Homelessness Commission and City Council approved funding to the Age Friendly Evanston Task Force to hire an outside consultant to undertake a senior affordable housing feasibility study. The findings from the study were presented to the Housing and Homelessness Commission in November 2019, and will be taken into consideration as the City develops its affordable housing plan.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise will provide staffing and technical assistance. The City expects to have data and most of the conclusions of this AFH to inform the development of its 2020-2024 Consolidated Plan. If the AFH is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed.

The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Evanston. The City's inflation-adjusted median household income rose 1% between 2009 and 2015, from \$69,544 to \$70,041. However, between 2004 and 2013, Evanston lost over 40% of its rental units affordable to households earning at or below 80% of area median income due to the rise in construction of high-cost rental developments. In addition, rents rose 16% from 2009 to 2015, far out-pacing the 1% increase in median income during the same time period. Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in Cook County, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

High property costs, particularly in predominantly single family neighborhoods with larger lot sizes and transit oriented corridors, has resulted in the concentration of affordable housing in west and south Evanston neighborhoods rather than being dispersed evenly. The stigma associated with affordable housing can be a barrier to siting affordable housing in areas of the City where currently none exist.

Another barrier to affordable housing within Evanston is the shortage of decent, affordable and accessible housing for persons with disabilities. The limited supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Many of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including the Hill Arboretum Apartments and two senior/disabled buildings that the HACC updated per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

The City's occupancy standards for rental housing that limits the number of unrelated persons residing in a single housing unit can be an additional barrier to affordable housing, particularly for non-traditional households. The City is evaluating an amendment to the ordinance; considerations include adopting a more open and inclusive definition of family or household, and basing occupancy on square footage and the configuration of the housing unit, which could expand the availability of affordable housing options and help maintain Evanston's socio-economic diversity.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Evanston is a regional center for health care, education, and business in the Chicago metropolitan area and is also home to the prestigious Northwestern University. Major employers include Northwestern University, North Shore University Health System, St Francis Hospital, the City of Evanston, Evanston-Skokie Community Consolidated School District 65, Evanston Township High School District 202, Presbyterian Homes, Rotary International, Mather Lifeways, and C.E. Niehoff & Co. While economic conditions in the area are fairly stable, like the rest of the State and country, Evanston experienced the impact of the recession. Unemployment is down substantially since peaking at 7.9% in 2010, to 2.7% as of September 2019, which is lower than the State of Illinois rate of 3.9% (Bureau of Labor Statistics, Local Area Unemployment Statistics, 11/13/2019). However, examining the unemployment rate by race and ethnicity highlights major disparities. The unemployment rate for White Evanston residents was 3.8%, while the unemployment rate for African Americans was 10.3% and 5.0% for Hispanics, based on US Census ACS 2017 5-year survey, Table S2301.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	22	10	0	0	0
Arts, Entertainment, Accommodations	3,731	6,068	13	14	1
Construction	570	391	2	1	-1
Education and Health Care Services	8,851	24,490	30	57	27
Finance, Insurance, and Real Estate	2,795	1,276	9	3	-6
Information	898	1,323	3	3	0
Manufacturing	1,874	526	6	1	-5
Other Services	1,403	1,604	5	4	-1
Professional, Scientific, Management Services	4,340	2,764	15	6	-9

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	1	0	0	0
Retail Trade	2,913	3,579	10	8	-2
Transportation and Warehousing	788	198	3	0	-3
Wholesale Trade	1,405	525	5	1	-4
Total	29,590	42,755	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	39,680
Civilian Employed Population 16 years and over	36,785
Unemployment Rate	7.32
Unemployment Rate for Ages 16-24	14.89
Unemployment Rate for Ages 25-65	4.88

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	14,985
Farming, fisheries and forestry occupations	1,050
Service	2,460
Sales and office	7,170
Construction, extraction, maintenance and repair	810
Production, transportation and material moving	715

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,205	52%
30-59 Minutes	11,245	34%
60 or More Minutes	4,465	14%
Total	32,915	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,125	120	750
High school graduate (includes equivalency)	2,630	235	1,290
Some college or Associate's degree	4,415	425	1,260

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	21,125	1,095	4,165

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	130	425	550	475
9th to 12th grade, no diploma	545	190	185	520	425
High school graduate, GED, or alternative	2,710	895	1,220	2,040	1,425
Some college, no degree	6,730	1,160	1,070	2,485	1,385
Associate's degree	290	375	415	595	265
Bachelor's degree	1,770	4,030	2,735	5,005	2,205
Graduate or professional degree	235	3,500	4,165	6,955	3,415

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,607
High school graduate (includes equivalency)	30,979
Some college or Associate's degree	31,816
Bachelor's degree	50,856
Graduate or professional degree	73,359

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Evanston has a well-developed economic base that provides employment opportunities for citizens of Evanston as well as residents of the Chicago metropolitan region. The largest employment sectors in Evanston are Education and Health Services (8,851 workers), Professional, Scientific, Management Services (4,340 workers), Arts, Entertainment, Accommodations (3,731 workers), Retail Trade (2,913 workers), and Finance, Insurance, and Real Estate (2,795 workers).

Describe the workforce and infrastructure needs of the business community:

The City of Evanston conducted a Community Needs Assessment Survey and an Economic Needs Survey in the summer of 2019. Participants identified community needs across several areas including Economic Development. The following needs were identified by the business community: loans or grants to help businesses open or expand in Evanston; infrastructure improvements to help retain businesses, and business consulting for small businesses or start ups. 35 businesses responded across a variety of sectors including Professional Services, Real Estate, Healthcare and Arts, Entertainment & Recreation; 58% were home-based, 17% were office based and 15% had a physical storefront. Based on the small number of responses, the Economic Development Department may conduct further inquiry into the needs of small businesses in coming years.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2015-2019, significant progress was made to address retail/commercial vacancies in west Evanston, particularly in its Neighborhood Revitalization Strategy Area and in the Howard Street commercial corridor in south Evanston. This included the purchase of the Evanston Plaza Shopping Center by Valli Produce, which a new grocery store that opened there in 2015 as its anchor store, and new tenants including a Goodwill store and Dance Center Evanston, have resulted in the revitalization of the Dempster-Dodge commercial corridor. Other improvements include a Starbucks that opened in the shuttered Kentucky Fried Chicken store across the street, and Erie Family Health Center, a federally-qualified health center, one block west of Evanston Plaza on Hartrey Avenue. This created significant new job opportunities for residents of the surrounding neighborhoods and brought needed goods and services that draw customers and clients from all parts of Evanston and surrounding communities. In addition, Youth Opportunity United, one of the largest youth serving organizations in Evanston, opened its new headquarters at 1911-17 Church Street across the street from Evanston Township High School. YOU provides educational and social services supports to children in K-12th grades, as well as job readiness training and workforce development to connect young people with Evanston businesses in the West End Business District southwest of the Dempster & Dodge intersection, that offer opportunities in skilled manufacturing and other careers.

The City continued its work to revitalize and redevelop the Howard Street commercial corridor. Theo Ubique, a cabaret-style theatre, moved from Chicago’s Edgewater neighborhood to its new facility on Howard Street, and Good To Go Jamaican Restaurant relocated and expanded on the Evanston side of Howard Street after purchasing and renovating two properties that had been vacant for many years. IN 2019, CJE/Evergreen Development received an allocation of LIHTC for a 60-unit senior housing project on Howard Street that will provide much-needed affordable housing to that corridor and further

revitalize that corridor. The Economic Development division will continue to work to bring new businesses to fill retail and commercial space, with particular focus on the Church-Dodge and Simpson Street neighborhood business districts, which continue to experience less investment than other parts of the City, and the Howard Street business corridor.

CTA transit improvements will expand the accessibility and connectedness of Evanston's commercial corridors. The CTA Red/Purple Line Modernization project will update and increase accessibility of the CTA's Purple Line stations in Evanston. The modernization will increase capacity and improve Evanston residents' ability to travel throughout the Chicago region. In addition, the City is working with the CTA and Pace to improve bus service, both within Evanston and inter-suburban routes, including the Dempster Street line, that provide access to employment and businesses in communities to the west and northwest.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Evanston is home to a generally well-educated and skilled workforce. Approximately 56.2% Evanston residents have a bachelor's degree or higher and 94.2% are high school graduates or higher. As shown previously, the majority of workers in Evanston are employed in white-collar positions such as professional services, health care, business, management, financial operations and sales. As the home of Northwestern University, Evanston has a long history of developing highly educated professionals and is also a magnet for creative, educated, and talented people. However, the high level of jobs requiring advanced levels of education and the lack of unskilled jobs creates a bleak job market for those that are uneducated. The exodus of manufacturing jobs and other unskilled labor has cultivated an uneven environment where those of means have the opportunity to succeed and those without are continuously part of a cycle of poverty.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are multiple workforce training initiatives in Evanston that serve different populations. The Mayor's Summer Youth Employment Program provides summer jobs primarily for low income youth at the City, nonprofits and area businesses for youth 14-18. The program doubled to serve over 1,000 teens in 2018.

The City's Certificate of Rehabilitation program focuses on unemployed and under employed adults with criminal records. Clients that complete this program successfully receive Certificates of Rehabilitation under Illinois Senate Bill 1050, which seals or expunges their criminal records and opens doors to employment opportunities. In addition to legal services, the program provides a career path

development program for 18-25 year olds without post high school education plans or employment. The latter group will receive a broad range of educational and support services and on the job training with participating employers.

The Youth Job Center also provides job readiness training, placement and follow up supports to low-income youth between the ages of 14-25 with barriers to employment. YJC develops partnership with area businesses to develop internship positions funded by the Workforce Investment Act.

Impact Behavioral Health Partners (formerly Housing Options for the Mentally Ill) provides a job readiness and placement program for persons with mental illnesses, including individuals who are not in their permanent supportive housing programs. Program staff place clients in jobs that are compatible with their interests and abilities and provide supportive services to both the employee and employer.

Interfaith Action of Evanston provides a Job Counseling program that assists clients of Connections for the Homeless' Entry Point and Hilda's Place find employment. The program also provides its clients with clothing for interviews and transportation to job interviews.

Northwestern University and the City of Evanston partnered to create the Workforce Development Program to help provide employment and apprenticeship opportunities for Evanston residents through construction and renovation projects on campus.

The Illinois WorkNet that serves Evanston does not have an office here, but provides services at the City's Main Library in addition to at its facilities in Arlington Heights.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Evanston's Economic Development Division develops strategies to attract and retain businesses and expand employment opportunities in Evanston. ED staff works closely with Cook County and the Chicago Metropolitan Agency for Planning (CMAP) to align with regional planning efforts, including CMAP's On to 2050 plan.

The economic development initiatives the City is undertaking which may be coordinated with the Consolidated Plan include an assessment of the West Evanston Plan (2007) and its zoning overlay that

govern development in census tract 8092, which includes the Church-Dodge and Simpson Street neighborhood business districts. Those plans were completed before the collapse of the housing market in 2008 and the subsequent recession and need to be re-evaluated based on the current development climate. The City is evaluating the merits of including this within the framework of a new Comprehensive or Strategic Plan that would address broad community issues such as single-family zoning that perpetuates patterns of racial/ethnic segregation within our community, and sustainability goals of the City's Climate Action and Resiliency Plan (CARP) that was approved by City Council in 2019.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The definition of concentration of households with multiple housing problems used by the City of Evanston is based on Code Enforcement records that show housing units in a defined geographic area, generally a census tract or block group, have a 10% or greater instance of 15 or more code violations per unit than the city wide percentage. This analysis is used to define the CDBG Target Area in which CDBG funds are used to provide more intensive code inspections and for graffiti removal to address HUD statutory goals of providing decent housing and a suitable living environment for low- and moderate-income residents.

The racial or ethnic group that experiences multiple housing problems at 10 percentage points or higher in are Hispanics. Examining their concentration within the City highlights the concentration of multiple housing problems. The 8097 census tract has the highest concentration of Hispanics and the highest concentration of multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Per the draft Existing Conditions of the Cook County-wide Assessment of Fair Housing currently under development, Evanston is a majority White, non-Hispanic community with smaller but still significant populations of Black/African American, Asian/Pacific Islander and Hispanic residents. Evanston's population of 74,000 is 61% White, non-Hispanic, 19% Black/African American, non Hispanic, 10% Asian/Pacific Islander, non-Hispanic and 9% Hispanic. Compared to Cook County as a whole, Evanston has higher rates of White, non-Hispanic and Asian/Pacific Islander residents and lower rates of Hispanic and Black, non-Hispanic residents. Since 1990 Evanston decreases in its White, non-Hispanic population of about 5,000 residents and its Black/African American population decreased by 2,000 residents, while the Asian/Pacific Islander and Hispanic populations more than doubled from 5% and 4% of the population respectively in 1990 to 10% and 9% in 2010.

Geographically, there are three neighborhoods (census tracts) in Evanston where a race other than White, non-Hispanic is the predominant one – two neighborhoods on the west side of jurisdiction and one on the south side are predominantly Black/African American. All other Evanston neighborhoods are predominantly White, non-Hispanic, although they have become less predominantly White, non-Hispanic over time as the population become more diverse. This pattern and trend is generally consistent with that of other areas of northern Cook County

The definition of concentration used in this analysis is a neighborhood/census tract where any racial/ethnic minority occurs in a greater percentage than in the City as a whole. According to HUD's segregation framework based on dissimilarity indices, Evanston has persistently high Black/White segregation levels since 1990. Segregation levels across the Non-White/White and Hispanic/White pairings were moderate in 1990 but decreased over time to low levels as of the 2013-2017 ACS. Asian or Pacific Islander/White segregation levels have been consistently low since 1990.

Evanston has no Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

What are the characteristics of the market in these areas/neighborhoods?

Generally speaking, there is a lack of variety in commercial areas with a larger number of convenience stores, service based businesses (Barbershops, doctor's offices, etc.) and fast food located within the areas of concentrated housing problems and racial/ethnic concentration. Within these areas smaller rental buildings and homes (2-flats or single family homes vs. large apartment complexes) are more common when compared to denser and more affluent areas of Evanston. The housing stock is typically older and in need of rehabilitation and repairs.

Are there any community assets in these areas/neighborhoods?

Evanston Township High School is located between Church St, Dodge Ave, Lake Street and Pitner Ave and is a community asset not only for West Evanston but for the entire city. Several parks exist in the area, including Mason Park, Perry Park, Penny Park, Foster Park, Twiggs Park and Gilbert Park. The parks serve as community gathering places and provide opportunities for recreation. From a cultural perspective, many residents can trace their families going back several generations in the same general area which has helped to maintain a strong sense of community.

Are there other strategic opportunities in any of these areas?

The intersection of Church & Dodge has grown to become a commercial node that serves the community surrounding it, including students and staff at Evanston Township High School. YOU., a nonprofit organization serving youth, is headquartered at this location and provides out of school programming and support to high school students. The area also includes the Gibbs-Morrison Center, which the City acquired out of foreclosure, and several local businesses that benefit the community. The City acquired the vacant parcel at the corner of Church Street and Darrow Avenue, one block east of the Church-Dodge intersection, in 2019. Plans are underway for the redevelopment of that parcel and two

adjacent parcels on Darrow Avenue. A neighborhood meeting to explore what residents of the neighborhood envision for this development was held in September 2019 to start this process.

Evanston Plaza/Dempster & Dodge has flourished with Valli Foods as a retail anchor. The James B. Moran Center for Youth Advocacy moved its headquarters to this location and continues to serve youth and their families. Multiple businesses that cater to both local residents and those traveling through have also come to this corridor including GoodWill and a Dollar Store; these retailers have created jobs for residents and revitalized the area.

Additionally, the areas most impacted by disinvestment and housing problems are generally within the new Neighborhood Revitalization Strategy Area, comprising census tracts 8092 and 8093, as well as census block group 8096.02. This area closely mirrors the redlined area of Evanston and will be an area of focus for CDBG and other investment in the 2020-2024 Consolidated Plan period.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Evanston residents face disparities – often along geographic, racial, gender, and economic lines – in their access to at-home broadband, digital skills trainings and workforce opportunities within the technology sector. RCN provides high speed internet access to 95% of Evanston, but data on the number of residents who are not able to afford services is not clear. In recent years, Evanston has made significant progress in providing free digital access and literacy to ensure that all residents have the skillset needed to participate in the economy of the future. To date, the City offers free Wi-Fi at facilities including its libraries, senior and community service centers and distributes a free Hotspots map identifying all locations in Evanston that provide free Wi-Fi services; this map is distributed in partnership with the local schools. Additionally, agencies supported with CDBG and local awards for public services offer STEAM learning, digital skills training, and workforce development opportunities to low/moderate income youth. Family Focus, YOU, the McGaw YMCA and the Youth Job Center have computer labs for program participants, free internet access, and support for online learning.

All Evanston Public Library cardholders age 16 or older can participate in the Wi-Fi Hotspot lending program. This program provides free internet service for up to 4 weeks at a time. Wi-Fi hotspots were circulated over 1,000 times in 2018 to over 400 residents. The library started the program with 15 available hotspots and has expanded to 50. The library also offers Tech Training Classes in English and Spanish to individuals and groups.

The 1:1 Digital Learning Initiative, introduced by Evanston Township High School, provides Chromebooks for students to use during and after school hours. Chromebooks are distributed to all students; technical support, loaner devices, repairs and charging services are also provided. The school also offers Wi-Fi Hotspots (up to 50) which can be checked out to students 13 and older. These hotspots, which can be checked out for a full quarter, are provided by T-Mobile and include a filter that is Children’s Internet Protection Act (CIPA) compliant.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City currently has multiple broadband providers including Comcast, AT&T, Xfinity and RCN. RCN installers reach 95% of the City. Residents face challenges to affording services, not access. Attempts to provide access to free services have been detailed in the previous response.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The primary local climate hazards associated with climate change include: extreme heat, shorter winters, increasingly intense storms, drought, threats to water quality and the relative instability of energy prices. Impacts from these hazards include: infrastructure stress, human migration, flooding, invasive species/pests, air pollution and the continued deterioration of housing stock – especially affordable housing.

The City is also working in partnership with the Center for Neighborhood Technology to evaluate the degree to which housing affordability is threatened by climate change and displacement. This study is made possible by a \$125,000 grant from Partners for Places with 100% match support to increase affordable, climate resilient housing. The program will focus on low/moderate income, vulnerable residents to transition existing affordable housing to climate-resilient, energy-efficient standards and is in the early stages of planning and development.

The City has developed the following working definition for vulnerable populations relative to climate change hazards: lower income residents, people of color, immigrants and refugees, the elderly, children, people with disabilities, renters, and those without access to cars. Many climate hazards result in negative effects that can include: higher utility bills, increased probability of flooding, higher food costs, and other financial stresses. Vulnerable populations, community members who are placed at a disadvantage in preparing for and/or responding to climate hazards, are at a disadvantage when responding to and preparing for these effects. The City recognizes that addressing their needs is a matter of environmental and climate justice and takes a proactive approach to protecting the community's vulnerable residents.

Housing under review was defined accordingly: single family detached housing, two flat properties, 3-9 unit buildings, and 10+ unit buildings. Climate vulnerability indicators include: percent of tree canopy land cover, average surface temperature, average ozone level, average atmospheric particulate matter, likelihood of flooding, and percent of impermeable land cover. Evanston's housing stock consists primarily of units built before 1940 and single-family detached and 5+ unit buildings.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The local impacts of climate change in Evanston were identified through the City's participation in the Urban Sustainability Directors Network (USDN) Socioeconomic Climate Mapping Tool Project. The resulting Climate and Socio-economic Vulnerability Assessment helped City staff understand local climate data.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan presents the priority needs and goals determined through consultation with the public, City departments, and service providers. The community's priority needs in housing, public improvements, public services, and economic development are highlighted describing where and how the City of Evanston will geographically distribute its federal grant funding.

The City of Evanston's homelessness and anti-poverty strategies are presented along with the Housing Authority of Cook County's provision of public housing. Findings from the Regional Fair Housing Assessment will once again be used to identify barriers to affordable housing in Evanston along with the report's recommendations to remove these barriers. Additionally, the Strategic Plan addresses the City's strategy for eliminating lead-based paint hazards in housing.

The anticipated resources and allocation of funding demonstrates the City's strategic approach to accomplishing its goals. The goals are based on the highest community priority needs.

The City is assessing whether to apply for a Section 108 Loan to further economic development opportunities and support housing rehab and development to benefit low- and moderate income residents in the CDBG Target Area and throughout Evanston.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Entire Jurisdiction
	Area Type:	Entire area covered by the City of Evanston
	Other Target Area Description:	Entire area covered by the City of Evanston
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Evanston's entire geographic area. See attached map.
	Include specific housing and commercial characteristics of this target area.	NA
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	NA
	Identify the needs in this target area.	NA
	What are the opportunities for improvement in this target area?	NA
	Are there barriers to improvement in this target area?	NA
2	Area Name:	CDBG TARGET AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The CDBG Target Area is most of central and south Evanston from Green Bay Road and the Metropolitan Water Reclamation District canal to Howard Street, and east of the canal between Howard and Oakton Streets to the Metra tracks. It comprises the following census tracts and block groups: 8092; 8093, 8095; 8096.02 and 8096.03; 8097.02 and 8097.03; 8101.01, 8101.02, 8101.03, and 8101.05; 8102.01, 8102.02, 8102.03, and 8102.04; 8103.12, 8103.13, and 8103.14; 8103.21 and 8103.22. There are a total of 27 block groups in the CDBG Target Area. See attached map.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The CDBG Target Area has a mix of single-family and multifamily properties, as well as a variety of different commercial spaces. The portion east of Ridge Avenue has a large multifamily housing stock, whereas west of Ridge Avenue is primarily smaller single-family homes. As with most of Evanston, the housing stock is aged and deteriorating (in varying capacities), most of which is not accessible for those with mobility issues. The commercial areas have a higher than average amount of vacancy. The vacant commercial spaces are deteriorating and require significant rehabilitation in order to be viable businesses space. There are areas of unimproved public infrastructure (ie: alleys) and areas of deteriorating infrastructure, such as sidewalks and roads.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>When consulting with business and economic development organizations and individuals, the Howard Street and Dodge Avenue commercial corridors were identified as areas of opportunity specifically regarding deteriorating buildings and vacant spaces.</p> <p>The Health and Community Development Department staff members noted the proposed area experienced more frequent occurrences of graffiti and code enforcement issues, particularly with rental housing.</p> <p>Social service providers noted this area having persons experiencing a higher need for services, particularly related to youth and young adult education and job training opportunities. Many areas within the CDBG Target Area experience higher than average rates of unemployment and underemployment.</p>

<p>Identify the needs in this target area.</p>	<p>The needs, as described above, center around economic development/business attraction, improving public infrastructure (specifically alleys, roads, lighting and parks), improvement of existing housing stock, increased access to social services, and preservation of neighborhoods through code enforcement and graffiti removal actions.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for this area are to create safe & healthy neighborhoods, making the designated Target Area an area of choice. This would include better land use and reconnection of street grids, providing necessary goods and services for area residents, reduced crime, increased employment and economic opportunities and improved infrastructure and housing.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>The number one barrier to improvement is the lack of resources, both of the city and community partners as well as the residents. The City and partner agencies simply do not have enough funding to make all of the necessary infrastructure and housing improvements while providing necessary services to the residents of the area.</p> <p>Additionally, the issue of disengaged landlords exists, creating additional barriers to quality, affordable housing. From a social perspective, a lack of job skills particularly of youth and young adults in the area create difficulties for residents to hold living-wage jobs. Aged commercial buildings, which require significant resources to rehabilitate them, create a larger challenge when trying to attract new business to the area.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All activities funded will primarily benefit low- and moderate- income persons or households, either as direct service or financial assistance or by making improvements in areas benefiting primarily low- and moderate- income persons. Some activities, for reasons of qualification and/or desired beneficiaries, will

be focused geographically. Some examples of how the City anticipates geographically focused investments are:

Public Infrastructure Improvements: By their nature, they must be in low- and moderate- income Census Tract Block Groups, which are primarily located in the CDBG Target Area, with some exceptions. Most of the eligible block groups within the City are located on the South and West areas of the City. It is anticipated that funded public infrastructure improvements, including but not limited to alley paving and park improvements, will be primarily focused in the CDBG Target Area.

Economic Development: The areas that have high vacancy and/or unemployment are the Howard Street, Church and Dodge, and Simpson Street commercial corridors. Economic development activities will be focused in these areas, particularly direct financial assistance for the purpose of job creation or to bring needed goods and services to low/moderate income neighborhoods. These areas are located in the CDBG Target Area.

Code Enforcement: Although Code Enforcement inspectors perform inspections citywide, the CDBG-funded portion of code enforcement will be within the CDBG Target area, which will be paired with other community development activities in the area to address areas of deterioration, maintaining code enforcement and property standards of dwelling units in the area.

Other programs or projects may take place within the CDBG Target area, but they will not be exclusively so. An example of this is the CDBG Housing Rehab Program, which can be undertaken anywhere in the City if benefitting eligible low- and moderate- income households, but will likely take place primarily in the CDBG Target Area because it has the majority of Evanston's low- and moderate- income households.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Access to Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	
	Associated Goals	Affordable Housing Homelessness
	Description	A high need for increased affordable rental housing and access to affordable rental housing was identified through the consultation and citizen participation process. Evanston's low and moderate income community, including the homeless and special needs population, has difficulty securing affordable rental housing.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
2	Priority Need Name	Maintain and Improve Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	A high priority need exists to maintain and improve Evanston's existing rental housing supply. The old age of Evanston's rental housing requires the City to take action in order to ensure a positive quality of life for low and moderate income renters throughout the City.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
3	Priority Need Name	Maintain and Improve Owner Occupied Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	A high priority need exists to maintain and improve Evanston's existing homeowner housing supply. The old age of Evanston's homeowner housing requires the City to take action in order to ensure a positive quality of life for low and moderate income homeowners throughout the community.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
4	Priority Need Name	Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	A high priority need for improving and maintaining commercial activity and economic viability within the low and moderate income areas of the City was identified through consultation and community input. A need exists for workforce development and job training in order to provide economic opportunities for low and moderate income residents.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
5	Priority Need Name	Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	CDBG TARGET AREA
	Associated Goals	Creating Livable Communities
	Description	A high priority need exists to improve and maintain the existing public infrastructure and public facilities. Street resurfacing, sidewalk repair, street lighting, and other public infrastructure improvements were identified through community input and consultation as a high priority need.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.

6	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Creating Livable Communities
	Description	There exists a high need to improve and maintain public facilities. Improvements to public parks, community centers, and other public facilities are needed to maintain and improve the low and moderate income community areas of Evanston.

	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Homelessness Public Services
	Description	A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Evanston to effectively and comprehensively address the needs of the community.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
8	Priority Need Name	Homeownership
	Priority Level	Low

Population	Low Moderate Middle Large Families Families with Children Elderly
Geographic Areas Affected	
Associated Goals	Affordable Housing
Description	There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate income residents due to the high cost of housing in Evanston.
Basis for Relative Priority	The need for homeownership assistance exists due to high housing costs.

Narrative (Optional)

The priority needs presented above represent the greatest challenges faced by the City of Evanston. Through consultation and community input the City was able to determine the priority needs of the community and how best to address those needs.

The high cost of housing in the City of Evanston creates the need for affordable rental housing for the community's low and moderate income residents. As seen in the needs assessment, housing cost burden impacts renters and homeowners alike. Utilizing CDBG and HOME funds will allow the City to maintain and improve existing rental and homeowner housing in order to maintain the affordability of living in Evanston. Increasing the access to and the availability of the rental housing supply will also enable homeless or those at-risk of homelessness the opportunity to have safe, decent, sanitary, and affordable housing. In addition, homeownership assistance is needed for low and moderate income residents however such assistance will come from local funding sources.

Additionally, greater economic opportunities are needed throughout the low and moderate income areas of the City. Workforce development and job training, as well as support for business start-ups and microenterprises will best serve those members of the community who do not have the resources or opportunity to fulfill their potential. Assistance to existing or new businesses will allow for increased job opportunities within the low and moderate income areas of Evanston and improve the overall economic climate of the City.

Finally, the need is high for improvements to public infrastructure, facilities, and services. Maintaining and improving the quality of low and moderate income community areas through street resurfacing, alley paving, sidewalk improvements, street lighting, etc. will serve to create a safe and sustainable community. The use of CDBG funds to create and improve public facilities serving low and moderate income residents will foster greater community development and assist those facing the greatest challenges. Improved and greater access to public services is a high priority need reflected through consultation and evidence by the lack of resources and support to sufficiently meet the needs of those reliant upon support from the public or nonprofit sector.

The priority needs established within this section will serve as the framework for allocating City of Evanston CDBG, HOME, and ESG funding over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Evanston's housing market is characterized by high housing costs and a lack of sufficient housing for large low and moderate income families. There is a lack of affordable apartments with 3 or more bedrooms which would comfortably house larger low and moderate income families. TBRA will be used to assist families in securing affordable housing where they would otherwise not be able to do so without any assistance.
TBRA for Non-Homeless Special Needs	As stated above, the high cost of Evanston's housing market prevents low and moderate income residents from obtaining safe, decent, and affordable housing. The City of Evanston utilizes the TBRA program to assist, low and moderate income families, including those with special needs. It provides the city the ability to overcome the financial restrictions of Evanston's housing market.
New Unit Production	Evanston is a fully built out community which limits availability of land for new construction. This, paired with high building costs, makes it financially burdensome to produce new affordable housing units.
Rehabilitation	As stated above, the fully built out nature of Evanston necessitates the need for rehabilitation of the existing housing supply. The overall aged quality of Evanston's housing stock is an additional reason for the need for rehabilitation. Rehab of existing rental and homeowner housing will preserve and maintain the affordable housing supply and create the opportunity for low and moderate income residents to stay within the community.
Acquisition, including preservation	Acquisition, including preservation of affordable housing is a high need in Evanston however the high cost of housing in Evanston limits the ability to acquire new housing units. The increasingly high cost of housing warrants the need to utilize funds to acquire and preserve affordable housing units throughout the City of Evanston.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,836,315	105,431	68,222	2,009,968	7,200,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,650,000 with \$150,000 in program income annually

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	364,350	27,384	0	391,734	1,344,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$310,000 with \$26,000 in program income annually.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	158,463	0	0	158,463	600,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$150,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,900,000	0	0	1,900,000	7,600,000	Expected Amount Available for Remainder of ConPlan estimated at \$1,900,000 annually in CoC funding for Evanston projects
LIHTC	public - federal	Multifamily rental new construction	7,390,000	0	0	7,390,000	7,000,000	Equity generated by the LIHTC awarded to Evergreen for 60-unit new construction
Other	public - local	Acquisition Multifamily rental new construction	1,000,000	0	0	1,000,000	500,000	Evanston Affordable Housing Fund resources for Evergreen project
Other	public - local	Public Services	863,373	0	0	863,373	3,450,000	Mental Health Board and Affordable Housing Funds to be spent on Public Services programs

Table 50 - Anticipated Resources

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

Federal funding will leverage private, state and local funds by enabling the City of Evanston to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community's most vulnerable members.

Evanston's ESG funds will be matched on a one to one basis using Mental Health Board funds from the City's General Fund, State funds and other resources including in-kind contributions, depending on the agencies funded, to meet the match requirement. HOME matching funds may be from the Affordable Housing Fund and sources such as the Federal Home Loan Bank and/or developers' contributions.

Additionally, a table listing specific unexpended CDBG funds from prior years for reallocation in FY 2020 is available in the appendix.

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

The City of Evanston owns some properties and land that may be used to address the needs identified in the plan, particularly those that are located in the CDBG Target Area, which is primarily on the South and West sides of the City. In addition, some underutilized parking lots in southeast Evanston and irregular parcels of vacant land in north and east Evanston residential areas are being evaluated as sites for mixed income housing development to foster economic and racial/ethnic integration throughout Evanston.

Discussion

The City of Evanston will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EVANSTON	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
ALLIANCE TO END HOMELESSNESS IN SUBURBANK COOK COUNTY	Continuum of care	Homelessness	Region
Housing Authority of Cook County (HACC)	PHA	Public Housing	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Evanston’s Community Development Department is the entity responsible for managing the federal grant funding afforded to it through HUD. One of the strengths of the Community Development Department is its staff and their knowledge of the federal grant system. City staff includes a Housing & Grants Manager, Housing Policy and Planning Analyst, Grants and Compliance Specialist, Financial Administrator, and an AmeriCorps VISTA. Staff is well versed in the rules and regulations pertaining to the CDBG, HOME, ESG, and other programs. The knowledge possessed by City staff affords them the ability to ensure compliance and enables the staff to spend their time efficiently allocating funds to community programs and organizations. Additionally, HUD’s audits of the City’s grants programs have all been favorable.

The City of Evanston’s institutional delivery system also possesses strength in its engaged community and elected officials. The City’s Aldermen and Mayor actively participate in community functions and encourage citizen participation at all levels of government. Evanston prides itself in the transparency of the governmental process and looks to its citizenry for input and support. Unique to the City of Evanston are its politically active and diverse citizens. Community members are aware of the needs of their community and are invested in future development, programs, and initiatives that would affect them.

The City’s elected officials and engaged citizenry support a vast network of the nonprofit service providers that serve Evanston’s most vulnerable populations. A large number of organizations provide services to the City’s low and moderate income residents in the fields of health, housing, education, employment, and many others. The nonprofit service providers strive to work in tandem with one another to create a web of services so as not to allow someone to fall through. The strength of Evanston’s institutional delivery system can be found in those organizations which serve the community.

Evanston is fortunate to have a capable and successful Community Housing Development Organization, Community Partners For Affordable Housing, operating within the community. The organization purchases foreclosed, abandoned, or neglected properties and rehabs the properties into affordable housing for the low and moderate income residents of the community. An efficient and capable CHDO operating within the community is a valued strength of the institutional delivery system. There are two other CHDOs that have been active in Evanston which could also be a future development partner.

Gaps in Evanston’s institutional delivery system relate primarily to funding. The reduction in federal funding to the CDBG, HOME, and ESG programs has resulted in a strain on the ability of the City to effectively administer these programs. Additionally, the reduction in federal funding ultimately impacts the nonprofit service providers reliant upon those funds to serve their focus populations. The current economic climate also limits the amount of private funding sources available to nonprofit service providers.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	

Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Alliance to End Homelessness in Suburban Cook County Continuum of Care provides a strategic and comprehensive response to homelessness in suburban Cook County, including the City of Evanston. The system administered by the CoC is designed to meet the needs of homeless persons including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The CoC works with local organizations including Connections for the Homeless and the YWCA to ensure the needs of the community’s homeless are being addressed.

Connections for the Homeless provides direct support to homeless persons and those at risk of homelessness in Evanston. Services provided through Connections for the Homeless include homeless prevention, housing services, employment services, and outreach and supportive services. The homeless prevention program aims to assist those who are experiencing foreclosure or eviction. The program stabilizes their current situation and then works through case management and workshops to prevent the risk of homelessness from reoccurring in the future. Additionally, the Re-Housing Programs provided through Connections for the Homeless focus on assisting those who have lost their homes to find stable housing.

The organization also runs a transitional shelter, Hilda’s Place, to assist those in need of permanent supportive housing. Those assisted by these programs include the chronically homeless, those with serious physical or mental disabilities, and families with children. Connections also provides employment services for the homeless including job readiness training, job counseling and case management, and job development. The employment related programs assist homeless persons overcome their barriers to employment.

Outreach and support services provided by Connections include the Drop-In Program which provides clothing and toiletries, laundry and shower facilities, telephones and computers, locker storage, physical and mental health care screenings and monitoring, and clinical and recreational workshops. In addition to the Drop-In Program, health services provided through Connections include TB testing, Flu Shots, screenings and counseling care for diabetes and heart disease, HIV/AIDS testing and counseling, access

to financial assistance in paying for medications, medication management, psychiatric and mental health screenings (referrals and counseling), substance abuse screenings (referrals and counseling), and first aid assistance.

The YWCA provides services targeted toward homeless women and their families who are victims of domestic violence. The services provided include a 24-hour domestic violence hotline, emergency shelter (Mary Lou's Place), community counseling services, legal advocacy, relationship violence prevention, and community outreach and education.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system in Evanston for meeting the needs of the special needs population and persons experiencing homelessness is the large network of service providers, nonprofit and government, that are effectively and actively serving the community. As stated previously, one strength of the service delivery system are the knowledgeable and experienced staff working in the City's various departments.

The area's Continuum of Care and the local service providers (Connections for the Homeless and YWCA) provide comprehensive services to the homeless population, including homeless special needs. The City's Health Department, Community Development Department, and the Parks, Recreation, and Community Services Department work under the guidance of the City's plans and goals to meet the needs of the community's special needs populations. Service providers work with the City in order to effectively coordinate their services to meet the needs of homeless and special needs persons.

Gaps in the service delivery system include reduced funding for mental health services, overnight homeless shelters with limited capacity, and a lack of an unaccompanied youth shelter. Interfaith Action provides emergency shelter in cold weather months and uses City funds, CDBG funds and private donations to provide services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Evanston is continuously coming up with new strategies to efficiently and effectively allocate the reduced funding from governmental and private sources. One possible strategy in addressing reduced funding is looking at ways to best use the limited resources. This would include funding a smaller number of projects but at higher levels. A project receiving a larger amount of funding would hopefully allow them to create something more substantive. Many of the City's service providers work with the Community Development Staff to ensure the probability of success for programs and funding

options. Determining the most appropriate funding source for a specific program will ensure that funds are being used effectively and at their highest capability.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Homeownership	CDBG: \$2,881,443 HOME: \$785,000	Rental units constructed: 61 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2020	2024	Homeless		Access to Rental Housing Public Services	CDBG: \$178,400 HOME: \$790,299 ESG: \$701,579	Tenant-based rental assistance / Rapid Rehousing: 127 Households Assisted Homeless Person Overnight Shelter: 1500 Persons Assisted Homelessness Prevention: 25 Persons Assisted Other: 675 Other
3	Creating Livable Communities	2020	2024	Non-Housing Community Development		Public Infrastructure Public Facilities	CDBG: \$3,075,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75000 Persons Assisted
4	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$225,000	Jobs created/retained: 7 Jobs Businesses assisted: 7 Businesses Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$1,192,862	Public service activities other than Low/Moderate Income Housing Benefit: 100000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Administration	2020	2024				CDBG: \$1,657,263 HOME: \$160,435 ESG: \$56,884	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community. Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties and identify blighted properties for demolition.
2	Goal Name	Homelessness
	Goal Description	The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. Greater emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters) and coordinated entry.
3	Goal Name	Creating Livable Communities
	Goal Description	Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.

4	Goal Name	Economic Development
	Goal Description	Economic development will promote the vitality of Evanston's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
5	Goal Name	Public Services
	Goal Description	Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, mental health, job training and youth programs.
6	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City is estimated to provide affordable housing to 160 extremely low income, low income, and moderate income families.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

As previously stated in the Needs portion of this Consolidated Plan, the Housing Authority of Cook County is in the process of rehabilitating units in Evanston to be accessible for those with physical disabilities. According to HACC's 2014 PHA 5 Year and Annual Plan, HACC ratified a Voluntary Compliance Agreement to expand the number of accessible homes for low-income individuals with disabilities. Funds have been committed and are being spent to convert 95 units (a full 5% of its Low - Income Public Housing stock) for accessible use in conformity with the Uniform Federal Accessibility Code (UFAS). This UFAS construction also includes conversion of common area elements (such as accessible ramps, bathrooms and community kitchens) so that individuals with disabilities may share in the same benefits as non-disabled residents. In addition to the aforementioned UFAS construction work, the Authority acquired a supply of special fire/smoke/CO2 alarms sufficient to adapt 2% of its housing stock for individuals who live with auditory disabilities.

Activities to Increase Resident Involvements

The Housing Authority of Cook Authority has a Resident Advisory Board (RAB) established at one of its sites in Evanston, the Walchirk building. Some of the RAB's functions include, but are not limited to: assisting residents with access to computers, offering in-house services such as change for laundry, copies, and postage. The RAB is currently seeking a new president, so their additional roles are still being established.

In addition, the HACC partners with the organization New Foundations- who offer supportive services to residents along with activities once a month. Exercise classes are offered once a week through a partnership with a local senior center.

HACC's Resident Service Coordinators work closely with other agencies such as the Levy Center to help our clients enhance their lives. Additional services are always being considered and added when possible.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise will provide staffing and technical assistance. The City expects to have data and most of the conclusions of this AFH to inform the development of its 2020-2024 Consolidated Plan. If the AFH is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed.

The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Evanston. The City's inflation-adjusted median household income rose 1% between 2009 and 2015, from \$69,544 to \$70,041. However, between 2004 and 2013, Evanston lost over 40% of its rental units affordable to households earning at or below 80% of area median income due to the rise in construction of high-cost rental developments. In addition, rents rose 16% from 2009 to 2015, far out-pacing the 1% increase in median income during the same time period. Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in Cook County, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

High property costs, particularly in predominantly single family neighborhoods with larger lot sizes and transit oriented corridors, has resulted in the concentration of affordable housing in west and south Evanston neighborhoods rather than being dispersed evenly. The stigma associated with affordable housing can be a barrier to siting affordable housing in areas of the City where currently none exist.

Another barrier to affordable housing within Evanston is the shortage of decent, affordable and accessible housing for persons with disabilities. The limited supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Many of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including the Hill Arboretum Apartments and two senior/disabled buildings that the HACC updated per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

The City's occupancy standards for rental housing that limits the number of unrelated persons residing in a single housing unit can be an additional barrier to affordable housing, particularly for non-traditional households. The City is evaluating an amendment to the ordinance; considerations include adopting a more open and inclusive definition of family or household, and basing occupancy on square footage and the configuration of the housing unit, which could expand the availability of affordable housing options and help maintain Evanston's socio-economic diversity.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In order to ensure that affordable housing is maintained and sufficient the City must proactively retain and develop new units. The City amended its inclusionary housing ordinance in 2018, effective January 1, 2019, to create more onsite affordable units in new multiunit developments throughout Evanston. In addition, the City of Evanston has previously utilized its federal CDBG and HOME funding towards the development of new affordable housing and the preservation of existing housing.

Similarly, the City began the process of creating an affordable housing plan in 2018 by appointing a Steering Committee of experts with diverse views on the affordable housing shortage and potential solutions. The Steering Committee began its outreach efforts at the end of 2018 with the goal of having a draft plan created in the first quarter of 2019. The outreach process is designed to include voices that are typically not heard in the public comment process, as well as provide an educational component to residents on proposed affordable housing strategies. These strategies include zoning changes to allow for accessory dwelling units, smaller lot sizes and increased density in areas traditionally zoned for single-family houses.

The City is actively examining its ordinances which prevent “non-traditional” larger families from living together. Encouraging policies which promote the ability of larger “non-traditional” families to live in the same dwelling unit will eliminate barriers faced by these families in finding affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Connections for the Homeless has a Drop-In and Outreach program that offers basic services five days per week including food, clothing, showers, case management services, a housing locator, and physical and mental health services. Connections is the largest provider of services to Evanston's homeless population, including the unsheltered homeless, and receives referrals from other local service providers including, but not limited to, Family Promise, Interfaith Action and the YWCA Evanston/North Shore. Case managers assess clients to determine their eligibility for Connections' and other housing programs throughout the suburban Continuum of Care. These assessments inform the case plan that the case manager and client develop to identify goals and next steps. In addition to housing, case managers help clients connect to benefits, employment counseling/placement, health services, substance abuse counseling and education. The Outreach team visits soup kitchens, emergency rooms, libraries, coffee shops and other locations to actively reach out to homeless individuals. Connections anticipates serving 800-850 people through these programs in 2020.

Addressing the emergency and transitional housing needs of homeless persons

Hilda's Place, Connections for the Homeless' 18-bed transitional shelter, and the YWCA Evanston-North Shore's 34-bed domestic violence shelter are supported by the City with ESG and Mental Health Board funds. The YWCA provides shelter for up to 90 days, Hilda's Place provides shelter as long as residents need to identify and secure a housing solution. Hilda's Place historically has served an estimated 100 single adults and the YWCA housed an estimated 250 women and children who are victims of domestic violence. The YWCA expects to continue housing 250 women and children each year moving forward from 2020-2024.

Connections for the Homeless operates Hilda's Place shelter following a "low barrier" model. This means clients are accepted to the program as they are, regardless of sobriety, income, or mental health. The shelter was previously supported by the U.S. Dept. of Housing & Urban Development funds through the CoC process. However, in 2015, Connections shifted this funding away from transitional shelter, following HUD's funding recommendations, and moved it towards a new permanent supportive housing project. With this change in funding, Connections was able to increase the length of stay at the shelter. Now, the 18 clients residing at Hilda's Place at any given point have as long as they need in the shelter to identify and secure a housing solution in partnership with their case manager.

With the change in the length of stay, Hilda's Place is estimated to house 45 to 50 people annually. The average length of stay at the shelter is currently 6 months.

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

The City will use ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City expects to serve 10 households using rapid re-housing funds each year.

The City has approved HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents generally considered affordable due to the lack of ability to earn a living wage. Households with children under the age of 18, including those with children enrolled in Evanston schools that are doubled-up/unstably housed (category 2 in the new definition of homeless) are a priority population for the program. The City expects to enroll 5 new households each year for the next 5 years.

Heads of households in the TBRA program will receive education/job training in addition to rent assistance to develop the ability to earn living wages to maintain market rate housing independent of a subsidy.

ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional supports as needed to prevent households from becoming homeless again, as well as determine program outcomes. The City expects Connections will serve 5 households each year using prevention funds.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median income avoid becoming homeless and re-housing funds will be used to help low-income households achieve housing stability. 2020 ESG Prevention funds are expected to help 10 households and TBRA funds are expected to help 5 households.

Evanston has two large Institutes of Mental Disease (IMDs) with a total of 562 beds whose residents are being evaluated for the capacity to live in community-based settings according to the terms of the Williams Consent Decree. City staff works with mental health agencies and the State of Illinois to identify potential housing options for eligible clients who choose to live in Evanston. The Alliance to End Homelessness in Suburban Cook County has a working group that is developing discharge policies and procedures for the region. In addition, the Housing and Homelessness Commission is evaluating whether to form a local Discharge Planning working group to look at community needs and policies that relate to the transition of households from publicly funded institutions and hospitals.

All agencies receiving ESG funds are required to connect households to mainstream benefits as available and appropriate for their needs. In addition, the City's Mental Health Board evaluates the effectiveness of collaborations/referrals of agencies applying for funds as a criterion for funding. One of the responsibilities of the HHC is to maintain and expand the coordination of community resources that are not under city control, and look for gaps in services and ways to improve efficiency.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions undertaken by the City's Health Department are meant to eliminate the health hazards posed by lead based paint in Evanston's housing stock. As noted in previous sections, Evanston is an older community with the majority of housing built before 1980.

The large number of housing built before 1980 highlights the high probability of the risk of housing containing some amount of lead-based paint. As stated in previous sections, according to 2007-2011 ACS, 88% of owner-occupied housing units and 84% of renter-occupied housing units were built before 1980. There is a high likelihood that low and moderate income residents live in older housing units with lead based paint still present.

The City of Evanston's actions to screen for lead based paint hazards, to mitigate when necessary, and to inform homeowners and tenants of the hazards of lead-based paint are actions that will help reduce the extent of lead poisoning, particularly for the low-income households that are served by the City's HOME and CDBG programs.

How are the actions listed above integrated into housing policies and procedures?

The City's actions to address lead based paint hazards are integrated into housing policies and procedures in order to ensure a high level of quality of health for the City's residents. The City's CDBG funded housing rehab program is instrumental in helping to reduce lead based paint hazards when detected. Residents are able to apply for loans to rehabilitate their dwelling units and if lead based paint hazards are found they are removed.

All HOME and CDBG housing projects entered into between the City of Evanston and recipients of funding from those programs include language that the recipients must comply with lead-based paint regulations and policies as established by City, State and Federal laws and regulations, including specific policies related to lead-based paint in the CDBG and HOME programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Evanston’s anti-poverty strategy is focused on providing support to and fostering the development of at-risk individuals and families. Multiple programs and policies exist that are meant to assist those struggling with poverty.

The City of Evanston’s anti-poverty programs include the Certificate of Rehabilitation and Cradle to Career. The City partners with the James B. Moran Center for Youth Advocacy for the Certificate of Rehabilitation program which assists individuals in expunging or sealing their criminal histories. Individuals that may have made mistakes in the past are given an opportunity to become productive members of society where their criminal history does not act as a barrier to future growth. The Certificate of Rehabilitation program aims to provide greater opportunities. Similarly, the Cradle to Career program is meant to mobilize Evanston’s community assets to make a lasting difference in the lives of the community’s children, youth and families. The program is a community partnership between the City and various organizations including the Evanston Community Foundation. The goal of the program is that by the age of 23, all Evanston young adults will be leading productive lives, building on the resources, education, and support that they and their families have had to help them grow into resilient, educated, healthy, self-sufficient, and socially responsible adults. Promoting the development of a productive community starting with the youth and their families will ensure a future reduction in the number of poverty level families.

The City of Evanston also utilizes economic development techniques to work towards reducing the number of poverty-level families. The City’s Economic Development Department is actively involved in the development of underperforming commercial areas of the community and will continue to apply resources to create greater economic opportunities for depressed parts of Evanston. With greater economic development comes an increased opportunity for employment for the unemployed individuals and families in Evanston.

Evanston’s continued support of its CHDO, Community Partners For Affordable Housing, will work towards reducing the number of poverty-level families. Increased affordable housing provided through CPAH in Evanston will alleviate the high housing cost burden experienced by multiple families within the community.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City’s poverty-reducing goals, programs, and policies work to provide support and develop at-risk individuals and families. The 2020-2024 Consolidated Plan will serve as the framework for the City and service providers to adhere to in order to address the needs of the community. A coordinated approach to addressing the needs of the community will be accomplished through consultation with the 2020-

2024 Consolidated Plan and the Community Development Department. Poverty reduction is tied to multiple aspects of this plan and the various affordable housing strategies and other initiatives put forth will work towards reducing the number of families and individuals facing poverty.

SP-80 Monitoring – 91.230

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

CDBG Monitoring: Staff holds a mandatory pre-application orientation meeting, covering: eligible projects, income documentation, record-keeping requirements, and program outcomes. Staff conducts desk monitoring on all recipients by reviewing financials, income determination methods, compliance with cross-cutting requirements and outcomes. A risk analysis identifies agencies with the greatest need for site monitoring, based on type of project, previous experience with federal grants, and performance on prior grants and grant size. CDBG payments to subrecipients are disbursed from the City's General Fund, then drawn down in IDIS following approval of the City's Bills List. Recipients must submit reports at least twice per year, with required demographics of beneficiaries, progress toward achieving program goals, expenditures against budget and source documents CDBG expenses. Reports are reviewed by staff to ensure financial reasonableness and eligibility and progress of goals.

Davis-Bacon Compliance: Staff attends pre-construction meetings to provide technical support regarding Davis-Bacon compliance. A Project Manager is identified for each CDBG-funded construction project; they have primary responsibility for ensuring that procedures are followed and appropriate records are kept. Project Managers first review certified timesheets for compliance with prevailing wages, which are then provided to the City for review. Payments are made once certified timesheets are provided and reviewed for compliance.

HOME Monitoring: Projects are monitored to ensure that funds are being used for eligible expenses and that other contractual agreements are being met. In addition to any building inspections required during construction or rehab, inspections are conducted at the completion of each project, as well as on a 1, 2, or 3 year inspection schedule as required based on the project's affordability period. Inspections are conducted in tandem with the City's inspectors to ensure property and code compliance as well as to ensure that HOME eligible units are occupied by low/moderate income families, per HOME program regulations. Desk Reviews are conducted annually for all HOME-assisted rental and homebuyer projects with affordability requirements in place to determine compliance with the income and rent limits for HOME assisted rental units. Property owners document household income and size for each household using tenant-signed statements that include a clause allowing third party documentation of income. Source documents are required every sixth year for projects with affordability periods of 10 or more years. Projects in development are monitored by the Housing Planner for budget changes, payment requests, marketing and compliance with other project terms. Construction progress is assessed by the City Inspector prior to any payments, which are approved by the Community Development Director.

ESG Monitoring: Subrecipients submit reports and source documents for ESG-funded expenditures, which are reviewed by City staff for accuracy and compliance with federal requirements. ESG

subrecipients are paid on a reimbursement basis following submission of documentation of eligible expenditures. Payments are made from the City's General Fund and then drawn down in IDIS.

NEPA Compliance: Activities are reviewed for compliance with the National Environmental Protection Act (NEPA). Most are determined to be exempt or categorically excluded; none required a full environmental review. Environmental reviews are conducted for housing rehab and economic development projects when specific project sites were identified.

Expected Resources

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

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2020-2024 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,836,315	105,431	68,222	2,009,968	7,200,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$1,650,000 with \$150,000 in program income annually

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	364,350	27,384	0	391,734	1,344,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$310,000 with \$26,000 in program income annually.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	158,463	0	0	158,463	600,000	Expected Amount Available for Remainder of ConPlan estimated at an annual grant of \$150,000

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Continuum of Care	public - federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,900,000	0	0	1,900,000	7,600,000	Expected Amount Available for Remainder of ConPlan estimated at \$1,900,000 annually in CoC funding for Evanston projects
LIHTC	public - federal	Multifamily rental new construction	7,390,000	0	0	7,390,000	7,000,000	Equity generated by the LIHTC awarded to Evergreen for 60-unit new construction
Other	public - local	Acquisition Multifamily rental new construction	1,000,000	0	0	1,000,000	500,000	Evanston Affordable Housing Fund resources for Evergreen project
Other	public - local	Public Services	863,373	0	0	863,373	3,450,000	Mental Health Board and Affordable Housing Funds to be spent on Public Services programs

Table 54 - Expected Resources – Priority Table

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

Federal funding will leverage private, state and local funds by enabling the City of Evanston to serve those with the greatest need at the highest capacity. Additionally, federal funds will serve as gap financing for City programs or service providers applications that require additional funding in order to have their program, project, or service come to fruition. The grant money provided by HUD will allow organizations and the City to successfully meet the needs of the community’s most vulnerable members.

Evanston's ESG funds will be matched on a one to one basis using Mental Health Board funds from the City's General Fund, State funds and other resources including in-kind contributions, depending on the agencies funded, to meet the match requirement. HOME matching funds may be from the Affordable Housing Fund and sources such as the Federal Home Loan Bank and/or developers' contributions.

Additionally, a table listing specific unexpended CDBG funds from prior years for reallocation in FY 2020 is available in the appendix.

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

The City of Evanston owns some properties and land that may be used to address the needs identified in the plan, particularly those that are located in the CDBG Target Area, which is primarily on the South and West sides of the City. In addition, some underutilized parking lots in southeast Evanston and irregular parcels of vacant land in north and east Evanston residential areas are being evaluated as sites for mixed income housing development to foster economic and racial/ethnic integration throughout Evanston.

Discussion

The City of Evanston will continue to pursue additional funding opportunities which will be used in order to complement existing resources.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing	CDBG: \$556,443 HOME: \$175,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Buildings Demolished: 1 Buildings Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	Homelessness	2020	2024	Homeless		Access to Rental Housing Public Facilities Public Services	CDBG: \$38,000 HOME: \$180,299 ESG: \$146,579	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted Homelessness Prevention: 5 Persons Assisted Other: 75 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Creating Livable Communities	2020	2024	Non-Housing Community Development		Public Infrastructure Public Facilities	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Households Assisted
4	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$75,000	Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted
5	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$253,262	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
6	Planning and Administration	2020	2024				CDBG: \$337,263 HOME: \$36,435 ESG: \$11,884	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community.
2	Goal Name	Homelessness
	Goal Description	The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. Emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).
3	Goal Name	Creating Livable Communities
	Goal Description	Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.
4	Goal Name	Economic Development
	Goal Description	Economic development will promote the vitality of Evanston's economy in areas of the City that have historically received less investment. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
5	Goal Name	Public Services
	Goal Description	Improving equitable access to public services for Evanston residents, particularly for historically underserved segments of our population, is a key goal of the City. As seen through input from the community and consultation, there is a high need for public services including, but are not limited to after school and summer youth programs, senior services, and health services.
6	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2020 to achieve the goals in the Consolidated Plan. The Emergency Solutions Grant project will address the needs of homeless individuals, families and households fleeing domestic violence. The Tenant Based Rental Assistance (TBRA) project will address the needs of homeless families with children with direct rental and utilities assistance. The Rental Housing project combines both HOME and CDBG activities, both which are for rental rehabilitation.

Projects

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

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	ESG
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	:
	Description	Homeless prevention, rapid re-housing, street outreach, overnight shelters, and administration of program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	There will be 395 beneficiaries of ESG-funded activities, a combination of single persons, couples, households with children and households fleeing from domestic violence.
	Location Description	The activities will be throughout the City of Evanston.
	Planned Activities	Direct rental assistance, supportive services, shelter operations, and street outreach. Administration of ESG program.
2	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	:
	Description	Direct rental and utilities assistance.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Entire jurisdiction.
	Planned Activities	Rent and utilities assistance for McKinney-Vento families with children under 18 to achieve housing stability and economic independence.
3	Project Name	Rental Housing
	Target Area	CDBG TARGET AREA
	Goals Supported	Affordable Housing

	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing
	Funding	:
	Description	Rental housing development or rehabilitation
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	999-1015 Howard Street and 1930 Jackson Avenue.
	Planned Activities	CDBG will be used for rehab of rental units for households with incomes at 80% AMI. HOME funding will be used for new rental housing construction, the 60-unit CJE/Evergreen Senior Housing and a CHDO project.
4	Project Name	Homeowner Rehabilitation
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Owner Occupied Housing
	Funding	:
	Description	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate-income populations
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	To be determined based on applications received.
	Planned Activities	Substantial rehab. and emergency rehab. of income eligible, owner-occupied housing.
5	Project Name	Code Enforcement
	Target Area	CDBG TARGET AREA
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing

	Funding	:
	Description	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance or rehabilitation as identified by code enforcement inspectors.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Project benefits over 20,000 households living in the CDBG target area.
	Location Description	
	Planned Activities	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance as identified by code enforcement inspectors.
6	Project Name	Public Services
	Target Area	Entire Jurisdiction
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	Public (social) services to low- and moderate- income residents throughout the City of Evanston, particularly for youth programs, senior services, graffiti removal, housing services and domestic violence services.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Public (social) services to low- and moderate- income residents throughout the City of Evanston, particularly for youth programs, senior services, graffiti removal, housing services and domestic violence services.
7	Project Name	Economic Development
	Target Area	CDBG TARGET AREA
	Goals Supported	Economic Development

	Needs Addressed	Economic Development
	Funding	:
	Description	Economic development activities aimed at assisting businesses for the purpose of job creation for low- and moderate- income persons.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Loans or grants to businesses for job creation or retention, and technical assistance to micro-enterprises.
8	Project Name	Public Facilities & Infrastructure
	Target Area	Entire Jurisdiction
	Goals Supported	Creating Livable Communities
	Needs Addressed	Public Facilities
	Funding	:
	Description	Improvements made to public facilities and infrastructure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Public infrastructure activities are primarily in the CDBG target area. Public facilities are qualified using LMC and may be located anywhere in the city. Public facilities are in areas with 51%+ low/mod residents, primarily in the CDBG target area.
	Planned Activities	
9	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:

	Description	Administration of CDBG and HOME.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

It is estimated that over 90% of all CDBG, HOME and ESG funding will be allocated to benefit persons who are low- and moderate- income. Some projects will be directed across the entire jurisdiction, such as public services and homeowner rehabilitation, whereas others will be directed to the CDBG Target Area (local target area). Some activities, including Code Enforcement and Graffiti Removal, are limited to the CDBG Target Area.

Additionally, it is expected that a significant amount of housing and economic development funds will be focused in the CDBG Target Area.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	60

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities funded will primarily benefit low- and moderate- income persons or households, either as direct service or financial assistance or by making improvements in areas benefitting primarily low- and moderate- income persons. Some activities, for reasons of qualification and/or desired beneficiaries, will be focused geographically. Some examples of how the City anticipates geographically focused investments are:

Public Infrastructure Improvements – By their nature, they must be in low- and moderate- income Census Tracts/Block Groups, which are primarily located in the CDBG Target Area. Most of the eligible block groups are located in the South and West areas of the City. It is anticipated that funded public infrastructure improvements, including but not limited to alley paving and park improvements, will be primarily focused in the Target Area.

Economic Development – The areas that have high vacancy and/or unemployment are the Howard Street, Church and Dodge, and Simpson commercial corridors. Economic development activities will be heavily focused in these areas that are located in the CDBG Target Area.

Code Enforcement – Although Code Enforcement inspectors perform inspections citywide, the CDBG-funded portion of code enforcement will be within the CDBG Target area, which will be paired with

other community development activities in the area to address areas of deterioration, maintaining code enforcement and property standards of dwelling units in the area.

Other programs or projects may take place within the CDBG Target area, but they will not be exclusively so. An example of this is the CDBG Housing Rehab Program, which benefits all low- and moderate-income homeowners, as it will likely have a large investment in the CDBG Target Area, as this area is host to the highest population of low- and moderate- income households

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

There are a number of housing initiatives that will be implemented in 2020 to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing, including the CJE/Evergreen Senior Housing project that will be completed and reported in a future year. The programs that impact the most persons or households in 2020 are the tenant-based rental assistance program (TBRA) and the housing rehab program, which serve two very different, yet vital housing needs for the low- and moderate- income residents of Evanston.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	5
Special-Needs	0
Total	30

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	39

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

The Housing Authority of Cook County (HACC) is planning substantial renovation of its scattered site family units in 2020. In addition, HACC and the City are in the concept stages of planning a second housing development with approximately 120 units on the parking lot of the Jane R Perlman Senior Apartments. This development would be mixed income, with some units at 50% AMI with PBV support, some between 80% and 120% AMI, the “missing middle” market, and some at market rate. In addition, a joint project on South Boulevard just east of Chicago Avenue is being discussed on a City-owned parking lot that is adjacent to a four unit HACC building that has family units (2- and 3-bedrooms). The development would better utilize land in a Transit-Oriented location through the development of a mixed income rental project comprising public housing, moderate income, and market rate units, a mix of studios, 1-, 2-, and 3-bedroom units. Different financing options are being evaluated for both projects.

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

The HACC has a Resident Advisory Board (RAB) established at one of its sites in Evanston, the Walchirk building. The RAB’s functions include, but are not limited to: assisting residents with access to computers, offering in-house services such as change for laundry, copies, and postage. RAB activities are somewhat limited during the rehab of Walchirk and Perlman buildings and are also affected by reduced occupancy.

HACC’s Resident Service Coordinators work closely with other agencies, including the City’s Levy Center, to help its residents access services and participate in activities throughout the community. Additional services are always being considered and added when possible.

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

The HACC is not designated as troubled.

Discussion

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

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

Introduction

The following section discusses the homeless and special needs activities to be undertaken in Evanston during the first year of the 2020-2024 Consolidated Plan.

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

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

Connections for the Homeless' homeless outreach program is the largest provider of services to Evanston's homeless population, including the unsheltered homeless, and addresses a wide range of needs. Case managers develop individualized case plans for each client; assist them to obtain housing and access services that may include employment counseling/placement, health services, substance abuse counseling and education. Connections for the Homeless works in partnership with the Alliance to End Homelessness in Suburban Cook County and local providers including, but not limited to, Interfaith Action, Family Promise, the Men's Residence at the McGaw YWCA, the YWCA of Evanston/North Shore; all agencies provide housing and case management services to people experiencing homelessness or at risk of homelessness. Connections participates in Coordinated Entry and follows progressive engagement strategies as required. Agency anticipates serving 850 people in FY 2020, 425 of whom will be Evanston residents through the Drop-In program which includes outreach to soup kitchens, emergency rooms, libraries and other locations to actively reach out to homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

Hilda's Place, Connections for the Homeless' 19-bed transitional shelter, and the YWCA Evanston-North Shore's 34-bed domestic violence shelter are supported by the City with ESG and Mental Health Board funds. The YWCA provides shelter for up to 90 days and Hilda's Place provides shelter for up to a year. Hilda's Place historically has served an estimated 120 single adults and the YWCA housed an estimated 250 women and children who are victims of domestic violence.

The YWCA expects to continue housing 250 women and children each year moving forward from 2020-2024.

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

The City will use ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City expects to serve 10 households using rapid re-housing funds in 2020.

The City has recently approved HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents generally considered affordable due to the lack of ability to earn a living wage. Households with children under the age of 18, including those with children enrolled in Evanston schools that are doubled-up/unstably housed (category 2 in the new definition of homeless) are a priority population for the program. The City expects to enroll 5 new households in 2020.

ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional supports as needed to prevent households from becoming homeless again, as well as determine program outcomes. The City expects Connections will serve 10 households in 2020.

Heads of households in the TBRA program will receive education/job training in addition to rent assistance to develop the ability to earn living wages to maintain market rate housing independent of a subsidy.

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

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median income avoid becoming homeless and re-housing funds will be used to help low-income households achieve housing stability. 2020 ESG Prevention funds are expected to help 10 households and TBRA funds are expected to help 5 households.

Evanston has two large Institutes of Mental Disease (IMDs) with a total of 562 beds whose residents are being evaluated for the capacity to live in community-based settings according to the terms of the Williams Consent Decree. City staff works with mental health agencies and the State of Illinois to identify potential housing options for eligible clients who choose to live in Evanston. Agencies receiving ESG will follow procedures and policies set forth by the Alliance to End Homelessness in Suburban Cook County.

All agencies receiving ESG funds are required to connect households to mainstream benefits as available and appropriate for their needs. In addition, the City's Mental Health Board evaluates the effectiveness of collaborations/referrals of agencies applying for funds as a criterion for funding. One of the responsibilities of the Housing & Homeless Commission is to maintain and expand the coordination of community resources that are not under city control, and look for gaps in services and ways to improve efficiency.

Discussion

The City of Evanston will continue to collaborate with the Alliance to End Homelessness in Suburban Cook County Continuum of Care in order to address the needs of homeless individuals and families in Evanston.

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

Introduction:

The City is partnering in the regional Assessment of Fair Housing (AFH) for which Cook County is the lead agency and Enterprise will provide staffing and technical assistance. The City expects to have data and most of the conclusions of this AFH to inform the development of its 2020-2024 Consolidated Plan. If the AFH is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed.

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

The City of Evanston amended its Inclusionary Housing Ordinance (IHO) in late 2015 with an effective date of January 1, 2016. To date, several rental projects have been approved that are subject to the IHO, resulting in the creation of 41 new rental units and a \$2.4 million fee-in-lieu payment in 2019. Due to rising land and construction costs that have pushed the per unit cost of new development over \$300,000 in transit oriented areas, it is much more cost effective for developers to pay the fee-in-lieu of on-site units. As a result, the City put together a Subcommittee in 2018 to evaluate revisions to the IHO in order to better incentivize on-site affordable units, including raising the fee-in-lieu, because the current \$75,000 - \$100,000 per unit will not fund construction of a comparable number of affordable units, particularly in the City's transit-oriented areas. Revisions to the IHO were approved in 2018, with an effective date of January 1, 2019. In addition, the mayor appointed a steering committee in 2018 to oversee the development of an affordable housing plan. It is anticipated that the process will take 15 months, and a draft plan will be completed in the first quarter of 2020. The City is currently evaluating and implementing a range of strategies to address the need for rental and ownership housing affordable to households up to 120% of AMI and to integrate affordable housing more equitably throughout the city. The affordable housing plan will also help to prioritize funding and implementation of the various strategies currently being evaluated. The strategies being considered are listed below:

- New sources to fund affordable housing needs are being evaluated, including fees on developments not covered by the IHO and taxes on vacation rentals
- Zoning changes to facilitate the development of accessory dwelling units (ADUs) in addition to coach houses that are currently allowed for rental to people unrelated to the family in the primary unit. non-family member HHs
- Zoning changes to allow development of modest sized single-family homes on smaller lots than currently allowed and/or a special use that enables the development of multiple small-scale

homes on existing City lots

- Contributions of City-owned land for affordable housing development
- First-time homebuyer programs working with local banks that are members of the Federal Home Loan Bank
- Use of land trust to reduce the of home ownership and maintain long-term affordability
- Expansion of affordable housing preservation programs, particularly targeting owner-occupied two-flats that comprise a substantial part of Evanston's naturally occurring affordable rental and affordable home ownership
- More effective partnerships with other funders and developers

Discussion:

The primary barrier to affordable housing is the continuing mismatch between incomes and housing costs in Evanston. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on Social Security Income (SSI) payments cannot afford an apartment renting at the fair market rate in Cook County. Additionally, property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

High property costs, particularly in predominantly single family neighborhoods with larger lot sizes and transit oriented corridors, have resulted in the concentration of affordable housing in west and south Evanston neighborhoods rather than being dispersed evenly. The stigma associated with affordable housing can be a barrier to siting affordable housing in areas of the City where currently none exist.

Another barrier to affordable housing within Evanston is the shortage of decent, affordable and accessible housing for persons with disabilities. The supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Much of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three- or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including the two buildings HACC updated per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

The City's occupancy standards for rental housing that limits the number of unrelated persons residing in a single housing unit can be an additional barrier to affordable housing, particularly for non-traditional households.

The City of Evanston wants to ensure that it is the most livable city for all of its residents. In order to most effectively address the housing needs of its low-, moderate-, and middle-income residents, and

maintain its economic and racial diversity, priority for income restricted rental and ownership units will be given to eligible households that live in Evanston or have a household member that works in Evanston wherever possible and in compliance with fair housing. The City has developed a centralized wait list for income restricted units developed through the Inclusionary Housing Ordinance to facilitate access to affordable housing for its residents. Properties with income restricted units not developed through the IHO may choose to get referrals from this centralized wait list to expand its effectiveness. Rental assistance programs funded with HOME, ESG and local funds will be used in Evanston to the greatest extent feasible to minimize displacement of lower income residents.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Through consultation, three needs were identified as underserved:

- Youth programming and services
- Education and employment related services for young adults
- Energy efficiency improvements.

In addition to the social services funded by the City to address youth programming needs, the Cradle to Careers collective impact initiative is working to develop a community-wide method of assessing unmet needs and progress to address them so that all Evanston youth get the education and other supports they need to be independent, self-sufficient members of society by age 23. This is focused heavily on youth services, with an additional focus on job training and skills for young adults transitioning into independence.

The City's cross departmental taskforce that identifies gaps in services for all at-risk populations in the City continues to meet on a quarterly basis. Topics include addressing individual residents with complex needs, as well as situations like hoarding that affect multiple City staff and departments. One of the initiatives from that group is how to use the City's 311 service to more effectively direct callers to resources, whether at the City or in the community. A new centralized database for case management and referrals was implemented in 2017 to more effectively coordinate client services from multiple departments.

Community Development continues to work with the City's Sustainability division to help businesses and residents to capitalize on existing incentives and rebate programs offered by ComEd, Nicor and others to make environmentally- and economically-friendly improvements to their properties. Where possible, these will be incorporated into the CDBG Housing Rehab Program.

Concerned about the advancing crisis of climate change, Evanston signed the U.S. Mayors Climate Protection Agreement in 2006, pledging to reduce greenhouse gas (GHG) emissions by 13% by 2012 relative to a 2005 baseline. That goal was achieved in mid-summer of 2013, not by mobilizing Evanston residents to make their homes more energy efficient or to change their day-to-day behaviors, but rather

through the City's initiatives to reduce its own energy use and by the decision of voters and the City Council to embrace 100% renewable energy for Evanston residents and small businesses. The more ambitious goal of the Livability Plan is a 20% reduction in GHG emissions by 2016. This aligns with the GHG Mitigation objective in the STAR Community Rating System and is key to Evanston's livability goals of healthy citizens and a healthier environment for all of Evanston. The plan was developed in collaboration between the City of Evanston Office of Sustainability and Sustain Evanston, a network of citizens and over 20 organizations that support initiatives and projects to improve the sustainability of Evanston. Strategies to achieve this goal include energy retrofits of 280 single-family homes each year, as well as multi-family housing and business/ commercial retrofits. Energy Impact Illinois, a program offering low-cost home energy assessments and generous instant rebates to cover the cost of weatherization improvements, is a key tool to achieving this, but low and moderate income homeowners often lack the resources to participate in this and similar programs. Staff continues to work on a funding strategy to address this to improve the condition and affordability of Evanston's housing stock.

Actions planned to foster and maintain affordable housing

Evanston continues to research new and alternative ways to create more affordable housing, including rental of accessory dwelling units, to expand affordable housing. The City also began working with the Metropolitan Tenants Organization (MTO) and Lawyers' Committee for Better Housing (LCBH) in 2018 to strengthen landlord/tenant relations, particularly for low-income households with subsidies, and increase awareness of landlord-tenant rights and responsibilities. This contract was renewed for another 12 months in 2019. Additionally, the partnership with LCBH will provide low-income residents with legal assistance and representation in cases of evictions, retaliation, illegal lockouts, etc.

The City of Evanston has a locally funded Affordable Housing Fund, which is used for the development and rehab of affordable housing for persons up to 120% of the area median income. This provides funding in addition to CDBG and HOME funds to develop and maintain much-needed affordable housing throughout Evanston. For 2018, 2019 and 2020, City Council named expanding affordable housing options as one of its annual goals. Several strategies have been researched and discussed by City Council, such as the creation and rental of accessory dwelling units, zoning changes to allow for smaller lots, and the use of City-owned land for affordable housing development. In addition, City Council approved the creation of a Landlord Rehabilitation Assistance Program, rental of existing coach houses to non family members, and amendments to the City's Inclusionary Housing Ordinance. Furthermore, the mayor appointed a steering committee in 2018 to oversee the development of an affordable housing plan. The steering committee will work with the City's Housing and Homelessness Commission to conduct outreach and solicit feedback on the plan from Evanston residents and stakeholders. It is anticipated that the process will take 15 months, and a draft plan will be completed in the first quarter of 2020. The plan will then be used to prioritize affordable housing strategies and funding.

Actions planned to reduce lead-based paint hazards

As mentioned above, the Evanston HHS receives the TORRENS grant from Cook County Department of Public Health which offers a yearly maximum of \$39,600 of financial assistance for low income property owners. They also receive a yearly grant of \$24,900 from the Illinois Department of Public Health to aid in paying for testing and inspection supplies.

In addition to responding to cases of childhood lead poisoning the Evanston HHS also provides preventative lead risk assessments for Evanston residents as long as there is either a child age 6 or less or a pregnant woman is living at the property. This is a proactive service offered to the residents of Evanston to help them become aware of the possible lead hazards in their home along with preventing their child from becoming lead poisoned.

Actions planned to reduce the number of poverty-level families

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG and / or HOME that work towards this goal are the tenant-based rental assistance (TBRA) program, Certificate of Rehab program and a variety of other job training and education programs aimed at youth and young adults. Additionally, the City's investment in the Cradle to Career program demonstrates its commitment to ensuring that Evanston residents are prepared for the workforce.

Additionally, the City's Economic Development Department works diligently to grow the City's economy, specifically by working to redevelop vacant or underperforming commercial corridors. Developing a variety of businesses in Evanston is critical to providing living-wage jobs for a diverse population with multiple jobs skills and experiences. Economic Development is accomplished by utilizing many different funding sources including, but not limited to, the CDBG Economic Development Fund, tax-increment financing (TIF) and local funds.

Actions planned to develop institutional structure

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner agencies throughout the year, offering referrals for funding and training opportunities where

appropriate.

All policies and procedures related to internal grant management procedures are being reviewed, and will be updated when areas of opportunity for efficiency and collaboration are identified. Additionally, investment is made in technology that assists departments within the City to more effectively and efficiently manage grant programs; an example is CDM, which is the City's management software program for all housing-related projects that require project or loan management and ongoing compliance. Staff also attends relevant training and conferences, where available, on all aspects of grant and project management.

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

The City is heavily invested in collaborations throughout the community, as evidenced by Cradle to Career, the Human Services Task Force on At-risk populations and other initiatives. The City has successfully paired with multiple health-service providers, such as Erie Family Health Center, which provides bi-lingual medical, dental and mental health services to the community, regardless of the person's ability to pay. This has been a critical partnership that has increased the community's access to quality, affordable healthcare.

Additionally, the City's General Assistance program is currently being evaluated to see where opportunities exist to coordinate better between the City and public agencies and service providers to better serve our underserved residents. There are other community collaborations in Evanston, such as the United Way "Community Schools" program, which works to provide services to the schools with the most at-risk students. Collaborations such as these are critical to furthering the goals of our Consolidated Plan and that of the City Council, which both aim to make Evanston one of the most livable cities in America.

Discussion:

The City's Community Development Department working in collaboration with the Economic Development Department is committed to making Evanston the most livable city in America, and has evidenced this commitment through community partnerships, investment in economic and neighborhood development. The actions identified above will further this initiative and will increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

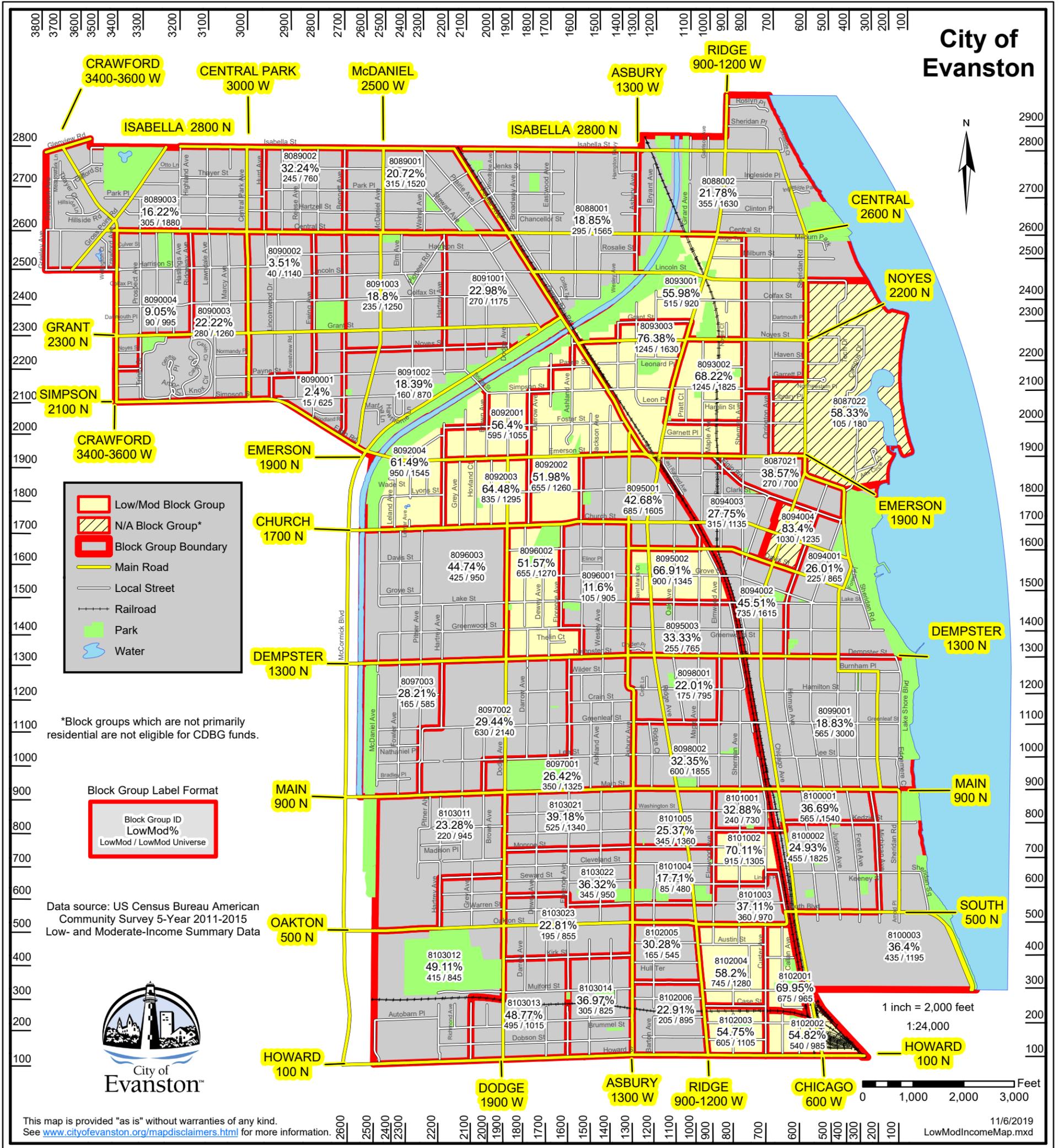
Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Evanston Health Department; Vacant Buildings</p> <p>List the name of the organization or individual who originated the data set. City of Evanston Health Department</p> <p>Provide a brief summary of the data set. 2014 data on the number of vacant residential properties in Evanston and the number of those slated for demolition.</p> <p>What was the purpose for developing this data set? To determine the number and condition of vacant residential properties.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is for the entire City of Evanston.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Year covered is 2014.</p> <p>What is the status of the data set (complete, in progress, or planned)? The number and condition of vacant properties is continuously changing.</p>
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2	Data Source Name Point In Time Count 2018
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County Continuum of Care
	Provide a brief summary of the data set. Point in Time Count for all of suburban Cook County
	What was the purpose for developing this data set? To determine the nature of homelessness in suburban Cook County among the various homeless populations.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is for all of suburban Cook County covered by the Continuum of Care. The data pertains to the homeless population.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 1/23/2013
	What is the status of the data set (complete, in progress, or planned)? Complete
3	Data Source Name Housing Authority of Cook County (Evanston Data)
	List the name of the organization or individual who originated the data set. Housing Authority of Cook County (HACC)
	Provide a brief summary of the data set. Jurisdiction specific (Evanston) data pertaining to public housing vouchers, wait list, demographics of residents, and units in Evanston.
	What was the purpose for developing this data set? To determine the use of public and assisted housing in the City of Evanston.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is from the HACC and is specific to the City of Evanston's public housing units and voucher holders .
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data is up to date as of August 2014.

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
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Low/Moderate Income Census Block Groups



**City of Evanston
Community Development Block
Grant Program
Prior Year Unexpended Funds
For Reallocation in 2020**

Program Year	Project	Amount
2018	CDBG Administration	\$ 68,222
	Total	\$ 68,222

2b: City Council Action



CITY COUNCIL ACTIONS
City Council
Monday, October 23, 2023

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
6:00 PM

Absent: None

Motions resulting from City Council - Oct 23 2023

Item	Item Description	Motion	Disposition
PH1.	Public Hearing for 2024 Proposed Budget	Staff recommended that the City Council conduct a public hearing to receive public comment regarding the FY 2024 Proposed Budget for the City of Evanston.	Discussed
SP1.	Participatory Budgeting Results	Staff recommended that City Council authorize the City Manager to execute projects that were approved by the Participatory Budgeting Process Vote. Funding is \$3,000,000.00 provided from the American Rescue Plan Act Funds (Account 170.99.1700.55251)	Approved for Action 9 - 0

Item	Item Description	Motion	Disposition
A1.	City of Evanston Payroll, Bills List, and Credit Card Activity	Staff recommended City Council approval of the City of Evanston Payroll for the period of September 25, 2023, through October 8, 2023, in the amount of \$3,290,327.90. Bills List for October 24, 2023, in the amount of \$5,220,425.91, and credit card activity for the period ending August 26, 2023, in the amount of \$305,046.89.	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A2.	BMO Harris Amazon Credit Card Activity	Staff recommended approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending August 26, 2023, in the amount of \$17,122.51.	<p>Approved for Action 7 - 0 - 1</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Abstain: Suffredin</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A3.	A Change Order No. 1 to Arts Council Contract with Chicago Public Art Group for the Remaining Funds from 2021-661 & Amendment #3 for the Noyes Center Sculpture	<p>Staff recommended the City Council approve contract amendment #3 with the Chicago Public Art Group for the Noyes Center Sculpture for the remaining funding from Purchase Order 2021-661 in the amount of \$19,760.00 and amendment #3 in the amount of \$10,371.00 for a total of \$30,131.00.</p> <p>Capital Improvement Project Fund 415.40.4122.65515 Project Number 122003.</p> <p>In 2022, \$30,000 was budgeted for Public Art. The remaining amount will come from the 100.15.1580.66040 - GENERAL ADMINISTRATION & SUPPORT G/L Account.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A4.	A Change Order No. 3 to the Agreement with Bolder Contractors, Inc. for the 2023 Water Main Improvements and Street Resurfacing Project (Bid No. 23-26)	<p>Staff recommended the City Council authorize the City Manager to execute Change Order No. 3 to the agreement with Bolder Contractors, Inc. (316 Cary Point Drive, Cary, IL 60013) for the 2023 Water Main Improvements and Street Resurfacing Project (Bid No. 23-26) in the amount of \$261,019.00 with a contract extension of 126 calendar days.</p> <p>Funding is provided from the Chicago Main TIF (Account No. 345.99.340.65515 – 423003) in the amount of \$261,019.00. This item has an approved FY 2023 budget of \$190,000.00. This project exceeds the approved budget, but funding is available in the TIF to cover the remaining cost.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A5.	Contract Award with Air Comfort LLC (Bid #23-36) for the Desiccant Dehumidification System Installation Services	<p>Staff recommended that the City Council authorize the City Manager to execute an agreement with Air Comfort LLC (2550 Braga Drive, Broadview, IL 60155) to provide desiccant dehumidification system installation services in the not-to-exceed amount of \$284,786.00 for the period of November 1, 2023 to December 31, 2024.</p> <p>Funding is provided by the Water Depreciation, Improvement & Extension Business Unit (account 513.71.7330.65515 - 723007), which has an approved FY 2023 budget of \$57,780,500 and a YTD balance of \$48,273,430.62.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A6.	A Purchase Order Increase for We Got Game, LLC (RFP 19-25)	<p>Staff recommended City Council approval to increase the Purchase Order for P.O. for We Got Game, LLC by \$12,556, for a new total of \$36,556.</p> <p>Expenses will be charged to Instructor Services, 100.30.3030.62505, which has a YTD balance of \$85,952.73. Revenues are split 70% to the vendor and 30% to the City. For 2023, the updated projection is \$47,524.00 in revenues and \$36,556.00 in expenses.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A7.	A Purchase of one (1) 108,000 lb. Capacity Equipment Lift System for Facilities & Fleet Management	<p>Staff recommended the City Council authorize the City Manager to enter into a purchase agreement with ARI Phoenix, Inc. (4119 Binion Way, Lebron, OH 45036) in the amount of \$75,553.78 for the purchase of one (1) 108,000 lbs. capacity mobile 6 column lift system as a replacement for the existing lift system.</p> <p>Funding will be from the Capital Improvement Fund 2023 General Obligation Bonds, line-item Facilities Contingency (Account 415.40.4123.65515-623016). This line item has an FY 2023 budget of \$600,000, of which \$160,319 remains.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A8.	A Emergency Replacement of Civic Center Boiler Building Staircases	<p>Staff recommended the City Council authorize the City Manager to enter into an emergency agreement with Joseph of the North Shore Construction Co. (2122 Ashland Ave, Evanston, IL 60201) in the amount of \$54,880.00 for the construction and replacement of two existing staircases located at 1223 Simpson Street ("Civic Center Boiler Building").</p> <p>Funding for the purchase above will be from the Capital Improvement Fund 2023 General Obligation Bonds, line item Facilities Contingency (Account 415.40.4123.65515-623016). This line item has an FY 2023 budget of \$600,000, of which \$160,319 remains.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
<p>A9.</p>	<p>A Purchase of one (1) Electric Forklift, one (1) Diesel powered Peterbilt Model 382 Truck, one (1) Gasoline Ford Transit 150 Cargo, and three (3) Gasoline Ford Expedition Max</p>	<p>Staff recommended the City Council authorize the City Manager to enter into a purchase agreement with Equipment Depot of Illinois, Inc. (751 Express Dr., Itasca, IL 60143) in the amount of \$93,627.71 for the purchase of one (1) CAT 8,000 lb capacity 80 volt electric 4-wheel pneumatic tire forklift with 360-degree articulating forks and battery charging system as a replacement for existing forklift #746, and with Monroe Truck Equipment, Inc. (1051 W. 7th St., Monroe, WI 53566) in the amount of \$153,865.00 for the purchase of one (1) diesel powered Peterbilt model 382 dual rear wheel drive truck as a replacement for existing vehicle #923, and with Currie Commercials Center (10125 west Laraway, Frankfort, IL 60423) in the amount of \$229,675.60 the purchase of one (1) 2024 Ford Transit 150 Cargo Van and three (3) 2024 Ford Expedition Max as a replacement for existing vehicles #25, #23, #56, and #307 respectively.</p> <p>Funding for the purchase above will be from the FY2024 Automotive Equipment Fund (Account 601.19.7780.65550) in the amount of \$477,168.31 with an anticipated FY 2024 budget of at least \$2,000,000.00</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A10.	A Contract with Suburban Tree Consortium for the Purchase of Trees and Planting Services for Fall 2023	<p>Staff recommended that the City Council authorize the City Manager to execute a contract with the Suburban Tree Consortium (STC) for the purchase and planting of 210 trees in the amount of \$76,646.25.</p> <p>Funding for this purchase is provided from the General Fund. The purchase of the 210 trees is \$38,274.75 (Account 100.40.4320.62385), which has an approved FY 2023 budget of \$125,000.00 with \$103,067.50 remaining. The cost of planting is \$38,371.50 (Account 100.40.4320.65005), which has an approved FY 2023 budget of \$115,000 with \$40,825.07 remaining.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A11.	Resolution 73-R-23, Authorizing the City Manager to Sign Notifications of Grant Awards To Fund and Operate a Congregate Senior Meal Program at the Levy Senior Center and Fleetwood-Jourdain Community Center	<p>Staff recommended that the City Council adopt Resolution 73-R-23 authorizing the City Manager to sign a notification of grant awards to fund and operate a congregate senior meal program at the Levy Senior Center and Fleetwood-Jourdain Community Center.</p> <p>Funding for this program is budgeted in various line items in the Fleetwood-Jourdain Business Unit 100.30.3040 and Levy Center Business Unit 100.30.3055. Overall budgeted expenses for the 2023- 2024 program, including staff salaries, Social Security, Medicare, advertising, program supplies, and food costs, are projected at \$73,599.</p>	<p>Approved for Action 9 - 0</p>

Item	Item Description	Motion	Disposition
A12.	Resolution 76-R-23, Authorizing the City Manager to Sign a Preliminary Engineering Services Agreement with Stanley Consultants, Inc. for the Lincoln Street Bridge Phase I Engineering Study	<p>Staff recommended approval of Resolution 76-R-23 Authorizing the City Manager to Sign a Preliminary Engineering Services Agreement with Stanley Consultants, Inc. for the Lincoln Street Bridge Phase I Engineering Study.</p> <p>Funding will be from the federal STP-BR program in the amount of \$548,972. The City will provide matching funds from the Capital Improvement Fund 2023 General Obligation Bonds in the amount of \$70,000 and from the General Fund reserves in the amount of \$67,243.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A13.	Resolution 77-R-23, Authorizing the Mayor to Sign a Local Agency Joint Funding Agreement with the Illinois Department of Transportation for the Lincoln Street Bridge Phase I Engineering	<p>Staff recommended approval of Resolution 77-R-23, Authorizing the Mayor to Sign a Local Agency Joint Funding Agreement with the Illinois Department of Transportation for the Lincoln Street Bridge Phase I Engineering.</p> <p>Funding for Phase I of this project will be from the federal Surface Transportation Program - Bridge Program in the amount of \$548,972, with the City of Evanston providing the matching funds from Capital Improvement Fund 2023 General Obligation Bonds in the amount of \$70,000 and from the General Fund cash reserve in the amount of \$67,243.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A14.	Resolution 79-R-23, Authorizing the Settlement and Release of all Claims in Martinez v. City of Evanston, et al., 2019-L-008001	<p>Staff recommended approval of Resolution 79-R-23, authorizing the City of Evanston to issue a settlement payment pursuant to a settlement agreement and release in Martinez v. City of Evanston (Case no. 2019- L-008001).</p> <p>Funding will be provided from the Insurance Fund Settlement Costs - Liability (Account 605.99.7800.62260).</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A15.	Ordinance 94-O-23, Authorizing the Sale of Aging Surplus Fleet Vehicles and Equipment Owned by the City of Evanston	<p>Staff recommended the City Council adopt Ordinance 94-O-23, directing the City Manager to offer the sale of vehicles and equipment owned by the City through public auction through GovDeals, an online auction system utilized by government agencies, or any other subsequent America's Online Auction. These vehicles may be considered surplus as a result of new vehicle replacements being placed into service or vehicles that had to be taken out of service for safety reasons with the intention of eventual replacement. Equipment being auctioned are components that are past their useful life and that the City does not need or utilize anymore.</p>	<p>Approved on Consent Agenda for Introduction 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
A16.	Ordinance 102-O-23, "Amending the City Code to Add Subsection 3- 4-6(Z-6) Providing For A Series of One-Day Liquor Licenses"	The Liquor Control Review Board recommended City Council approval of Ordinance 102-O-23, amending the City Code to Add Section 3-4-6(Z-6) Providing For A Series of One-Day Liquor Licenses.	<p>Approved on Consent Agenda for Introduction 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A17.	Ordinance 103-O-23, Amending Title 9, Chapter 2, Section 3 "Fees Changed" to Increase Ambulance Fees	Staff recommended that the City Council adopt Ordinance 103-O-23, Amending Section 9-2-3 "Fees Changed." The Ordinance would increase the ambulance fees from \$1,500 to \$2,000 for all types of transport and increase the mileage fee from \$10 to \$15.	<p>Approved for Adoption 9 - 0</p>

Item	Item Description	Motion	Disposition
A18.	Ordinance 105-O-23, Amending City Code Section 8-4-11 to Revise Sanitation Service Charges	Staff recommended City Council adoption of Ordinance 105-O-23, Amending City Code Section 8-4-11 to Revise Sanitation Service Charges.	<p>Held until the November 13, 2023 City Council Meeting 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A19.	Ordinance 96-O-23, Authorizing the Donation of a Van to Turning Point Health Care Center	Staff recommended that the City Council adopt Ordinance 96-O-23, Authorizing the Donation of a Van to Turning Point Health Care Center.	<p>Approved on Consent Agenda for Adoption 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

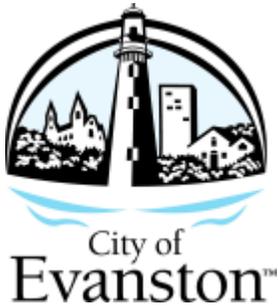
Item	Item Description	Motion	Disposition
A20.	Ordinance 97-O-23, Amending City Code 7-12-17 “Charges, Rates, Fees and Penalties”	Staff recommended City Council adoption of Ordinance 97-O-23, Amending City Code 7-12-17 “Charges, Rates, Fees and Penalties.” The proposed ordinance would increase the water charges by 17.5%, with the exception of the affordable rate.	<p style="text-align: center;">Held Indefinitely 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
A21.	Ordinance 100-O-23, Amending Title 7, “Public Ways” of the City Code	Staff recommended that the City Council adopt Ordinance 100-O-23, amending Title 7, “Public Ways” of the City Code, amending the dates of winter moratorium for construction in the right-of-way, and the pavement resurfacing fees.	<p style="text-align: center;">Approved on Consent Agenda for Adoption 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
<p>A22.</p>	<p>Ordinance 108-O-22, Amending City Code Section 10-11-13 - Schedule XIII</p>	<p>Councilmember Reid requested the adoption of Ordinance 108-O-22, Amending City Code Section 10-11-13 - Schedule XIII. This ordinance would prohibit trucks on certain streets in the 8th ward.</p>	<p>Held until the June 10, 2024 City Council Meeting 8 - 1</p> <p>Ayes: Kelly, Harris, Wynne, Burns, Suffredin, Revelle, Reid, Geracaris</p> <p>Nayes: Nieuwsma</p>

Item	Item Description	Motion	Disposition
P1.	Ordinance 99-O-23 Approving a Map Amendment and Special Use for a Planned Development at 504-514 South Boulevard	<p>The Community Development Department and Land Use Commission recommend approval of the proposed Planned Development and Map Amendment at 504-514 South Boulevard, subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The proposed development shall substantially comply with the documents and testimony on record. 2. The applicant shall agree to a Construction Management Plan (CMP) to include but not be limited to vibration and settlement monitoring and a community communications plan prior to issuance of the building permit. 3. The applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification). 4. The applicant continues to work with City staff on design details for the north and east building elevations as well as explore the feasibility of reducing the proposed floor-to-floor heights. 5. The applicant agrees to comply with the General Conditions and Standards for Planned Developments within Code Section 6-8-1- 10. 	<p>Approved on Consent Agenda for Adoption 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
HS1.	Ordinance 74-O-23, Amending Title 3, Chapter 14 to specifically ban the sale of only flavored e-cigarettes or products, including menthol but excluding all other flavored tobacco products	<p>The Human Services Committee recommended a ban on the sale of menthol products and a partial ban on flavored tobacco products within the City of Evanston, to include flavored e-cigarettes/ vapes and conventional menthol cigarettes, and to allow for the sale of all other flavored tobacco products.</p> <p>In contrast with this partial ban, staff are recommending a comprehensive ban on the sale of all flavored tobacco products of any kind within the City of Evanston.</p>	<p>Approved for Introduction as Amended 6 - 3</p> <p>Ayes: Kelly, Wynne, Nieuwsma, Revelle, Reid, Geracaris</p> <p>Nayes: Harris, Burns, Suffredin,</p>
HS2.	Ordinance 77-O-23, Amending Title 3 of the Evanston City Code to Add Chapter 35, "Minimum Wage"	Councilmember Reid and the Human Services Committee recommend the adoption of an amended Ordinance 77-O-23, Amending Title 3 of the Evanston City Code to Add Chapter 35, "Minimum Wage," to the City Council.	<p>Held until the November 13, 2023 City Council Meeting as Amended 9 - 0</p>
HS3.	Ordinance 98-O-23, Amending City Code Section 9-5-8, "Gambling" to Provide Exceptions to the Gambling Prohibition	Councilmember Reid and the Human Services Committee recommend to the City Council the passage of Ordinance 98-O-23, Amending City Code Section 9-5-8, "Gambling" to Provide Exceptions to the Gambling Prohibition.	<p>Approved for Introduction 8 - 1</p> <p>Ayes: Kelly, Harris, Wynne, Nieuwsma, Burns, , Revelle, Reid, Geracaris</p> <p>Nayes: Suffredin</p>

Item	Item Description	Motion	Disposition
<p>FB1.</p>	<p>Review of the FY 2022 Single Audit</p>	<p>Staff recommended that the City Council review the Single Audit Report for FY 2022 and approve and place it on file.</p>	<p>Approved on Consent Agenda for Action: Accepted and Placed on File 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nays: None</p> <p>Absent: Kelly</p>



Memorandum

To: Honorable Mayor and Members of the City Council
From: Matthew Ouren, Participatory Budgeting Manager
Subject: Participatory Budgeting Results
Date: October 23, 2023

Recommended Action:

Staff recommends that City Council authorize the City Manager to execute projects that were approved by the Participatory Budget Process Vote.

Funding Source:

Funding is \$3,000,000.00 provided from the American Rescue Plan Act Funds (Account 170.99.1700.55251)

Council Action:

For Action

Summary:

On March 14, 2022, the City Council approved the allocation of \$3,500,000 to a Participatory Budgeting Process in Evanston. \$500,000 of the \$3,500,000 was set aside for the administrative cost of the program. When City Council approved the allocation of funding to Participatory Budgeting the explicit goal was to reach Evanston residents that typically don't participate in the local government process through grassroots organizing, outreach, and word of mouth.

The Participatory Budgeting process officially achieved that goal starting from the beginning of the idea collection phase. During the idea collection phase, where staff and volunteers collected ideas for how to spend the money, there were over 300 people who participated at in-person events and submitted ideas online. During the idea collection phase, 33% of participants stated that they had not previously worked with other people in their community to solve a problem and 51% said they hadn't been to a public meeting or contacted a public official in the last 12 Months.

This strong participation from community members who don't typically participate continued through the next phase of the process which was proposal development. During proposal development, 86 people registered to help develop the ideas into proposals for the ballot. Approximately 60 budget delegates stayed engaged throughout the process. In this important

agenda setting phase we had representation from every ward in Evanston and continued to have strong participation from people who are not typically engaged. Of the people who worked together and with staff for 7 months to narrow down and develop ideas, 44% had not attended a public meeting and 47% had not talked to a public official in the last year.

The proposal development phase produced 20 proposals that the community could vote on. Historically, Participatory Budgeting processes get about 1% of the population to vote in a Participatory Budgeting election. In Evanston, we received 6565 votes or 8.5% of the population. Evanston's participation is one of the best Participatory Budgeting Processes ever in the United States. The winning projects are as follows:

Winner 1: Mental Health First Aid Training

- 3,400 votes received
- \$50,000

Winner 2: Grants/ Incentives for Activities and Education Support for Marginalized Students in Grades 3-12

- 3,117 votes received
- \$700,000

Winner 3: Evanston Urban Farm

- 3,014 votes received
- \$350,000

Winner 4: Affordable Housing Subsidy

- 2,918 votes received
- \$810,000

Winner 5: Affordable Refugee Housing

- 2,890 votes received
- \$645,000

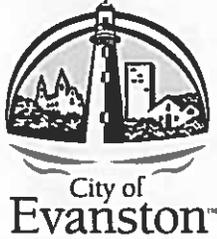
Winner 6: Youth and Young Adult Drop-In Center

- 2,692 votes received
- \$210,000

Winner 7: Small Business Grants

- 2,095 votes received
- \$150,000

3b: Community Development Commitment Letter



Community Development Department
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8684
TTY 847.448.8064
www.cityofevanston.org

October 3, 2023

City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201

RE: FY23 PRO Housing Staff Time Commitment

Dear City Manager Stowe:

On September 6, 2023, the U.S. Department of Housing and Urban Development posted a grants notice for FY 23 Pathways to Removing Obstacles to Housing (PRO Housing), \$85 million in competitive grant funding for the identification and removal of barriers to affordable housing production and preservation.

The City of Evanston is an eligible applicant, a priority geography, and well-positioned to produce a competitive application for \$1 - \$10 million of federal funding, to be spent by September 30, 2029.

The Community Development Department is committing \$1,030,986 of staff time in FY 2024 - FY 2029 towards FY 23 PRO Housing activities. This staffing commitment includes capacity from our:

Planning and Zoning Division

- Planning Manager
- Zoning Administrator
- Neighborhood and Land Use Planner

Housing and Grants Division

- Housing and Grant Supervisor
- Senior Planner
- Housing and Economic Development Analyst (2)

The above commitment will contribute to the staffing of activities detailed in the City's FY 23 PRO Housing application.

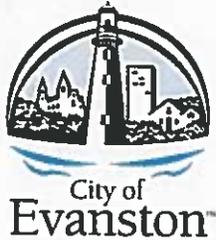
Please reach out if you have any questions or comments regarding this commitment or this exciting grant opportunity.

Sincerely,



Sarah Flax
Community Development Director
sflax@cityofevanston.org

4b: Community Development Commitment Letter



Community Development Department
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.448.8684
TTY 847.448.8064
www.cityofevanston.org

October 3, 2023

City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201

RE: FY23 PRO Housing Affordable Housing Fund Commitment

Dear City Manager Stowe:

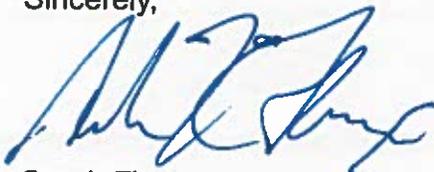
On September 6, 2023, the U.S. Department of Housing and Urban Development posted a grants notice for FY 23 Pathways to Removing Obstacles to Housing (PRO Housing), \$85 million in competitive grant funding for the identification and removal of barriers to affordable housing production and preservation.

The City of Evanston is an eligible applicant, a priority geography, and well-positioned to produce a competitive application for \$1 - \$10 million of federal funding, to be spent by September 30, 2029.

The Community Development Department is committing \$1,600,000 from the Affordable Housing Fund in FY 2024 - FY 2029 towards activities detailed in the City's FY 23 PRO Housing application.

Please reach out if you have any questions or comments regarding this commitment or this exciting grant opportunity.

Sincerely,



Sarah Flax
Community Development Director
sflax@cityofevanston.org

CHAPTER 18 AFFORDABLE HOUSING DEMOLITION TAX AND AFFORDABLE HOUSING FUND

4-18-1. PURPOSE.

The purpose of this Chapter is to provide a source of funding for the creation, maintenance, and improvement of safe and decent affordable housing in the City of Evanston in order to enhance preservation and maintenance of the City's cultural and economic diversity.

(Ord. No. 139-O-05; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-1)), 1-23-2012)

4-18-2. DEFINITIONS.

For the purposes of administering this Chapter:

<i>AFFORDABLE HOUSING FUND.</i>	The fund established by City Council which can only receive and expend monies dedicated to the creation, preservation, maintenance, and improvement of affordable housing for households whose income is one hundred percent (100%) or less of area median income, with no less than sixty percent (60%) of all monies reserved for households that earn less than eighty percent (80%) of area median income. The City Manager or his/her designee may implement programs including, but not limited to: down payment and/or rental assistance; building rehabilitation and/or construction loans; property acquisition and disposition; and grants to nonprofit organizations that serve households that earn less than one hundred percent (100%) of area median income. Said programs shall be administered in accord with guidelines generated by the Evanston Housing and Homelessness Commission, reviewed by the Planning and Development Committee and/or Human Services Committee of the City Council, and approved by the City Council.
<i>AFFORDABLE HOUSING, OWNER OCCUPIED.</i>	Decent, safe, sanitary housing that is affordable to "relevant households" as defined herein. The cost of the mortgage payment and relevant expenses (a calculation of property taxes, homeowner's insurance, and, when applicable, condominium or homeowner association fees) of owner occupied dwelling units shall not exceed thirty three percent (33%) of the relevant household's gross annual household income (the total income of all adults over eighteen (18) years of age in the household).
<i>AFFORDABLE HOUSING, RENTAL.</i>	Decent, safe, sanitary housing that is affordable to "relevant households" as defined herein. The cost (including a utility allotment and adjustment for household size) of rental dwelling units shall not exceed thirty percent (30%) of the relevant household's gross annual household income (the total income of all adults over eighteen (18) years of age in said household).
<i>APPLICANT.</i>	Any individual who applies for a building demolition permit under this code.
<i>AREA MEDIAN INCOME.</i>	The median income level for the Chicago primary metropolitan statistical area, as established and defined in the annual schedule published by the secretary of the United States department of housing and urban development and adjusted for household size.
<i>DEMOLITION.</i>	The removal or destruction of a structure or building in whole or in part to the extent of fifty percent (50%) or more of such structure or building as it existed prior to the

	commencement of such act or process.
<i>DEMOLITION STRUCTURE.</i>	The building or structure to be demolished.
<i>DIRECTOR.</i>	The director of the Evanston Community and Economic Development Department.
<i>DWELLING UNIT.</i>	A room or group of contiguous rooms that include facilities used or intended to be used for living, sleeping, cooking and eating, and that are arranged, designed, or intended for use exclusively as living quarters.
<i>RELEVANT HOUSEHOLD.</i>	A low or moderate income household whose total income does not exceed the relevant percent of median income for the Chicago primary metropolitan statistical area Chicago area, as established and defined in the annual schedule published by the secretary of housing and urban development, and adjusted for household size. A low income household has income that does not exceed eighty percent (80%) of HUD area median income. A moderate income household has income that does not exceed one hundred percent (100%) of the HUD area median income.
<i>REPLACEMENT STRUCTURE.</i>	Any building or structure replacing the demolition structure.
<i>RESIDENTIAL STRUCTURE.</i>	Any building or structure containing dwelling units.
<i>RESIDENTIAL STRUCTURE, MULTI-FAMILY.</i>	A detached residential building containing three (3) or more dwelling units, including what is commonly known as an apartment building, but not including group, row, or townhouses, excluding a hotel, motel, boarding house, rooming house, dormitory, nursing home, mobile home, institution, or retirement home or community.
<i>RESIDENTIAL STRUCTURE, SINGLE-FAMILY ATTACHED (Group, Row, Or Townhouses).</i>	Three (3) or more dwelling units joined side by side.
<i>RESIDENTIAL STRUCTURE, SINGLE-FAMILY ATTACHED, TWO-FAMILY.</i>	A residential building containing not more than two (2) dwelling units entirely surrounded by open space on the same lot.
<i>RESIDENTIAL STRUCTURE, SINGLE-FAMILY DETACHED.</i>	A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

(Ord. No. 40-O-07; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-1)), 1-23-2012; Ord. No. 61-O-12, § 2, 10-8-2012)

4-18-3. TAX IMPOSED.

- (A) *Amount of Tax.* Any person granted a permit under this code for demolition of a residential structure shall pay an affordable housing demolition tax of: 1) twenty thousand dollars (\$20,000.00) for the demolition of any single-family detached residential structure, or 2) for the demolition of any multi-family, single-family attached, or two-family residential structure, either twenty thousand dollars (\$20,000.00) plus four thousand dollars (\$4,000.00) for each additional unit above the first unit for two (2) to five (5) unit buildings or seven thousand five hundred dollars (\$7,500.00) for each unit in the structure for buildings above five (5) units. The demolition tax will be adjusted annually on January 1st based on the Consumer Price Index. The tax imposed

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(Supp. No. 19, Update 3)

pursuant to this Subsection shall be in addition to the demolition permit fee established from time to time by the City Council and all other applicable fees and charges. Payment of the tax, unless deferred as provided in Section 4-18-4 of this Chapter, shall be due upon issuance of a demolition permit by the department, and is a condition to the validity of the permit. The City shall have a lien against the property which was the subject of the demolition permit until applicable tax obligations imposed by this Chapter are satisfied. The funds received by the City for the amount imposed pursuant to this Subsection shall be dedicated to achievement of the affordable housing goals and objectives as set forth in Section 4-18-1 of this Chapter. The demolition tax funds received pursuant to the tax imposed by this Chapter shall be deposited directly into the affordable housing fund.

- (B) *Specific Applicability Rules.* Notwithstanding the general requirement set forth in Subsection (A) of this Section, the tax shall not apply under the following circumstances. This Subsection, however, shall not affect an applicant's obligation to pay the demolition permit fee.
1. If the applicant and the City enter into an agreement for the provision of "affordable housing" as defined in Section 4-18-2 of this Chapter in conjunction with the demolition that would otherwise be the subject of Subsection (A) of this Section. Any such agreement shall require prior City Council approval and shall specifically set forth the applicability of this Subsection.
 2. If the Director determines, pursuant to regulations enacted by the City Council, that the building or structure replacing the building or structure that is the subject of the demolition permit constitutes "affordable housing" as defined in Section 4-18-2 of this Chapter.
 3. If the Director or any other City department head, or their respective designees, orders a demolition for any reason, including, but not limited to, nuisance, public safety, or fire hazard, this tax shall not apply, regardless of whether the demolition work is performed by a public or private entity.
- (C) *General Applicability.* Imposition of the tax provided for by Subsection (A) of this Section shall not apply to any demolition for which a perfected application for the demolition permit was on file with the City on or before the effective date hereof.

(Ord. No. 139-O-05; Ord. No. 40-O-07; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-3)), 1-23-2012; Ord. No. 38-O-19 , § 1, 5-19-2019; Ord. No. 49-O-23 , § 1, 6-26-2023)

4-18-4. TAX DEFERRAL OPTION.

- (A) A person who has been the record title holder or beneficiary of a land trust (collectively, "record title holder") and occupant of a residential structure for three (3) consecutive years, and who files or causes to be filed an application for a demolition permit for that structure, may opt for deferral of the tax, as provided in this Subsection 4-18-4(A) or (B). In the event the demolition permit is for a multi-unit structure, the person may only defer that portion of the demolition tax attributable to his/her own dwelling unit. The demolition permit fee must be paid at the time of application. The person shall make application for deferral of the tax to the Director on a form provided for that purpose and available from the Building Permit Desk.

To qualify for the deferral, the person shall provide documentation to establish that all real estate taxes on the subject property have been paid in full as of the date of application for the permit; that any and all City liens and judgments recorded on the subject property have been satisfied; and that the person has been the record title holder and occupant of the subject structure for three (3) consecutive years prior to the date of application for the permit. Documentation the Director may require to establish the person's qualification for the tax deferral option may include, but shall not be limited to, income tax records and proof of voter registration. If the Director determines that the person qualifies for the deferral option, he/she shall cause a lien to be recorded against the property with the Cook County Recorder in the amount of the tax to be deferred, to which shall be added the applicable recordation fee. Except as provided in Subsection 4-18-4(C), the lien shall not bear interest. The Director

may, upon written request of the person, subordinate the lien to any mortgage the person may have or seek on the property. Among the factors the Director may consider in determining whether or not to grant the subordination request is whether the value of the property is adequate to ensure payment of the City's lien, and that all real estate taxes have been paid.

- (B) Deferral of the tax in the case that the subject property is no longer a buildable parcel. Any applicant who applies for a demolition permit and seeks to defer the demolition tax by reason that the lot/parcel in question is no longer buildable under the City's ordinance may apply for a deferral of the tax. Evidence of such change in property characteristics must be furnished to the Director in writing and the Director shall determine if the applicant qualifies for this deferral option. All requirements for the application for the deferral and the release of lien as provided for in this Section 4-18-4 of this Chapter shall apply.
- (C) Release of Lien.
- (1) A person who exercised the tax deferral option provided for in Section 4-18-4(A), (B), or (C) and who has been the record title holder and occupant for three (3) consecutive years after issuance of a Final Certificate of Occupancy for the replacement structure may apply for release of the lien by making application therefor to the Director on a form provided for that purpose and available from the Building Permit Desk. Documentation the Director may require to establish the person's qualification for the release of lien may include, but shall not be limited to, income tax records and proof of voter registration for the years in question. If the Director determines that the person qualifies for the release, he/she shall provide the person with a recordable release of lien no later than thirty (30) days after he/she determines that the person qualifies for the release.
- (2) A person who exercised the tax deferral option provided for in Section 4-18-4(A), (B) or (C) who sells the subject property prior to the expiration of the three (3)-consecutive-year period after issuance of the Final Certificate of Occupancy shall, as a condition to the City's release of the lien, pay the tax due, to which shall be added interest at the annualized Money Market Index rate published by the Government Finance Officers Association.

(Ord. No. 139-O-05; Ord. No. 40-O-07; Ord. No. 62-0-11, § 2, 8-8-2011; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-4)), 1-23-2012; Ord. No. 38-O-19 , § 1, 5-19-2019)

4-18-5. STABILITY INCENTIVE.

When the tax was paid at the time of permit issuance as provided for in subsection 3(A) of this chapter, a person who has been the record title owner and occupant of a residential property demolished subsequent to the effective date of this chapter ("preexisting structure") for all of the three (3) years immediately preceding the date of the application for demolition ("prepermit period"), and remains the record titleholder and occupant of the property for three (3) consecutive years beginning immediately after the date on which the certificate of occupancy for the new residential structure is issued, may qualify for a monetary stability incentive in an amount equal to the demolition tax paid on the issuance of the permit for demolition of the preexisting structure, provided, however, that only persons whose real estate taxes on the property are paid in full at the time of application for stability incentive may apply for the incentive.

Application for the stability incentive payment shall be made to the director on a form provided for that purpose and available from the building permit desk. The person must provide the director of Community and Economic Development with such documentation as he/she may require to establish that the owner qualifies for the payment under the requirements of this section. Such documentation may include, but is not limited to, income tax returns and proof of voter registration for the years in question. The city shall pay qualifying persons an amount equal to the demolition tax, if any, imposed pursuant to this chapter on the issuance of the permit for the preexisting structure, less the amount of any liens recorded by the city against the subject property, including, but not limited to, liens for judgments entered in cases adjudicated in the city's Division Of Administrative

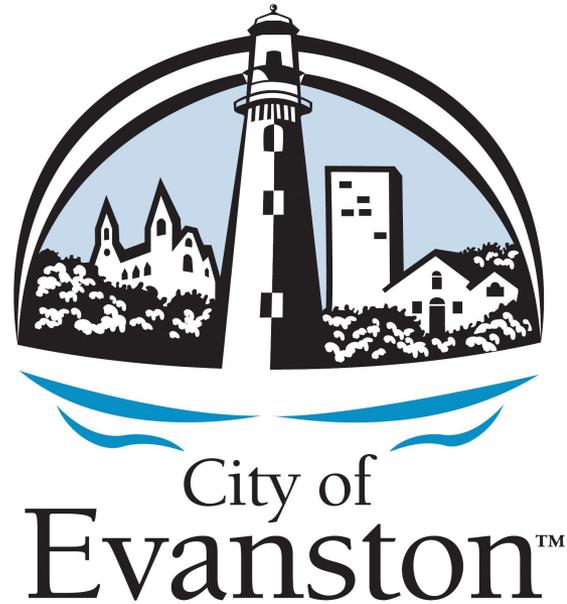
Adjudication, no later than thirty (30) days after the Director of Community and Economic Development determines that an owner qualifies for the stability incentive.

(Ord. No. 139-O-05; Ord. No. 40-O-07; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-5)), 1-23-2012)

4-18-6. SEVERABILITY.

The provisions, sections, and subsections of this chapter shall be deemed separable, and the invalidity of any portion of this chapter shall not affect the validity of the remainder.

(Ord. No. 139-O-05; Ord. No. 40-O-07; Ord. No. 8-O-12, (48-O-11(exh. A, § 4-18-6)), 1-23-2012)



2024 Proposed Budget Overview

October 16, 2023

Topics

- Overall Budget
- Department Highlights
- 2023 General Fund Projections
- 2024 Proposed General Fund Budget
 - Revenues and Expenses
 - Budget Balancing
 - Future Projections
- Tax and Fee Increases
 - Property Taxes
 - Ambulance Fees
 - Water Rates
 - Solid Waste
- Proposed New Positions
- Capital Improvement Program
- Fund Balances and Projections

Budget Calendar

- **Friday, October 6:** Proposed Budget available on City website
- **Tuesday, October 10:** Budget Discussion at Finance and Budget Committee
- **Monday, October 16:** Budget Discussion at City Council
- **Monday, October 23:** Budget Public Hearing at City Council
- **Thursday, October 26:** Budget Town Hall (Spanish) at Civic Center
- **October - November:** Budget Discussion at Ward Meetings
- **Thursday, November 2:** Budget Town Hall at Levy Senior Center
- **Monday, November 6:** Truth in Taxation Public Hearing at City Council
- **November 27:** Anticipated budget adoption date
- **December 26:** Tax levy filing deadline
- **December 31:** Budget approval deadline

Budget Process Improvements

- Presentation of financial data to the Finance and Budget Committee on a monthly basis
- Advance communications with the City Council
- Improved revenue projections
- Capital Improvement Plan at Special City Council meeting in September
- Water Fund and challenges at Special City Council meeting in September
- Public Safety Pension Policy approved by City Council in July
- New Position Requests
- Emphasis on Net Zero Operating Requests

Overall Budget

Total Proposed Budget = \$449,008,728

- Increase from 2023 Adopted Budget = \$51.8 million
 - Salaries and Wages + \$19.4 million
 - Capital Fund + \$15.2 million
 - Additional increases in Water, MFT, and ARPA (\$12.6 million)

Overall Budget - City Council Goals

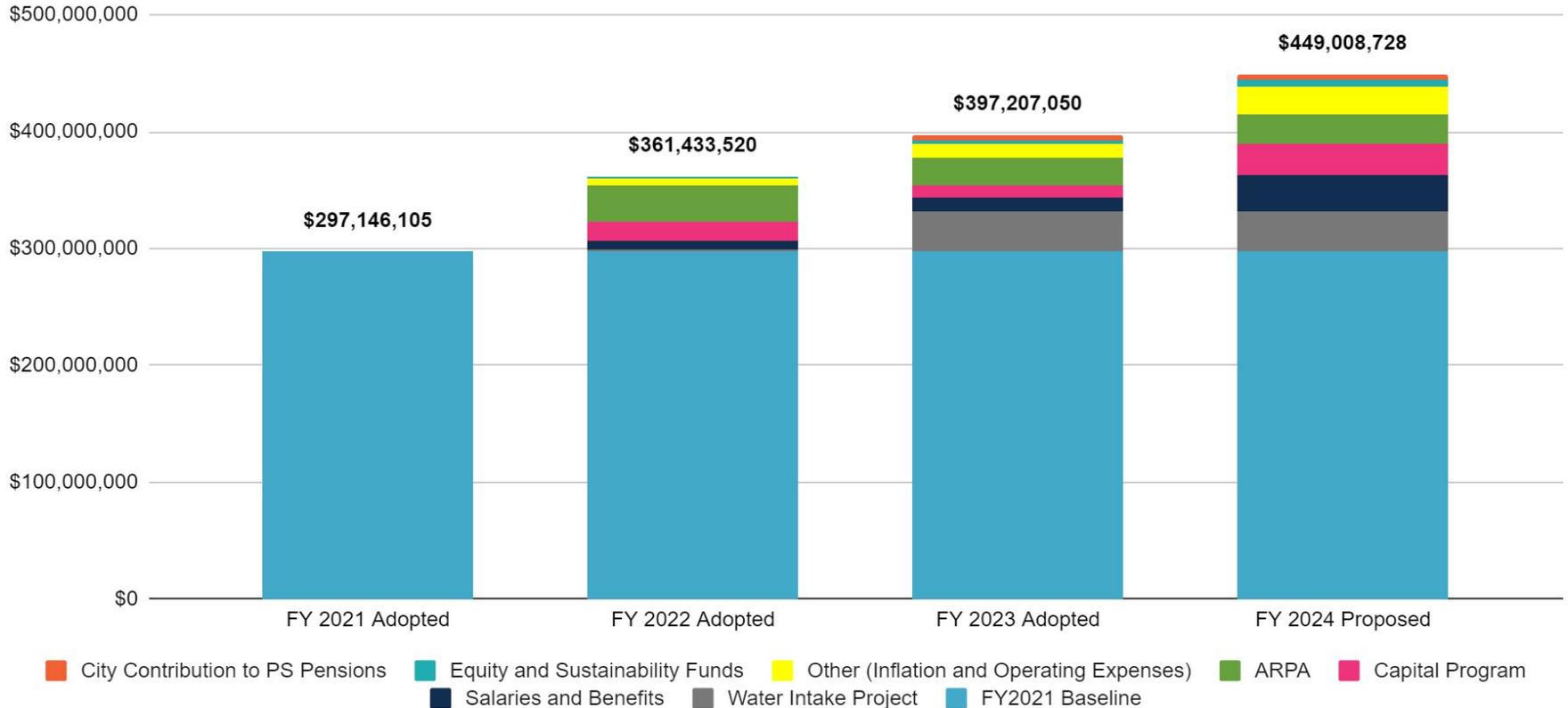
The City Council has set the following goals for 2023 to 2025. As part of each goal, the City Council has emphasized that equity be a key objective in achieving each objective.

- **Housing** — Expand the supply of safe and affordable housing in every neighborhood of Evanston.
- **CARP** — Achieve Evanston’s 2025 Climate Action and Resilience Plan [goals](#).
- **Economic Development** — Invest in and bolster Evanston’s unique identity and culture. Foster growth and stability for existing and new Evanston businesses. Ensure pathways to economic growth for residents.
- **Finance** — Responsible and sustainable stewardship of city assets.
- **Public Safety** — Ensure Evanston is safe and welcoming to all. Implement best practices and policies and develop coordinated alternative public safety responses.
- **Public Health** — Make significant and measurable progress toward addressing [E-plan priorities](#).

Overall Budget

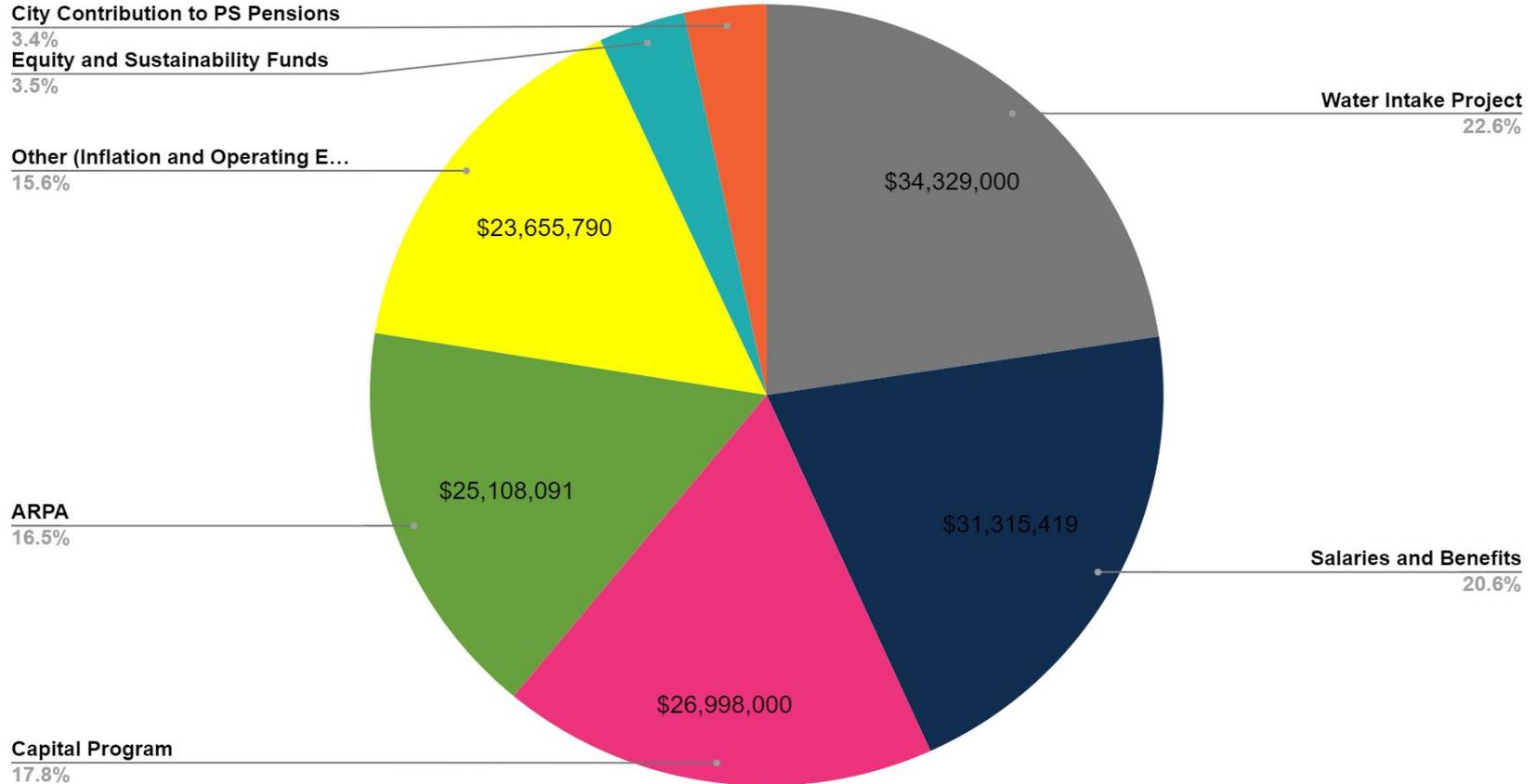
Adopted and Proposed Budgets

FY2021-FY2024



Overall Budget

What makes up the \$151.8M increase from the FY2021 Adopted Budget to the FY2024 Proposed Budget?



Department Highlights

2023 General Fund Projections

	FY 2023 Budget	FY 2023 Actual YTD (8/31/2023)	FY 2022 Budget	FY 2022 Actual YTD (8/31/2022)
Funds				
100 GENERAL FUND				
Revenue				
Other Taxes	56,570,000	42,884,059	51,925,000	46,522,001
Property Taxes	29,047,402	16,682,037	28,774,164	16,178,435
Charges for Services	8,785,075	7,441,369	8,491,325	7,775,470
Licenses, Permits and Fees	7,543,450	5,399,130	8,085,550	5,271,162
Interfund Transfers	7,733,949	5,155,960	8,775,706	5,850,471
Fines and Forfeitures	3,632,500	2,736,823	3,723,500	2,543,089
Intergovernmental Revenue	3,116,184	2,591,890	5,961,342	5,964,669
Interest Income	55,000	1,025,559	55,000	223,937
Other Revenue	1,168,600	911,674	1,118,100	1,649,741
Revenue Total	117,652,160	84,828,501	116,909,687	91,978,973
Expenses				
Salary and Benefits	75,748,150	50,216,729	74,503,722	44,640,850
Insurance and Other Chargebacks	28,934,436	18,913,180	24,383,062	14,620,342
Services and Supplies	16,965,457	12,137,417	15,131,213	10,476,807
Interfund Transfers	4,248,750	6,179,933	2,595,000	2,347,968
Other Expenses	1,840,822	423,211	1,277,990	720,450
Expenses Total	127,737,614	87,870,469	117,890,987	72,806,418
Difference	(10,085,454)	(3,041,969)	(981,300)	19,172,556



2023 General Fund Projections - Revenues

Row Labels	2022 Actual Amount	2023 Actual Amount	2023 Adopted Budget	2023 Low Projection	2023 High Projection
STATE INCOME TAX	\$ 12,826,057	\$ 8,331,474	\$ 11,500,000	\$ 11,500,000	\$ 11,900,000
SALES TAX - BASIC	\$ 12,987,309	\$ 8,182,732	\$ 11,000,000	\$ 12,500,000	\$ 13,300,000
SALES TAX - HOME RULE	\$ 10,455,926	\$ 6,262,030	\$ 8,000,000	\$ 10,000,000	\$ 10,800,000
RECREATION PROGRAM FEES	\$ 6,883,690	\$ 5,140,963	\$ 5,371,375	\$ 6,900,000	\$ 6,900,000
BUILDING PERMITS	\$ 7,000,238	\$ 3,922,416	\$ 4,225,100	\$ 4,750,000	\$ 5,250,000
WHEEL TAX	\$ 2,804,272	\$ 1,405,512	\$ 3,100,000	\$ 2,800,000	\$ 2,800,000
TICKET FINES - PARKING	\$ 3,581,580	\$ 2,435,233	\$ 3,000,000	\$ 3,100,000	\$ 3,100,000
LIQUOR TAX	\$ 3,291,166	\$ 2,783,145	\$ 3,000,000	\$ 3,000,000	\$ 3,100,000
ELECTRIC UTILITY TAX	\$ 2,925,798	\$ 2,081,425	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000
STATE USE TAX	\$ 3,165,654	\$ 1,861,653	\$ 2,650,000	\$ 3,200,000	\$ 3,200,000
PARKING TAX	\$ 2,952,826	\$ 1,961,895	\$ 2,600,000	\$ 2,900,000	\$ 2,900,000
PERSONAL PROPERTY REPLACEMENT TAX	\$ 5,516,675	\$ 2,809,787	\$ 2,855,000	\$ 4,000,000	\$ 4,305,000
GEMT SERVICE REVENUE	\$ 3,359,575	\$ 1,560,716	\$ 2,000,000	\$ 2,500,000	\$ 2,500,000
NATURAL GAS UTILITY TAX	\$ 1,987,378	\$ 1,503,049	\$ 1,400,000	\$ 1,850,000	\$ 1,850,000
MUNICIPAL HOTEL TAX	\$ 2,166,476	\$ 2,103,892	\$ 1,300,000	\$ 2,250,000	\$ 2,250,000
REAL ESTATE TRANSFER TAX*	\$ 5,496,306	\$ (1,569)	\$ 750,000	\$ 350,000	\$ 750,000
PENSION PROPERTY TAXES	\$ 20,313,549	\$ 11,252,677	\$ 19,990,105	\$ 19,990,105	\$ 19,990,105
PROPERTY TAXES	\$ 8,759,074	\$ 5,429,361	\$ 9,057,297	\$ 9,057,297	\$ 9,057,297
ALL OTHER GENERAL FUND REVENUES	\$ 26,401,662	\$ 20,416,308	\$ 22,953,283	\$ 24,121,183	\$ 24,121,183
TOTAL	\$ 142,875,211	\$ 89,442,696	\$ 117,652,160	\$ 127,668,585	\$ 130,973,585
			Difference	\$ 10,016,425	\$ 13,321,425
*The first \$3 million in Real Estate Transfer Taxes are recorded in the Reparations Fund in FY 2023.					
2023 Actuals are as of 10/9/2023					

2023 General Fund Projections - Expenses

Budgeted

Item	Cost
Use of Fund Balance to Balance 2023 General Fund	(\$10,085,454)

Approved Additional Spending

Item	Cost
Cover Overage on Animal Shelter Project	(\$1,500,000)
Cover Overage on Skate Park Project	(\$92,266)
Cover Overage on Oakton Corridor Project	(\$806,960)
Cover Overage due to Inflation on Main St Project	(\$865,000)
Cover Overage on 2023 Water Main Improvement	(\$137,792)
Cover Unbudgeted Ambulance Purchase	(\$237,001)
Higher than Budgeted Wage Increase (Fire)	(\$1,400,000)
Higher than Budgeted Wage Increase (Police)	(\$1,600,000)
Higher than Budgeted AFSCME Wage Increases	(\$1,700,000)
Higher than Budgeted Non-Union Wage Increases	(\$350,000)
	(\$8,689,019)

2023 General Fund Projections

	FY 2023 Budget	FY 2023 Low Projection	FY 2023 High Projection
Beginning Fund Balance	\$57,802,485	\$57,802,485	\$57,802,485
Revenues	\$117,652,160	\$127,668,585	\$130,973,585
Expenses	(\$127,737,614)	(\$127,737,614)	(\$127,737,614)
Approved Uses of GF Fund Balance	\$ -	(\$8,689,019)	(\$8,689,019)
Surplus/(Deficit)	(\$10,085,454)	(\$8,758,048)	(\$5,453,048)
Projected Ending Fund Balance	\$47,717,031	\$49,044,437	\$52,349,437
Required Fund Balance	\$21,204,444	\$22,646,821	\$22,646,821
Remaining Fund Balance Excess/(Shortfall)	\$26,512,587	\$26,397,616	\$29,702,616

2024 Proposed General Fund Budget - Revenues

Row Labels	2023 Low Projection	2023 High Projection	2024 Revised Budget
STATE INCOME TAX	\$ 11,500,000	\$ 11,900,000	\$ 11,500,000
SALES TAX - BASIC	\$ 12,500,000	\$ 13,300,000	\$ 13,000,000
SALES TAX - HOME RULE	\$ 10,000,000	\$ 10,800,000	\$ 10,600,000
RECREATION PROGRAM FEES	\$ 6,900,000	\$ 6,900,000	\$ 7,052,000
BUILDING PERMITS	\$ 4,750,000	\$ 5,250,000	\$ 4,225,100
WHEEL TAX	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000
TICKET FINES - PARKING	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000
LIQUOR TAX	\$ 3,000,000	\$ 3,100,000	\$ 3,100,000
ELECTRIC UTILITY TAX	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000
STATE USE TAX	\$ 3,200,000	\$ 3,200,000	\$ 3,200,000
PARKING TAX	\$ 2,900,000	\$ 2,900,000	\$ 2,900,000
PERSONAL PROPERTY REPLACEMENT TAX	\$ 4,000,000	\$ 4,305,000	\$ 3,500,000
GEMT SERVICE REVENUE	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
NATURAL GAS UTILITY TAX	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000
MUNICIPAL HOTEL TAX	\$ 2,250,000	\$ 2,250,000	\$ 2,350,000
REAL ESTATE TRANSFER TAX*	\$ 350,000	\$ 750,000	\$ 2,750,000
PENSION PROPERTY TAXES	\$ 19,990,105	\$ 19,990,105	\$ 19,990,105
PROPERTY TAXES	\$ 9,057,297	\$ 9,057,297	\$ 12,802,698
ALL OTHER GENERAL FUND REVENUES	\$ 24,121,183	\$ 24,121,183	\$ 25,090,474
TOTAL	\$ 127,668,585	\$ 130,973,585	\$ 135,210,377

2024 Proposed General Fund Budget - Expenses

- **Wage Increases** - Nearly \$12 million in increases to salaries in 2024 compared to 2023 budget given approved collective bargaining contracts.
- **New Positions** - 15.6 new positions included in the proposed General Fund budget
- **Transfer to Fleet Fund** - Impact of inflation on vehicles parts, labor, and fuel.
- **Public Safety Pensions** - Additional contributions will come from sources identified in the policy including property tax levy, PPRT, and General Fund balance.
- **Operating Requests**

2024 Proposed General Fund – Budget Balancing

	2024 Baseline Budget	2024 Proposed Budget
General Fund Operating Revenue	\$130,375,535	\$130,375,535
Use of Reserves		\$10,350,000
Increase to Net Property Tax Levy		\$3,745,401
Increase to Transfers		\$389,441
Increase in Ambulance Fees		\$700,000
General Fund Total Revenue	\$130,375,535	\$145,560,377
General Fund Operating Expenses	\$124,991,558	\$124,991,558
Salary Increases		\$12,246,229
New Positions		\$1,734,096
Operating Requests		\$2,710,697
Transfer to Fleet Fund		\$695,100
Full Funding of Public Safety Pensions		\$4,975,079
Vacancy Adjustment		(\$1,852,608)
General Fund Total Expenses	\$124,991,558	\$145,500,151
General Fund Net	\$5,383,977	\$60,266

2024 Proposed General Fund – Fund Balance

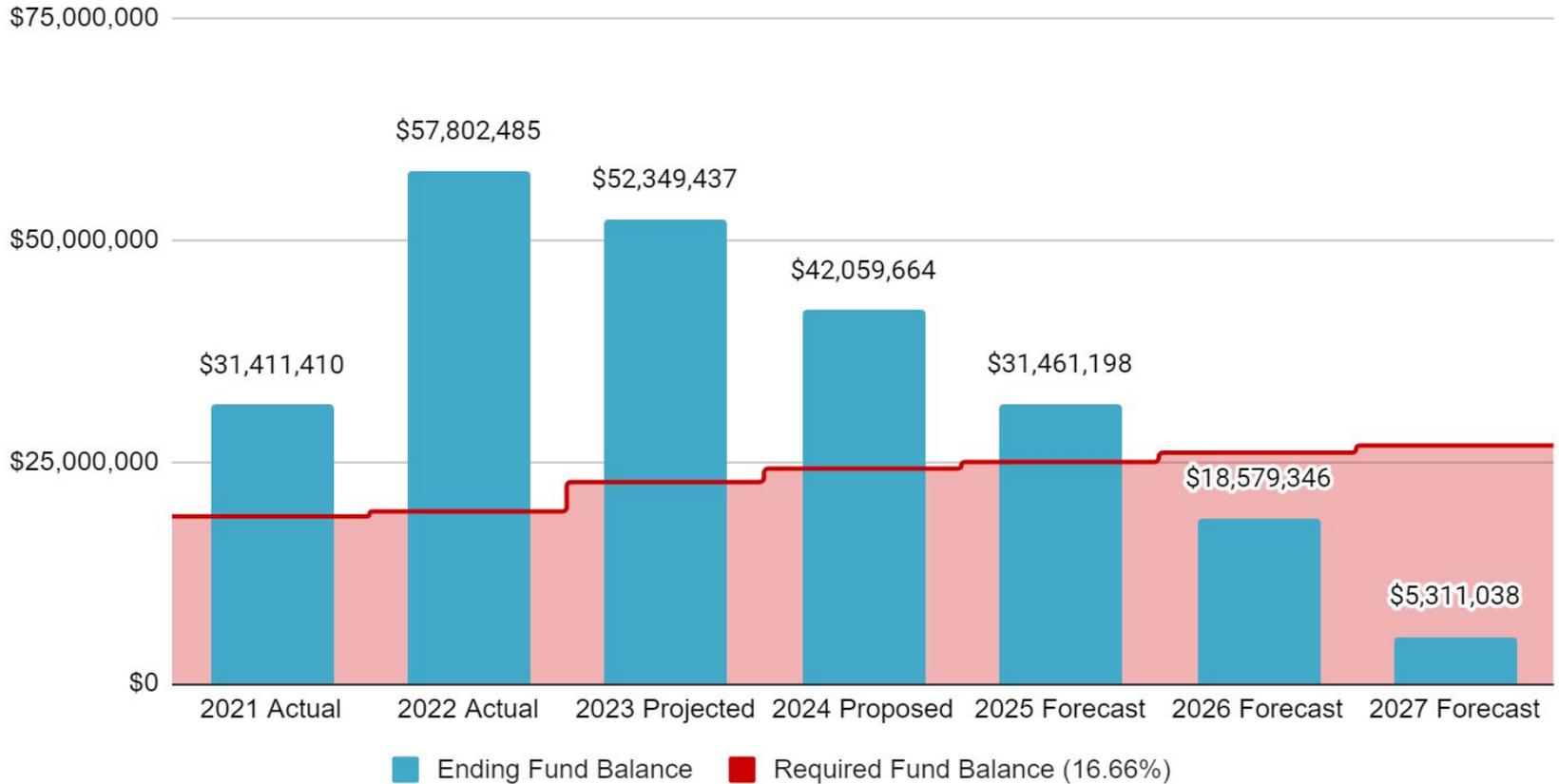
General Fund Forecast With Proposed Tax Levy Increase in FY 2024

	2021 Actual	2022 Actual	2023 Projection	2024 Proposed Budget	2025 Forecast	2026 Forecast	2027 Forecast
Revenues	\$ 127,046,916	\$ 142,846,452	\$ 130,973,585	\$ 135,210,377	\$ 139,266,688	\$ 143,444,689	\$ 147,748,030
Other Tax	63,160,559	72,628,530	65,455,000	66,160,000	68,144,800	70,189,144	72,294,818
Prop Tax	28,836,685	29,072,623	29,047,402	32,792,803	33,776,587	34,789,885	35,833,581
Charges for Serv	8,982,977	10,968,272	10,713,700	11,655,200	12,004,856	12,365,002	12,735,952
Transfers	9,183,260	8,775,706	7,733,949	8,123,390	8,367,092	8,618,104	8,876,648
Lic, Permit, Fee	8,497,962	9,776,681	8,595,350	7,336,450	7,556,544	7,783,240	8,016,737
Fines & Forfeits	3,707,975	4,059,443	3,732,500	3,725,000	3,836,750	3,951,853	4,070,408
Intergovernment	3,130,908	5,690,842	3,553,184	3,967,034	4,086,045	4,208,626	4,334,885
Other Rev	1,514,759	1,227,227	1,192,500	1,200,500	1,236,515	1,273,610	1,311,819
Interest Income	31,831	647,128	950,000	250,000	257,500	265,225	273,182
Expenses	\$ 113,087,355	\$ 116,484,137	\$ 136,426,633	\$ 145,500,150	\$ 149,865,155	\$ 156,326,541	\$ 161,016,337
Current Year Surplus/(Deficit)	\$ 13,959,561	\$ 26,362,314	\$ (5,453,048)	\$ (10,289,773)	\$ (10,598,466)	\$ (12,881,852)	\$ (13,268,308)
Beginning Fund Balance	\$ 18,674,964	\$ 31,411,410	\$ 57,802,485	\$ 52,349,437	\$ 42,059,664	\$ 31,461,198	\$ 18,579,346
Current Year Surplus/(Deficit)	\$ 13,959,561	\$ 26,362,314	\$ (5,453,048)	\$ (10,289,773)	\$ (10,598,466)	\$ (12,881,852)	\$ (13,268,308)
Ending Fund Balance	\$ 31,411,410	\$ 57,802,485	\$ 52,349,437	\$ 42,059,664	\$ 31,461,198	\$ 18,579,346	\$ 5,311,038
Fund Balance Policy (16.66%)	16.66%	16.66%	16.66%	16.66%	16.66%	16.66%	16.66%
Required Fund Balance	\$ 18,840,353	\$ 19,406,257	\$ 22,728,677	\$ 24,240,325	\$ 24,967,535	\$ 26,044,002	\$ 26,825,322
Required Fund Balance Excess/ (Shortfall)	\$ 12,571,057	\$ 38,396,228	\$ 29,620,760	\$ 17,819,339	\$ 6,493,663	\$ (7,464,656)	\$ (21,514,284)
Actual Fund Balance in Reserve (%)	27.78%	49.62%	38.37%	28.91%	20.99%	11.88%	3.30%

2024 Proposed General Fund – Fund Balance

General Fund Balance and Required Fund Balance Projections

With Proposed Tax Levy Increase in FY 2024



2024 Proposed General Fund – Fund Balance

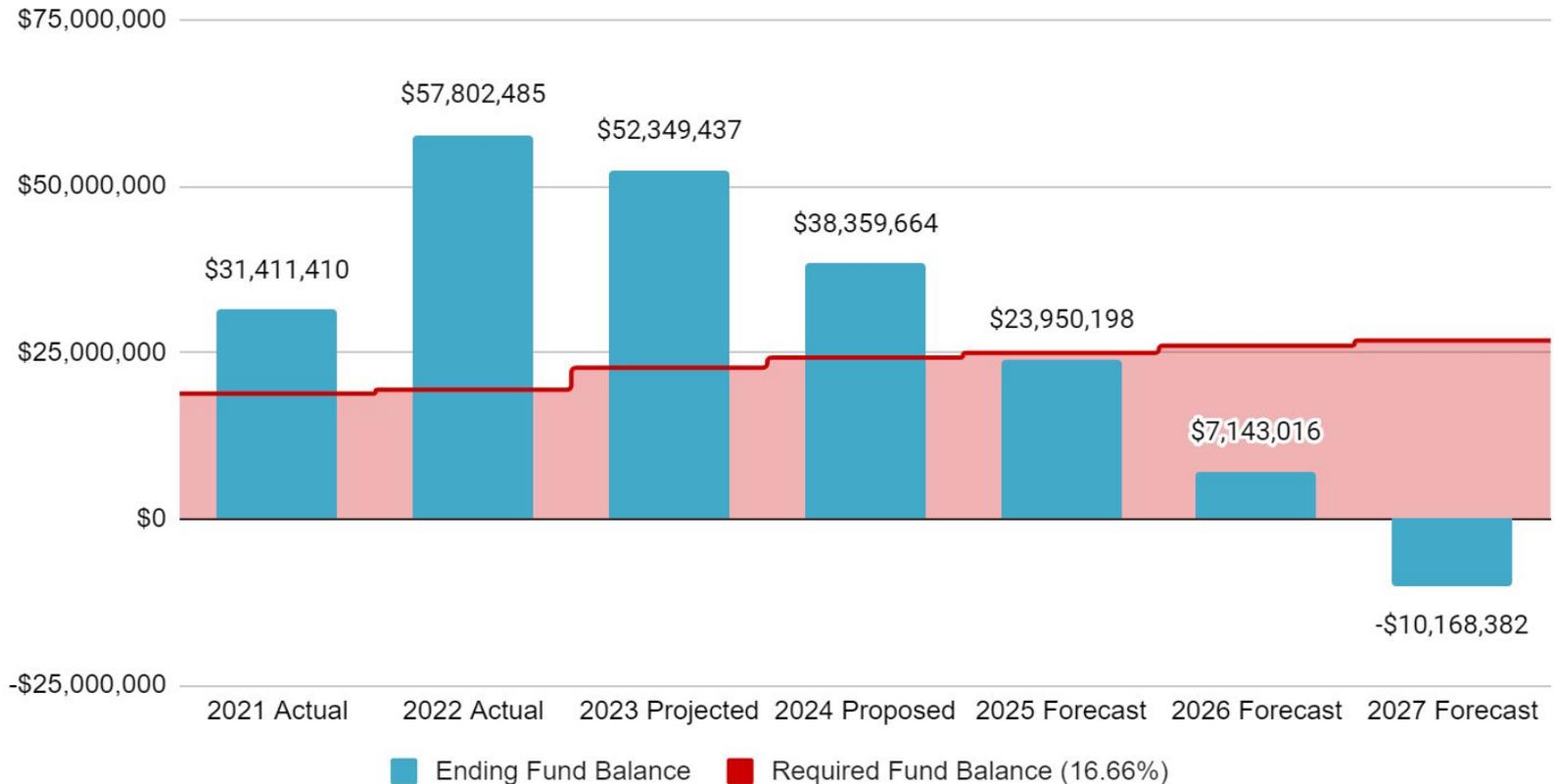
General Fund Forecast Without Proposed Tax Levy Increase in FY 2024

	2021 Actual	2022 Actual	2023 Projection	2024 Proposed Budget	2025 Forecast	2026 Forecast	2027 Forecast
Revenues	\$ 127,046,916	\$ 142,846,452	\$ 130,973,585	\$ 131,510,377	\$ 135,455,688	\$ 139,519,359	\$ 143,704,940
Other Tax	63,160,559	72,628,530	65,455,000	66,160,000	68,144,800	70,189,144	72,294,818
Prop Tax	28,836,685	29,072,623	29,047,402	29,092,803	29,965,587	30,864,555	31,790,491
Charges for Serv	8,982,977	10,968,272	10,713,700	11,655,200	12,004,856	12,365,002	12,735,952
Transfers	9,183,260	8,775,706	7,733,949	8,123,390	8,367,092	8,618,104	8,876,648
Lic, Permit, Fee	8,497,962	9,776,681	8,595,350	7,336,450	7,556,544	7,783,240	8,016,737
Fines & Forfeits	3,707,975	4,059,443	3,732,500	3,725,000	3,836,750	3,951,853	4,070,408
Intergovernment	3,130,908	5,690,842	3,553,184	3,967,034	4,086,045	4,208,626	4,334,885
Other Rev	1,514,759	1,227,227	1,192,500	1,200,500	1,236,515	1,273,610	1,311,819
Interest Income	31,831	647,128	950,000	250,000	257,500	265,225	273,182
Expenses	\$ 113,087,355	\$ 116,484,137	\$ 136,426,633	\$ 145,500,150	\$ 149,865,155	\$ 156,326,541	\$ 161,016,337
Current Year Surplus/(Deficit)	\$ 13,959,561	\$ 26,362,314	\$ (5,453,048)	\$ (13,989,773)	\$ (14,409,466)	\$ (16,807,182)	\$ (17,311,397)
Beginning Fund Balance	\$ 18,674,964	\$ 31,411,410	\$ 57,802,485	\$ 52,349,437	\$ 38,359,664	\$ 23,950,198	\$ 7,143,016
Current Year Surplus/(Deficit)	\$ 13,959,561	\$ 26,362,314	\$ (5,453,048)	\$ (13,989,773)	\$ (14,409,466)	\$ (16,807,182)	\$ (17,311,397)
Ending Fund Balance	\$ 31,411,410	\$ 57,802,485	\$ 52,349,437	\$ 38,359,664	\$ 23,950,198	\$ 7,143,016	\$ (10,168,382)
Fund Balance Policy (16.66%)	16.66%	16.66%	16.66%	16.66%	16.66%	16.66%	16.66%
Required Fund Balance	\$ 18,840,353	\$ 19,406,257	\$ 22,728,677	\$ 24,240,325	\$ 24,967,535	\$ 26,044,002	\$ 26,825,322
Required Fund Balance Excess/ (Shortfall)	\$ 12,571,057	\$ 38,396,228	\$ 29,620,760	\$ 14,119,339	\$ (1,017,337)	\$ (18,900,986)	\$ (36,993,704)
Actual Fund Balance in Reserve (%)	27.78%	49.62%	38.37%	26.36%	15.98%	4.57%	-6.32%

2024 Proposed General Fund – Fund Balance

General Fund Balance and Required Fund Balance Projections

Without Proposed Tax Levy Increase in FY 2024



2024 Proposed Budget – Property Tax Levy

	2022 Adopted Net Levy	2023 Proposed Net Levy	Change (\$)	Increase as a % of Total Net Levy
General Fund Tax Levy	9,057,297	12,802,697	3,745,401	45.9%
Human Services Fund	3,110,000	3,360,000	250,000	8.0%
General Assistance Fund	1,300,000	1,050,000	(250,000)	-19.2%
Library Fund	7,535,472	8,213,664	678,192	9.0%
Solid Waste Fund	1,332,500	1,332,500	-	0.0%
Debt Service (City)	12,878,258	12,766,093	(112,165)	-0.9%
Debt Service (Library)	507,913	574,677	66,764	13.1%
Fire Pension Fund	9,598,610	9,598,610	0	0.0%
Police Pension Fund	10,391,495	10,391,495	0	0.0%
Total Net Levy	\$ 55,711,545	\$ 60,089,737	\$ 4,378,192	7.9%

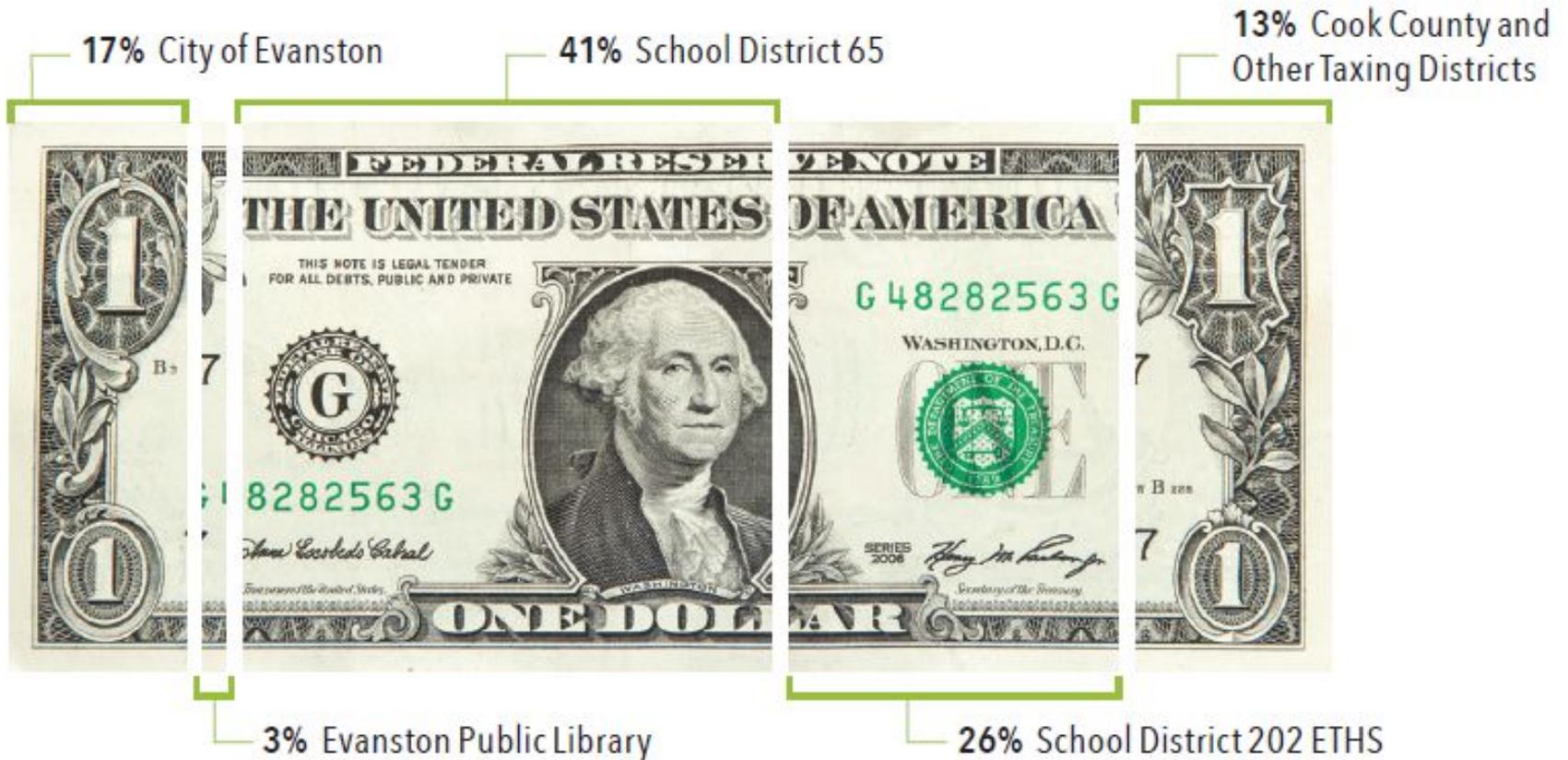
2024 Proposed Budget – Property Tax Levy

		2021 Levy			
	10% Market Value	Equalizer of 3.0027			
Market Value of Property	Assessed Value of Property	Equalized Value of Property	Estimated City Tax	Estimated Tax with increase	Increase
\$100,000	\$10,000	\$20,027	\$359.08	\$387.45	\$28.37
\$200,000	\$20,000	\$50,054	\$897.47	\$968.37	\$70.90
\$400,000	\$40,000	\$110,108	\$1,974.24	\$2,130.20	\$155.96
\$600,000	\$60,000	\$170,162	\$3,051.00	\$3,292.03	\$241.03
\$800,000	\$80,000	\$230,216	\$4,127.77	\$4,453.87	\$326.09
\$1,000,000	\$100,000	\$290,270	\$5,204.54	\$5,615.70	\$411.16

Notes: EAV has been adjusted by Homeowners exemption by \$10,000. These are based on Tax Year 2021 numbers including Library.

2024 Proposed Budget – Property Tax Levy

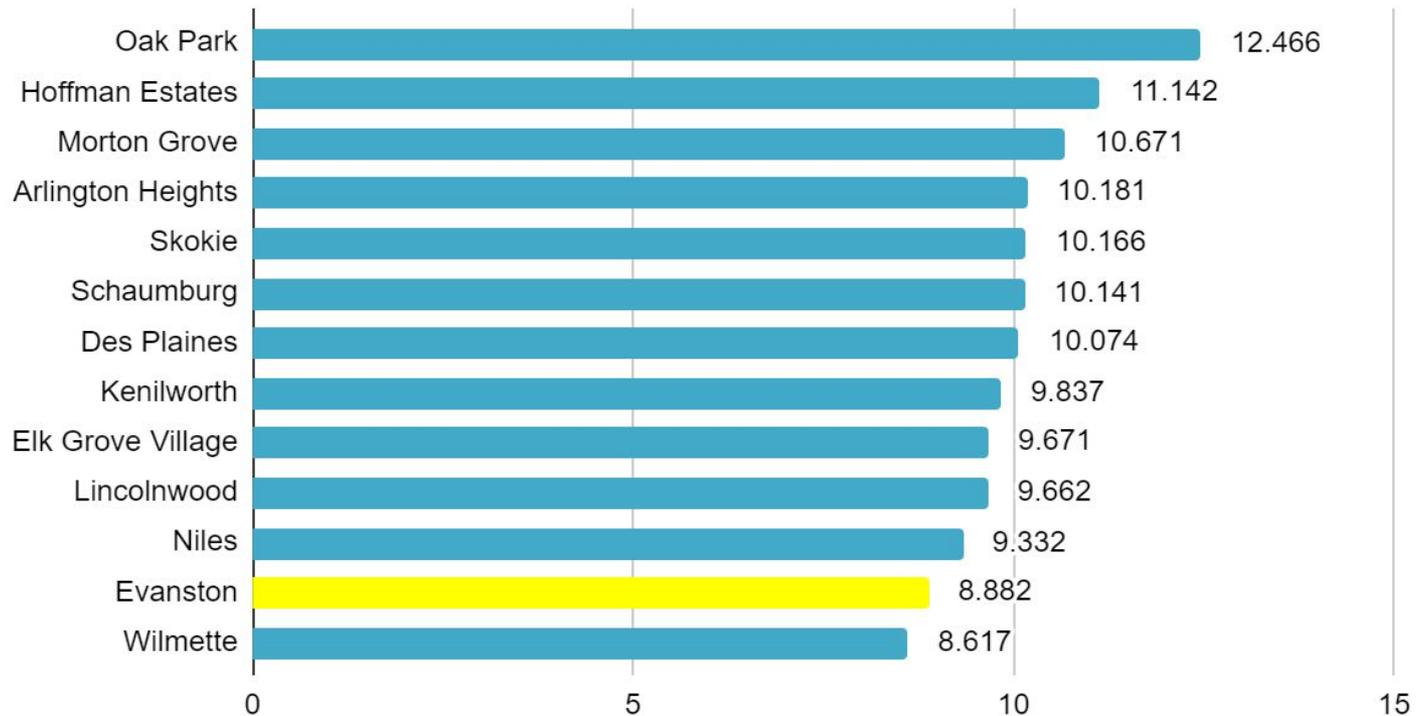
For every dollar you pay in property tax, the City receives 17 cents.



2024 Proposed Budget – Property Tax Levy

2021 Property Tax Composite Rates (FY 2022)

As a % of Equalized Assessed Value- EAV



*Average composite rate per PIN.

Individual rate may be higher or lower depending on combination of taxing districts servicing a property.

2024 Proposed Budget – Other Fee Increases

Tax/Fee	Increase	Reason	Impact on Evanston Resident
Property Tax	7.8% increase to the City's portion of the overall tax levy. (1.56% overall increase to tax bill)	To cover 30% of the wage increases approved in 2023.	Approximately \$156/year for a \$400,000 home.
Water Rates	17.55% increase	Covers the cost of water main replacement, lead service line replacement.	\$69.93 more per year or \$11.66 per bi-monthly bill.
Solid Waste Rates	7.5% increase	Covers a portion of 11% wage increases for staff.	\$20.99/year for those with 95 gallon cart.
Ambulance Rates	\$500/transport increase	Covers cost of new subscriptions service to replace all equipment on Fire apparatus.	Impact primarily on health insurance.

2024 Proposed Budget – Public Safety Pensions

Pension Contributions (last 8 years)			
Levy Year	Police Pension	Fire Pension	Total
2023 (Proposed)	13,215,001	12,355,183	25,570,184
2022	13,295,458	11,793,978	25,089,436
2021	11,194,538	9,528,524	20,723,062
2020	11,431,461	9,626,778	21,058,239
2019	11,225,650	9,247,042	20,472,692
2018	10,502,308	8,266,584	18,768,892
2017	10,462,704	8,344,947	18,807,651
2016	10,237,200	8,148,709	18,385,909
	91,564,320	77,311,745	168,876,065

2024 Proposed Budget – New Positions

Fund	FTE Added
General Fund	15.6
Water Fund	2.0
Water & Sewer Funds (50%-50%)	1.0
Solid Waste Fund	1.0
Library	2.81
TOTAL	22.41

2024 Proposed Budget – New Positions (General Fund)

Department	New Positions (General Fund)
Administrative Services	Facilities Maintenance Worker II (Laborer)
City Council	City Council Admin
City Manager’s Office	Economic Development Coordinator* HR Generalist* Class and Compensation Specialist* Cultural Arts Coordinator (0.6) Equity Professional Learning Specialist
Community Development	Planning & Policy Supervisor
Health and Human Services	Disease Intervention Specialist
Law	Safety Assistant
Parks & Recreation	Food Service Coordinator*
Police	Police Commander Property Aide
Public Works	Tree Preservation Coordinator* Assistant City Engineer Landscape Architect

*Already approved by City Council in 2023

2024 Proposed Budget – New Positions (Other Funds)

Fund	New Positions
Water Fund	Water Plant Operator (x2)
Water & Sewer Funds (50%-50%)	NPDES Compliance Coordinator
Solid Waste	Crew Leader
Library	Social Worker* Security Monitors (1.81)*

*Already Approved by City Council or Library Board in 2023

Fund Balances - As of 8/31/2023

	Ending Fund Balance (12/31/22)	FY 2023 YTD Revenues (as of 8/31/23)	FY 2023 YTD Expenses (as of 8/31/23)	Net (as of 8/31/23)	Current Fund Balance (as of 8/31/23)	Required Fund Balance	Excess/ (Deficit)
HUMAN SERVICES FUND	3,064,061	1,963,747	2,866,522	(902,775)	2,161,286	N/A	N/A
SPECIAL REVENUE FUNDS							
American Rescue Plan*	31,849,432	974,637	4,379,273	(3,404,636)	28,444,796	N/A	N/A
General Assistance Fund	986,386	772,647	685,403	87,244	1,073,630	N/A	N/A
Reparations Fund	248,536	2,644,703	974,548	1,670,155	1,918,691	N/A	N/A
Sustainability Fund	384,592	505,251	260,842	244,409	629,001	N/A	N/A
Good Neighbor Fund	733,413	10,287	375,132	(364,845)	368,568	N/A	N/A
Motor Fuel Tax Fund	5,457,966	2,348,774	2,031,737	317,037	5,775,003	1,035,400	4,739,603
Emergency Telephone (E911) Fund	1,484,368	863,644	875,265	(11,621)	1,472,747	N/A	N/A
CDBG Fund	59,323	491,586	554,593	(63,007)	(3,684)	N/A	N/A
CDBG Loan Fund	379,249	107,819	44,502	63,317	442,566	N/A	N/A
Neighborhood Improvement Fund	22,295	394	5	389	22,684	N/A	N/A
HOME Fund	6,852	51,419	57,041	(5,622)	1,230	N/A	N/A
Affordable Housing Fund	2,602,363	434,723	283,441	151,282	2,753,645	N/A	N/A
LIBRARY FUNDS							
Library Fund	4,010,606	4,860,680	4,928,364	(67,684)	3,942,922	N/A	N/A
Library Debt Service Fund	2,782	253,956	116,092	137,864	140,646	N/A	N/A
Library Capital Improvement Fund	704,389	-	465,562	(465,562)	238,827	N/A	N/A

*Cash basis.

Fund Balances - As of 8/31/2023

	Ending Fund Balance (12/31/22)	FY 2023 YTD Revenues (as of 8/31/23)	FY 2023 YTD Expenses (as of 8/31/23)	Net (as of 8/31/23)	Current Fund Balance (as of 8/31/23)	Required Fund Balance	Excess/ (Deficit)
DEBT SERVICE FUNDS							
Debt Service Fund	1,965,810	9,105,031	2,577,880	6,527,151	8,492,961	N/A	N/A
Howard-Ridge TIF Fund	2,105,094	736,011	1,255,678	(519,667)	1,585,427	N/A	N/A
West Evanston TIF Fund	2,463,997	900,538	701,723	198,815	2,662,812	N/A	N/A
Dempster-Dodge TIF Fund	373,012	134,098	109,543	24,555	395,920	N/A	N/A
Chicago-Main TIF	1,693,678	711,965	280,462	431,503	2,125,181	N/A	N/A
Five Fifths TIF	(135,901)	-	718,680	(718,680)	(854,581)	N/A	N/A
Special Service Area (SSA) #6	4,555	131,289	117,505	13,784	18,339	N/A	N/A
Special Service Area (SSA) #7	12,436	78,587	77,112	1,475	13,911	N/A	N/A
Special Service Area (SSA) #8	4,529	35,371	31,505	3,866	8,395	N/A	N/A
Special Service Area (SSA) #9	(199,987)	562,943	316,021	246,922	46,935	N/A	N/A
CAPITAL PROJECT FUNDS							
Capital Improvements Fund	1,966,892	3,863,360	5,435,555	(1,572,195)	394,697	5,623,125	(5,228,428)
Crown Construction Fund	5,305,331	377,266	633,052	(255,786)	5,049,545	N/A	N/A
Crown Community Center Maintenance	490,045	116,664	-	116,664	606,709	N/A	N/A
Special Assessment Fund	1,442,852	160,012	323,716	(163,704)	1,279,148	N/A	N/A

Fund Balances - As of 8/31/2023

	Ending Fund Balance (12/31/22)	FY 2023 YTD Revenues (as of 8/31/23)	FY 2023 YTD Expenses (as of 8/31/23)	Net (as of 8/31/23)	Current Fund Balance (as of 8/31/23)	Required Fund Balance	Excess/ (Deficit)
ENTERPRISE FUNDS							
Parking System Fund	137,451	7,068,641	6,256,177	812,464	949,915	1,873,222	(923,307)
Sewer Fund	6,013,279	6,138,796	4,603,325	1,535,471	7,548,750	1,867,827	5,680,923
Solid Waste Fund	802,121	3,895,850	3,530,260	365,590	1,167,711	1,070,455	97,256
Water Fund	4,654,125	18,453,407	19,270,675	(817,268)	3,836,857	5,810,000	(1,973,143)
INTERNAL SERVICE FUNDS							
Fleet Services Fund	343,954	2,173,569	2,833,834	(660,265)	(316,311)	N/A	N/A
Equipment Replacement Fund	2,994,014	2,168,530	1,599,576	568,954	3,562,968	N/A	N/A
Insurance Fund	(2,147,197)	14,068,038	13,065,031	1,003,007	(1,144,190)	1,875,000	(3,019,190)

Fund Balances - Discretionary Funds

	Ending Fund Balance (12/31/22)	FY 2023 YTD Revenues (as of 8/31/23)	FY 2023 YTD Expenses (as of 8/31/23)	Net (as of 8/31/23)	Current Fund Balance (as of 8/31/23)	Required Fund Balance	Excess/ (Deficit)
General Fund	57,802,485	84,828,501	87,870,469	(3,041,968)	54,760,517	21,281,086	33,479,431
Human Services Fund	3,064,061	1,963,747	2,866,522	(902,775)	2,161,286	N/A	N/A
Reparations Fund	248,536	2,644,703	974,548	1,670,155	1,918,691	N/A	N/A
Sustainability Fund	384,592	505,251	260,842	244,409	629,001	N/A	N/A
Affordable Housing Fund	2,602,363	434,723	283,441	151,282	2,753,645	N/A	N/A
Fleet Services Fund	343,954	2,173,569	2,833,834	(660,265)	(316,311)	-	(316,311)
Equipment Replacement Fund	2,994,014	2,168,530	1,599,576	568,954	3,562,968	N/A	N/A
Insurance Fund	(2,147,197)	14,068,038	13,065,031	1,003,007	(1,144,190)	1,875,000	(3,019,190)
					64,325,607	23,156,086	30,143,930

Fund Balances Projections- As of 8/31/2023

	Ending Fund Balance (12/31/22)	Projected Ending Fund Balance (12/31/23)	FY 2024 Budgeted Revenues	FY 2024 Budgeted Expenses	Net	Budgeted Ending Fund Balance (12/31/2024)
HUMAN SERVICES FUND	3,064,061	2,528,687	3,500,000	5,258,432	(1,758,432)	770,255
SPECIAL REVENUE FUNDS						
American Rescue Plan*	31,849,432	26,324,069	50,000	25,108,091	(25,058,091)	1,265,978
General Assistance Fund	986,386	1,143,886	1,078,500	1,420,890	(342,390)	801,496
Reparations Fund	248,536	2,348,536	1,502,500	3,501,000	(1,998,500)	350,036
Sustainability Fund	384,592	629,001	1,362,000	1,500,488	(138,488)	490,513
Good Neighbor Fund	733,413	343,700	1,000	314,000	(313,000)	30,700
Motor Fuel Tax Fund	5,457,966	5,357,966	3,001,239	7,620,000	(4,618,761)	739,205
Emergency Telephone (E911) Fund	1,484,368	1,428,012	1,457,000	1,777,823	(320,823)	1,107,189
CDBG Fund	59,323	64,730	3,068,463	3,115,538	(47,075)	17,655
CDBG Loan Fund	379,249	187,068	448,121	440,000	8,121	195,189
Neighborhood Improvement Fund	22,295	22,684	-	-	-	22,684
HOME Fund	6,852	1,230	2,370,150	2,021,202	348,948	350,178
Affordable Housing Fund	2,602,363	2,753,645	333,000	1,927,538	(1,594,538)	1,159,107
LIBRARY FUNDS						
Library Fund	4,010,606	3,888,338	9,170,670	9,941,147	(770,477)	3,117,861
Library Debt Service Fund	2,782	2,782	574,677	574,677	-	2,782
Library Capital Improvement Fund	704,389	(645,611)	550,000	550,000	-	(645,611)

*Cash basis.

Fund Balances Projections- As of 8/31/2023

	Ending Fund Balance (12/31/22)	Projected Ending Fund Balance (12/31/23)	FY 2024 Budgeted Revenues	FY 2024 Budgeted Expenses	Net	Budgeted Ending Fund Balance (12/31/2024)
DEBT SERVICE FUNDS						
Debt Service Fund	1,965,810	1,969,314	15,470,034	15,466,634	3,400	1,972,714
Howard-Ridge TIF Fund	2,105,094	1,005,478	1,115,000	478,513	636,487	1,641,965
West Evanston TIF Fund	2,463,997	3,354,628	1,455,000	4,157,000	(2,702,000)	652,628
Dempster-Dodge TIF Fund	373,012	377,529	181,000	178,857	2,143	379,672
Chicago-Main TIF	1,693,678	793,678	2,885,000	797,490	2,087,510	2,881,188
Five Fifths TIF	(135,901)	(854,581)	-	100,000	(100,000)	(954,581)
Special Service Area (SSA) #6	4,555	5,805	221,250	220,000	1,250	7,055
Special Service Area (SSA) #7	12,436	14,636	142,200	140,000	2,200	16,836
Special Service Area (SSA) #8	4,529	4,529	60,200	60,200	-	4,529
Special Service Area (SSA) #9	(199,987)	26,763	592,665	575,000	17,665	44,428
CAPITAL PROJECT FUNDS						
Capital Improvements Fund	1,966,892	(8,113,457)	37,096,000	37,651,000	(555,000)	(8,668,457)
Crown Construction Fund	5,305,331	4,737,597	1,010,000	819,178	190,822	4,928,419
Crown Community Center Maintenance	490,045	490,045	175,000	175,000	-	490,045
Special Assessment Fund	1,442,852	1,120,864	160,000	2,007,702	(1,847,702)	(726,838)

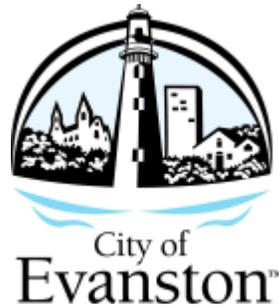
Fund Balances Projections- As of 8/31/2023

	Ending Fund Balance (12/31/22)	Projected Ending Fund Balance (12/31/23)	FY 2024 Budgeted Revenues	FY 2024 Budgeted Expenses	Net	Budgeted Ending Fund Balance (12/31/2024)
ENTERPRISE FUNDS						
Parking System Fund	137,451	253,126	9,967,900	9,431,364	536,536	789,662
Sewer Fund	6,013,279	5,513,279	10,255,424	11,406,267	(1,150,843)	4,362,436
Solid Waste Fund	802,121	1,114,621	6,751,174	7,273,783	(522,609)	592,012
Water Fund	4,654,125	3,836,857	91,613,201	87,557,403	4,055,798	7,892,655
INTERNAL SERVICE FUNDS						
Fleet Services Fund	343,954	(592,357)	4,261,140	4,213,122	48,018	(544,339)
Equipment Replacement Fund	2,994,014	3,073,899	2,031,885	3,365,167	(1,333,282)	1,740,617
Insurance Fund	(2,147,197)	(1,144,190)	23,843,662	22,879,770	963,892	(180,298)

2024 Proposed Budget- Capital Improvement Plan

Fund	FY 2024 Proposed
170- ARPA	\$710,000
187- Library Fund	\$550,000
200- Motor Fuel Tax Fund	\$5,405,000
215- CDBG Fund	\$1,060,000
335- West Evanston TIF Fund	\$2,065,000
345- Chicago Main TIF Fund	\$260,000
415- Capital Improvements Fund	\$33,429,000
420- Special Assessment Fund	\$905,000
513- Water Fund	\$61,520,000
515- Sewer Fund	\$2,070,000
Total	\$107,974,000

5b: City Council Action



CITY COUNCIL ACTIONS

City Council

Monday, July 11, 2022

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

6:30 PM

Absent:

Motions resulting from City Council - Jul 11 2022

Item	Item Description	Motion	Disposition
SP1.	Resolution 54-R-22, Amending City Council Rules 7.1, 7.2, and 25.5	Mayor Biss recommends City Council approval of Resolution 54-R-22, amending City Council Rules 7.1, 7.2, and 25.5	Item Passed 8-0 (Councilmember Suffredin not present)
SP2.	Resolution 55-R-22, Authorizing the Appointment of an Interim City Manager for the City of Evanston and Execution of a Contract	Mayor Biss recommends City Council adoption of Resolution 55-R-22, authorizing the appointment of an Interim City Manager for the City of Evanston and the Execution of a Contract.	Item Passed 9-0 (Mayor Biss Gets to vote on this item. Councilmember Suffredin not present)

CM1.	<u>Approval of the Minutes of the Regular City Council meeting of June 27, 2022</u>	Staff recommends approval of the minutes of the Regular City Council meeting of June 27, 2022.	Item Passed 9-0 as Amended (Amended regarding item H2 (19-O-22) to indicate the item was tabled to August 8th, not July 25th)
A1.	Approval of the City of Evanston Payroll, Bills List, and Credit Card Activity	Staff recommends City Council approval of the City of Evanston Payroll for the period of June 6, 2022, through June 19, 2022, in the amount of \$3,205,758.56. Bills List for July 12, 2022, in the amount of \$3,338,919.45, and credit card activity for the period ending May 26, 2022, in the amount of \$217,123.87.	Item Passed on Consent Agenda
A2.	Approval of BMO Harris Amazon Credit Card Activity	Staff recommends approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending May 26, 2022, in the amount of \$11,739.89.	Item Passed 8-0-1 (Councilmember Suffredin abstains)
A3.	Approval of a Four-Year Agreement with Ciorba Group, Inc. for National Bridge Inspection Structural Engineering Services (RFP 22-34).	Staff recommends that the City Council authorize the City Manager to execute a four-year agreement with Ciorba Group, Inc. (8725 W Higgins Road, Suite 600, Chicago, IL 60631) for the National Bridge Inspection Structural Engineering Services (RFP 22-34) in the amount of \$35,750.	Item Passed on Consent Agenda
A4.	Approval of a Two-Year Contract Extension with Creative Outdoor Advertising of America, Inc. to Maintain Currently-Installed Bus Shelters	Staff recommends that the City Council authorize the Interim City Manager to execute a two-year contract extension with Creative Outdoor Advertising of America (COA) Inc., (1930	Item Passed on Consent Agenda

		Commerce Lane, Suite 1, Jupiter, Florida, 33458) to maintain the bus shelters that they have currently installed in the City of Evanston.	
A5.	Authorize Payment to MacQueen Emergency for Preventative Maintenance, Annual Pump Test and Repairs to 2010 Pierce Arrow Pumper Engine	Staff recommends the City Council authorize the Interim City Manager to execute a single-source purchase order in the amount of \$39,024.75 to MacQueen Emergency (1401 N Farnsworth Ave., Aurora, IL 60505) for the annual pump inspection and repairs to Fire Truck E-23, a 2010 Pierce Arrow Pumper. Fire Engine E-23 is a front line piece of equipment used by the Fire Department and is critical to continue necessary operations through the City. MacQueen is a single source vendor for this work.	Item Passed on Consent Agenda
A6.	Resolution 48-R-22, Authorizing the Mayor to Sign a Joint Funding Agreement for State-Let Construction Work for Federal Participation with the Illinois Department of Transportation (IDOT) to commit matching funds for the Ridge Avenue Traffic Signal Improvement Project.	Staff recommends adoption of Resolution 48-R-22 – Authorizing the Mayor to Sign a Joint Funding Agreement for State-Let Construction Work for Federal Participation with the Illinois Department of Transportation (IDOT) to commit matching funds for the Ridge Avenue Traffic Signal Improvement Project.	Item Passed on Consent Agenda
A7.	Resolution 49-R-22, Authorizing the Purchase of a 2023 Pierce Enforcer Pumper Truck Using Surplus Funds from the General Fund	Staff recommends City Council adopt Resolution 49-R-22, authorizing the purchase of a 2023 Pierce Enforcer Pumper Truck using surplus funds from the General Fund. The truck will be purchased from MacQueen Emergency (1401 N Farnsworth Ave, Aurora, IL 60505) for \$802,163. This piece of equipment will take approximately 24 months for the build and delivery.	Item Passed on Consent Agenda
A8.	Resolution 50-R-22, Authorizing the Transfer	Staff recommends adoption of Resolution 50-R-22,	Item Passed 9-0

	of Funds Between the General Fund, Solid Waste Fund, and Capital Improvement Fund	Authorizing the Transfer of Funds Between the General Fund, Solid Waste Fund, and Capital Improvement Fund. These transfers will place all the funds from the Waste Transfer Station Host Fees into a separate business unit in the Capital Improvement Fund for better tracking and record keeping.	
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A9.	Ordinance 70-O-22, Authorizing the City to Borrow Funds from the Illinois Environmental Protection Agency Public Water Supply Loan Program	Staff recommends City Council adoption of Ordinance 70-O-22, authorizing the City to borrow funds from the Illinois Environmental Protection Agency (IEPA) Public Water Supply Loan Program (PWSLP). This loan will partially fund the 1909 Raw Water Intake Replacement.	Item Passed for introduction on Consent Agenda
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A10.	Ordinance 30-O-22, Amending City Code Sections 10-1-3 “Definitions” and Section 10-4 “Stopping, Standing or Parking” Creating a “Commercial Vehicle Permit Pilot Program”	Pursuant to Councilmember Suffredin’s referral and the direction from the Administration & Public Works Committee/Councilmembers, staff presents Ordinance 30-O-22, amending City Code Section 10-1-3 “Definitions” and Sections in Chapter 10-4 “Stopping, Standing or Parking” creating a Commercial Vehicle Parking Permit Pilot Program. A permit will be required for vehicles under 8,001 lbs with commercial markings (other than small ride-share stickers affixed to the front/rear windows) to park on-street in residential areas overnight. Vehicles will not be allowed to have any attachments to the front/sides/rear. The pilot will be the period of October 1, 2022 through September 30, 2023, and will cost \$25. There will be a limit of 20 permits per Ward on a first come, first served basis.	Item Passed on Consent Agenda
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A11.	Ordinance 50-O-22, Authorizing the Sale of Aging Surplus Fleet Vehicles Owned by the	Staff recommends that City Council adopt Ordinance 50-O-22, Authorizing the Sale of Aging	Item Passed on
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	City of Evanston	Surplus Fleet Vehicles Owned by the City of Evanston. The Ordinance would direct the Interim City Manager to offer the sale of vehicles owned by the City by public auction through GovDeals, an online auction system utilized by government agencies, or any other subsequent America's Online Auction.	Consent Agenda
A12.	Ordinance 60-O-22, Amending Portions of City Code Section 10-11-10, "Schedule X-Limited Parking," Sections 10-11-11, "Schedule X-I, Reserved Parking Space Areas," and Section 10-11-22 "Schedule XXII(B): Evanston Resident Only Parking Districts"	Pursuant to Councilmember Burns' referral, staff recommends City Council adoption of Ordinance 60-O-22, amending Portions of the City Code Section 10-11-10 "Limited Parking", Section 10-11-11 "Reserved Parking Space Areas" and Section 10-11-22 "Evanston Resident Only Parking Districts." This Ordinance will amend parking in the 5th Ward, specifically on streets between the canal, Green Bay Road, Simpson Street and Darrow Avenue.	Item Passed on Consent Agenda
P1.	Ordinance 71-O-22, Amending Section 3-14-5 of the Evanston City Code, "Location Restrictions"	Staff recommends the adoption of Ordinance 71-O-22 amending Section 3-14-5 of the City Code. <i>Councilmember Nieuwsma recommends that the City Council suspend the rules for this ordinance and vote for its introduction and action.</i>	Item Passed 9-0 for Introduction and Action as Amended (Amended to allow for private school (in 62-O-22) to be closer to store than allowed by city code)
P2.	Ordinance 62-O-22, Granting a Special Use Permit for 1026 Davis Street for a Private Educational Institution in the D2 Downtown Retail Core District	The Land Use Commission and staff recommend the adoption of Ordinance 62-O-22 Granting a Special Use Permit for 1026 Davis Street for a Private Educational Institution in the D2 Downtown Retail Core District. The applicant has complied with	Item Passed 9-0 for Introduction and Action

		all zoning requirements and meets all of the Standards for a Special Use for this district. <i>Councilmember Nieuwsma recommends that the City Council suspend the rules for this ordinance and vote for its introduction and action</i>	
P3.	Resolution 46-R-22, A Resolution approving a plat of resubdivision for 713 and 715 Sheridan Road	Staff recommends City Council adoption of Resolution 46-R-22, a Resolution approving a plat of resubdivision for 713 and 715 Sheridan Road.	Item Passed on Consent Agenda
R1.	Resolution 39-R-22, Instructing the City Clerk to Submit, for the November 8, 2022 Ballot, a Referendum to Use Ranked Choice Voting in Evanston	Councilmember Geracaris recommends adoption of Resolution 39-R-22, Instructing the City Clerk to Submit, for the November 8, 2022 Ballot, a Referendum to Use Ranked Choice Voting in Evanston	Item Passed 7-0-2 (Councilmember Reid and Burns abstain)
R2.	Ordinance 9-O-22, Amending Title 2, Chapter 17 of the Evanston City Code to Allow for Members of the Reparations Committee to Receive Benefits from the Reparations Fund	The Rules Committee Recommends Adoption of Ordinance 9-O-22, Amending Title 2, Chapter 17 of the Evanston City Code to Allow for Members of the Reparations Committee to Receive Benefits from the Reparations Fund	Item Passed on Consent Agenda
F1.	2021 Comprehensive Annual Financial Report	For Action: Accept and Place on File	Item Held
E1.	Approval of Funding for Chicago's North Shore Convention and Visitors Bureau FY 2023	The Economic Development Committee recommends the City Council approve funding for Chicago's North Shore Convention and Visitors Bureau (CVB) in the amount of \$55,739 for a period commencing July 1, 2022 through June 30, 2023.	Item Passed on Consent Agenda
H1.	Ordinance 59-O-22, Amending Portions of Title 7, Chapter 10, Section 2 "Hours of	Councilmember Reid recommends the adoption of Ordinance 59-O-22, Amending Portions of Title 7,	Item Referred back to Human Services

	Operation” of the City Code	Chapter 10, Section 2 “Hours of Operation” of the City Code. This proposed ordinance would modify park operating hours, allowing parks to be open around the clock. Staff and the Parks and Recreation Board do not recommend adoption of Ordinance 59-O-22.	Committee
H2.	Ordinance 66-O-22, Amending Portions of Title 9, Chapter 5, Section 10 “General Offenses” of the City Code	Councilmember Reid recommends adoption of Ordinance 66-O-22, Amending Portions of Title 9, Chapter 5, S“General Offenses” of the City Code. The proposed ordinance would make changes to Title 9, Chapter 5, Section 10, “Alcoholic Beverages and Cannabis; Consumption/Possession Public Property.	Item Failed 3-6 (Councilmembers Kelly, Braithwaite, Wynne, Nieuwsma, Suffredin, and Revelle Voted No)
H3.	Ordinance 67-O-22, Amending Portions of Title 9, Chapter 5, “General Offenses” of the City Code.	Councilmember Reid recommends adoption of Ordinance 67-O-22, Amending Portions of Title 9, Chapter 5, “General Offenses” of the City Code. The proposed Ordinance would make changes to 9-5-10-1, Purchase, Possession, or Acceptance of Gift by Persons Less Than 21 Years of Age; Consumption By Persons Less Than 21 Years of Age.	Item Passed for Introduction 8-0 as Amended (Amendment makes attempting to purchase liquor and cannabis a ticket-able offense with a \$50 fine. Councilmember Suffredin Absent)
H4.	Ordinance 68-O-22, Amending Portions of Title 9, Chapter 5, “General Offenses” of the City Code	Councilmember Reid recommends the adoption of Ordinance 68-O-22, Amending Portions of Title 9, Chapter 5, “General Offenses” of the City Code. This proposed ordinance would amend 9-5-10-2, Presence Restriction.	Item Passed for Introduction on Consent Agenda
H5.	Ordinance 69-O-22, Amending Title 9,	Councilmember Reid recommends the adoption of	Item Passed for

	Chapter 5, Section 10-3 Pedestrians under Influence of Alcohol or Drugs	Ordinance 69-O-22 Amending Title 9, Chapter 5, Section 10-3, Pedestrians under Influence of Alcohol or Drugs.	introduction on Consent Agenda
H6.	Ordinance 46-O-22, Deleting Title 9, Chapter 5, Section 2 "Burglar's Tools" of the City Code	Councilmember Reid requests that City Council adopt Ordinance 46-O-22, Amending Title 9, Chapter 5, Section 2 "Burglar's Tools" of the City Code.	Item Passed 8-0 (Councilmember Suffredin Absent)
HC1.	Approval of \$1,000,000 of ARPA Funding for the One-Stop Shop Housing Retrofit Program	The Housing and Community Development Committee recommends approval of the \$1,000,000 funding request for the Evanston One-Stop Housing Retrofit Pilot Program by City Council.	Item Passed 6-0-2 (Councilmembers Revelle and Nieuwsma recuse themselves)
HC2.	Approval of Funding for the Family Focus Evanston Center Revitalization in the amount of \$3,000,000	The Housing and Community Development Committee recommends approval of the \$3,000,000 request from Family Focus for the Evanston Center Revitalization at 2010 Dewey Avenue.	Item Passed on Consent Agenda
HC3.	Resolution 51-R-22, Approving the City's 2022 Action Plan, and Resolution 52-R-22, Approving the Amended Citizen Participation Plan for the City's 2022 Action Plan	The Housing and Community Development Committee and Staff recommend approval by the City Council of the resolution 51-R-22 approving the City's 2022 Action Plan and resolution 52-R-22 approving the Amended Citizen Participation Plan for the City's 2022 Action Plan. The Action Plan, which governs the use of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement funding from the U.S. Department of Housing and Urban Development (HUD), has been updated to	Item Passed on Consent Agenda

		incorporate 2022 grant amounts that were released on May 13, 2022.	
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6b: City Council Action



CITY COUNCIL ACTIONS
City Council
Monday, July 10, 2023

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
6:30 P.M.

Absent: Geracaris

Motions resulting from City Council - Jul 10 2023

Item	Item Description	Motion	Disposition
M1.	The Minutes of the Regular City Council Meeting of June 26, 2023	Staff recommended the approval of the Minutes of the Regular City Council meeting of June 26, 2023.	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A1.	City of Evanston Payroll, Bills List, and Credit Card Activity	Staff recommended City Council approval of the City of Evanston Payroll for the period of June 5, 2023, through June 18, 2023, in the amount of \$3,682,033.56 and the Bills List for July 11, 2023, in the amount of \$4,379,004.06 and credit card activity for the period ending May 26, 2023, in the amount of \$291,392.01.	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A2.	BMO Harris Amazon Credit Card Activity	Staff recommended approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending May 26, 2023, in the amount of \$19,543.56.	<p>Approved for Action 6 - 0 - 1</p> <p>Ayes: Kelly, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: None</p> <p>Abstain: Suffredin</p> <p>Absent: Harris, Gerarcaris</p>
A3.	A Sole-Source, Three-Year Agreement with Rubicon Global LLC for the RUBICON SmartCity Digital Waste Solution Software	<p>Staff recommended the City Council authorize the City Manager to execute a sole-source, three-year agreement with Rubicon Global LLC 335 Madison Ave, Floor 4, New York, NY, 10017) for the purchase of RUBICON SmartCity digital waste solution software in the amount of \$64,720.00. <i>A sole-source purchase requires a 2/3 vote of the Councilmembers.</i></p> <p>Funding is provided from the Solid Waste Fund (SWF) (Account 520.40.4310.62509) Service Agreements/Contracts. This purchase is budgeted for \$28,240.00 in FY2023 and \$18,240.00 in FY2024 and FY2025. Yearly cellular service of \$4,800.00 will be provided from (Account 520.40.4310.64540) Telecommunications-Wireless. The purchase of ten (10) tablets for \$5,499.90 will be purchased from (Account 520.40.4310.65555) Personal Computer Equipment.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Gerarcaris</p>

Item	Item Description	Motion	Disposition
A4.	<p>A Three-Year, Sole-Source Agreement with Invoice Cloud for the Software-as-a-Service (SaaS) Electronic Bill Presentment and Payment Platform</p>	<p>Staff recommended the City Council authorize the City Manager to execute a three-year, sole-source agreement with Invoice Cloud (30 Braintree, Hill Office Park, Suite 303, Braintree, MA 02184) for the Software-as-a-Service (SaaS) Electronic Bill Presentment and Payment Platform (EBPP) in the amount of \$205,833.00. This contract includes two optional 1-year extensions. <i>A sole source purchase requires a 2/3 vote of the Councilmembers.</i></p> <p>Funding is provided by the Water Fund, Other Operations Business Unit (Account 510.40.4225.62340), which has an approved FY 2023 budget of \$254,000 and a YTD balance of \$150,870.00.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A5.	<p>An Agreement with Studio AH, LLC dba HPZS for Consulting Services Related to the Ecology Center Renovation (RFP 22-51)</p>	<p>Staff recommended the City Council authorize the City Manager to execute an agreement with Studio AH, LLC dba HPZS (213 W. Institute Place, Suite 502, Chicago, Illinois 60610) for consulting services related to the Ecology Center Renovation (RFP 22-51) in the amount of \$248,532.12.</p> <p>Funding will be from the Capital Improvement Fund 2018 General Obligation Bond in the amount of \$20,032 and from the 2022 General Obligation Bond in the amount of \$228,500.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A6.	Contract Award to HDR-A for the Comprehensive Plan and Zoning Code (RFP No. 23-32	<p>The City Council discussed and directed staff to issue a Request for Proposals to rewrite the City's Comprehensive Plan and Zoning Code. Proposals were received from four firms and evaluated in accordance with the City's purchasing manual. Staff requests the City Council approve a contract with HDR-A in the amount of \$750,000 to complete this effort.</p> <p>Funding will be provided by the American Rescue Plan Act (ARPA), account 170.99.9963.62236.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A7.	Participation in the “Putting Assets to Work” Incubator	<p>Staff recommended City Council approval to accept an invitation to participate in the nonpartisan “Putting Assets to Work Incubator.” The City will need to provide a total of \$125,000 matching requirements. At the end of the program, the City will receive an asset map that catalogs all public real estate assets and a strategy to utilize our public facilities better, help meet CARP goals, and provide guidance on the potential for converting or retrofitting, or sharing space for housing development.</p> <p>Funding will be from the City Manager’s Office, Service/Agreements/Contracts (100.15.1505.62509) which has a FY23 budget of \$210,000 and a remaining balance of \$82,842. The remaining cost will be provided by the City Manager’s Office Regular Pay account (100.15.1505.61010), which is projected to be significantly under budget. The account has an FY23 approved budget of \$1,019,625, of which only 37% is spent, and has a remaining balance of \$637,464.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A8.	Expression of Interest by Shell Equilon Enterprises LLC to Install Electric Vehicle Charging Stations in Public Parking Facilities	Staff recommended the City Council authorize the City Manager to execute an Expression of Interest with Shell Equilon Enterprises LLC to Install Electric Vehicle Charging Stations in Public Parking Facilities.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
A9.	Resolution 42-R-23, Authorizing the City Clerk to Sign an Illinois Department of Transportation Resolution for Improvement under the Illinois Highway Code and Rebuild Illinois for Leon Place Reconstruction Project	Staff recommended City Council adoption of Resolution 42-R-23, Authorizing the City Clerk to Sign an Illinois Department of Transportation Resolution for Improvement under the Illinois Highway Code and Rebuild Illinois Program for Leon Place Reconstruction Project. Funding will be provided from Rebuild Illinois Funds in the Motor Fuel Tax (MFT) Fund (Account 200.40.5105.62145 - 423015) in the amount of \$138,364. This project is not budgeted, but there is available funding in the amount of \$979,142.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
A10.	Resolution 43-R-23, Approving the Release of Closed Session Minutes	Staff recommended the City Council adopt Resolution 43-R-23, releasing the closed session minutes listed on Exhibit A to the Resolution.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris

Item	Item Description	Motion	Disposition
A11.	Resolution 44-R-23, Authorizing the Settlement and Release of All Claims in Daley v. City of Evanston	<p>Staff recommended approval of Resolution 44-R-23, authorizing the City of Evanston to issue a settlement payment pursuant to a settlement agreement and release in Daley v. City of Evanston (EEOC Charge 440- 2023-03456 and IDHR Charge 2023CF0729).</p> <p>Funding will be provided from the Insurance Fund Settlement Costs - Liability (Account 605.99.7800.62260)</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A12.	Ordinance 63-O-23, Amending City Code Section 3-4-6(P-2) to Allow the Limited Service of Wine and Craft Cocktails at Craft Breweries	The Liquor Control Review Board recommended Adoption of Ordinance 63-O-23, Amending City Code Section 3-4-6(P-2) to Allow the Limited Service of Wine and Craft Cocktails by Craft Breweries.	<p>Approved for Introduction 8 - 0</p> <p>Absent: Geracaris</p>
A13.	Ordinance 64-O-23, Amending City Code Section 3-4-6(R-1) to Prohibit the Service of Alcohol in Glass or Plastic Containers	The Liquor Control Review Board recommended City Council approval of Ordinance 64-O-23, amending City Code Section 3-4-6(R-1) to prohibit the service of alcohol in glass or plastic containers.	<p>Approved on Consent Agenda for Introduction 8 - 0</p> <p>Absent: Geracaris</p>
A14.	Ordinance 66-O-23 Amending City Code Section 10-11-12 "Parking Meter Zones" and Section 10-11-7 "Passenger Loading Zones, Public Carrier Stops and Stands"	Councilmember Revelle recommended that the Administration and Public Works Committee and City Council approve amending Title 10, Chapter 11, Section 12 Schedule XII (B) of the Evanston city code ("Parking Meter Zones") to add metered spaces on the 1700 block of Central St. to the 4-hour max limit portion of the code, and Title 10, Chapter 11, Section 7 "Loading Zones" to create a new "Medical Loading Zone" at 1732 Central St., between the hours of 7:00 am - 5:00 pm, Monday - Friday.	<p>Approved on Consent Agenda for Introduction 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A15.	Ordinance 62-O-23, Amending Title 1, Chapter 17, Section 1 "Purchases of Goods or Services"	Recommendation to the City Council of Passage of Ordinance 62-O-23 Amending Title 1, Chapter 17, Section 1 "Purchases of Goods or Services"	Approved on Consent Agenda for Adoption 8 - 0 Absent: Geracaris
P1.	Ordinance 15-O-23, Amending Title 7, Chapter 8 Concerning the Protection of Trees on Private Property	The Environment Board recommended City Council approval of Ordinance 15-O-23, Amending Title 7, Chapter 8, Concerning the Protection of Private Trees.	Held in the Planning and Development Committee
P2.	Ordinances 68-O-23 and 69-O-23 Amending Title 6 of the City Code with an Omnibus Text Amendment Package to Provide Clarifications and Updates to the Zoning Ordinance	The Land Use Commission recommended the adoption of Ordinances 68-O-23 and 69-O-23, an Omnibus Text Amendment Package to clarify and update regulations in the Zoning Code pertaining to signs, Transit Oriented Development (TOD) areas, unique adaptive uses, accessory structures, loading berths, patios and terraces, mixed-use markets, and adjustments to development plans. These text amendments were identified and referred by the Land Use Commission to address current zoning and land use issues that need clarification and updating immediately and that should not wait for the new Zoning Ordinance and Comprehensive Plan. The proposed Zoning Ordinance clarifications and updates meet the Standards for Approval for text amendments.	Approved for Introduction as Amended in the Planning and Development Committee 8 - 0 Absent: Geracaris

Item	Item Description	Motion	Disposition
P3.	Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue for the Mt. Pisgah Subdivision	Staff recommended approval of Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue for the Mt. Pisgah subdivision.	<p>Approved for Action 6 - 2</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: Kelly, Suffredin</p> <p>Absent: Geracaris</p>
P4.	Ordinance 51-O-23 Authorizing the Sale Of City-Owned Real Property at 1805 Church Street, 1708 Darrow Avenue, and 1710 Darrow Avenue, Evanston, Illinois	<p>Staff recommended approval of Ordinance 51-O-23, authorizing the City Manager to execute a sale contract for City-owned real property located at 1805 Church Street, 1708 Darrow Avenue, and 1710 Darrow Avenue, to Housing Opportunity Development Corporation (“HODC”) for a mixeduse development with 33 units of affordable housing.</p> <p><i>A 2/3 majority vote of the Councilmembers is required for adoption of this ordinance.</i></p>	<p>Approved for Adoption 6 - 2</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: Kelly, Suffredin</p> <p>Absent: Geracaris</p>
P5.	Ordinance 55-O-23, granting a Special Use Permit for a Convenience Store at 831 Foster Street in the B1 Business District	The Land Use Commission recommended the adoption of Ordinance 55- O-23 granting a Special Use Permit for a Convenience Store at 831 Foster Street in the B1 Business District. The applicant has complied with all zoning requirements and meets all of the Standards for Special Use for this district.	<p>Approved on Consent Agenda for Adoption 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
HS1.	Ordinance 2-O-23, Amending the City Code, "Creating Title 12 "Consumer Protections" Chapter 1, Cashless Establishments Prohibited	Staff provided City Council with the following information to consider Ordinance 2-O-23, Amending the City Code, "Creating Title 12 "Consumer Protections" Chapter 1, Cashless Establishments Prohibited.	Tabled until January 8, 2024

7b: City Council Action



CITY COUNCIL ACTIONS
City Council
Monday, July 10, 2023

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
6:30 P.M.

Absent: Geracaris

Motions resulting from City Council - Jul 10 2023

Item	Item Description	Motion	Disposition
M1.	The Minutes of the Regular City Council Meeting of June 26, 2023	Staff recommended the approval of the Minutes of the Regular City Council meeting of June 26, 2023.	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A1.	City of Evanston Payroll, Bills List, and Credit Card Activity	Staff recommended City Council approval of the City of Evanston Payroll for the period of June 5, 2023, through June 18, 2023, in the amount of \$3,682,033.56 and the Bills List for July 11, 2023, in the amount of \$4,379,004.06 and credit card activity for the period ending May 26, 2023, in the amount of \$291,392.01.	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A2.	BMO Harris Amazon Credit Card Activity	Staff recommended approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending May 26, 2023, in the amount of \$19,543.56.	<p>Approved for Action 6 - 0 - 1</p> <p>Ayes: Kelly, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: None</p> <p>Abstain: Suffredin</p> <p>Absent: Harris, Gerarcaris</p>
A3.	A Sole-Source, Three-Year Agreement with Rubicon Global LLC for the RUBICON SmartCity Digital Waste Solution Software	<p>Staff recommended the City Council authorize the City Manager to execute a sole-source, three-year agreement with Rubicon Global LLC 335 Madison Ave, Floor 4, New York, NY, 10017) for the purchase of RUBICON SmartCity digital waste solution software in the amount of \$64,720.00. <i>A sole-source purchase requires a 2/3 vote of the Councilmembers.</i></p> <p>Funding is provided from the Solid Waste Fund (SWF) (Account 520.40.4310.62509) Service Agreements/Contracts. This purchase is budgeted for \$28,240.00 in FY2023 and \$18,240.00 in FY2024 and FY2025. Yearly cellular service of \$4,800.00 will be provided from (Account 520.40.4310.64540) Telecommunications-Wireless. The purchase of ten (10) tablets for \$5,499.90 will be purchased from (Account 520.40.4310.65555) Personal Computer Equipment.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Gerarcaris</p>

Item	Item Description	Motion	Disposition
A4.	<p>A Three-Year, Sole-Source Agreement with Invoice Cloud for the Software-as-a-Service (SaaS) Electronic Bill Presentment and Payment Platform</p>	<p>Staff recommended the City Council authorize the City Manager to execute a three-year, sole-source agreement with Invoice Cloud (30 Braintree, Hill Office Park, Suite 303, Braintree, MA 02184) for the Software-as-a-Service (SaaS) Electronic Bill Presentment and Payment Platform (EBPP) in the amount of \$205,833.00. This contract includes two optional 1-year extensions. <i>A sole source purchase requires a 2/3 vote of the Councilmembers.</i></p> <p>Funding is provided by the Water Fund, Other Operations Business Unit (Account 510.40.4225.62340), which has an approved FY 2023 budget of \$254,000 and a YTD balance of \$150,870.00.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A5.	<p>An Agreement with Studio AH, LLC dba HPZS for Consulting Services Related to the Ecology Center Renovation (RFP 22-51)</p>	<p>Staff recommended the City Council authorize the City Manager to execute an agreement with Studio AH, LLC dba HPZS (213 W. Institute Place, Suite 502, Chicago, Illinois 60610) for consulting services related to the Ecology Center Renovation (RFP 22-51) in the amount of \$248,532.12.</p> <p>Funding will be from the Capital Improvement Fund 2018 General Obligation Bond in the amount of \$20,032 and from the 2022 General Obligation Bond in the amount of \$228,500.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A6.	Contract Award to HDR-A for the Comprehensive Plan and Zoning Code (RFP No. 23-32	<p>The City Council discussed and directed staff to issue a Request for Proposals to rewrite the City's Comprehensive Plan and Zoning Code. Proposals were received from four firms and evaluated in accordance with the City's purchasing manual. Staff requests the City Council approve a contract with HDR-A in the amount of \$750,000 to complete this effort.</p> <p>Funding will be provided by the American Rescue Plan Act (ARPA), account 170.99.9963.62236.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>
A7.	Participation in the “Putting Assets to Work” Incubator	<p>Staff recommended City Council approval to accept an invitation to participate in the nonpartisan “Putting Assets to Work Incubator.” The City will need to provide a total of \$125,000 matching requirements. At the end of the program, the City will receive an asset map that catalogs all public real estate assets and a strategy to utilize our public facilities better, help meet CARP goals, and provide guidance on the potential for converting or retrofitting, or sharing space for housing development.</p> <p>Funding will be from the City Manager’s Office, Service/Agreements/Contracts (100.15.1505.62509) which has a FY23 budget of \$210,000 and a remaining balance of \$82,842. The remaining cost will be provided by the City Manager’s Office Regular Pay account (100.15.1505.61010), which is projected to be significantly under budget. The account has an FY23 approved budget of \$1,019,625, of which only 37% is spent, and has a remaining balance of \$637,464.</p>	<p>Approved on Consent Agenda for Action 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
A8.	Expression of Interest by Shell Equilon Enterprises LLC to Install Electric Vehicle Charging Stations in Public Parking Facilities	Staff recommended the City Council authorize the City Manager to execute an Expression of Interest with Shell Equilon Enterprises LLC to Install Electric Vehicle Charging Stations in Public Parking Facilities.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
A9.	Resolution 42-R-23, Authorizing the City Clerk to Sign an Illinois Department of Transportation Resolution for Improvement under the Illinois Highway Code and Rebuild Illinois for Leon Place Reconstruction Project	Staff recommended City Council adoption of Resolution 42-R-23, Authorizing the City Clerk to Sign an Illinois Department of Transportation Resolution for Improvement under the Illinois Highway Code and Rebuild Illinois Program for Leon Place Reconstruction Project. Funding will be provided from Rebuild Illinois Funds in the Motor Fuel Tax (MFT) Fund (Account 200.40.5105.62145 - 423015) in the amount of \$138,364. This project is not budgeted, but there is available funding in the amount of \$979,142.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
A10.	Resolution 43-R-23, Approving the Release of Closed Session Minutes	Staff recommended the City Council adopt Resolution 43-R-23, releasing the closed session minutes listed on Exhibit A to the Resolution.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris

Item	Item Description	Motion	Disposition
A11.	Resolution 44-R-23, Authorizing the Settlement and Release of All Claims in Daley v. City of Evanston	Staff recommended approval of Resolution 44-R-23, authorizing the City of Evanston to issue a settlement payment pursuant to a settlement agreement and release in Daley v. City of Evanston (EEOC Charge 440- 2023-03456 and IDHR Charge 2023CF0729). Funding will be provided from the Insurance Fund Settlement Costs - Liability (Account 605.99.7800.62260)	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
A12.	Ordinance 63-O-23, Amending City Code Section 3-4-6(P-2) to Allow the Limited Service of Wine and Craft Cocktails at Craft Breweries	The Liquor Control Review Board recommended Adoption of Ordinance 63-O-23, Amending City Code Section 3-4-6(P-2) to Allow the Limited Service of Wine and Craft Cocktails by Craft Breweries.	Approved for Introduction 8 - 0 Absent: Geracaris
A13.	Ordinance 64-O-23, Amending City Code Section 3-4-6(R-1) to Prohibit the Service of Alcohol in Glass or Plastic Containers	The Liquor Control Review Board recommended City Council approval of Ordinance 64-O-23, amending City Code Section 3-4-6(R-1) to prohibit the service of alcohol in glass or plastic containers.	Approved on Consent Agenda for Introduction 8 - 0 Absent: Geracaris
A14.	Ordinance 66-O-23 Amending City Code Section 10-11-12 "Parking Meter Zones" and Section 10-11-7 "Passenger Loading Zones, Public Carrier Stops and Stands"	Councilmember Revelle recommended that the Administration and Public Works Committee and City Council approve amending Title 10, Chapter 11, Section 12 Schedule XII (B) of the Evanston city code ("Parking Meter Zones") to add metered spaces on the 1700 block of Central St. to the 4-hour max limit portion of the code, and Title 10, Chapter 11, Section 7 "Loading Zones" to create a new "Medical Loading Zone" at 1732 Central St., between the hours of 7:00 am - 5:00 pm, Monday - Friday.	Approved on Consent Agenda for Introduction 8 - 0 Absent: Geracaris

Item	Item Description	Motion	Disposition
A15.	Ordinance 62-O-23, Amending Title 1, Chapter 17, Section 1 "Purchases of Goods or Services"	Recommendation to the City Council of Passage of Ordinance 62-O-23 Amending Title 1, Chapter 17, Section 1 "Purchases of Goods or Services"	Approved on Consent Agenda for Adoption 8 - 0 Absent: Geracaris
P1.	Ordinance 15-O-23, Amending Title 7, Chapter 8 Concerning the Protection of Trees on Private Property	The Environment Board recommended City Council approval of Ordinance 15-O-23, Amending Title 7, Chapter 8, Concerning the Protection of Private Trees.	Held in the Planning and Development Committee
P2.	Ordinances 68-O-23 and 69-O-23 Amending Title 6 of the City Code with an Omnibus Text Amendment Package to Provide Clarifications and Updates to the Zoning Ordinance	The Land Use Commission recommended the adoption of Ordinances 68-O-23 and 69-O-23, an Omnibus Text Amendment Package to clarify and update regulations in the Zoning Code pertaining to signs, Transit Oriented Development (TOD) areas, unique adaptive uses, accessory structures, loading berths, patios and terraces, mixed-use markets, and adjustments to development plans. These text amendments were identified and referred by the Land Use Commission to address current zoning and land use issues that need clarification and updating immediately and that should not wait for the new Zoning Ordinance and Comprehensive Plan. The proposed Zoning Ordinance clarifications and updates meet the Standards for Approval for text amendments.	Approved for Introduction as Amended in the Planning and Development Committee 8 - 0 Absent: Geracaris

Item	Item Description	Motion	Disposition
P3.	Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue for the Mt. Pisgah Subdivision	Staff recommended approval of Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue for the Mt. Pisgah subdivision.	<p>Approved for Action 6 - 2</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: Kelly, Suffredin</p> <p>Absent: Geracaris</p>
P4.	Ordinance 51-O-23 Authorizing the Sale Of City-Owned Real Property at 1805 Church Street, 1708 Darrow Avenue, and 1710 Darrow Avenue, Evanston, Illinois	<p>Staff recommended approval of Ordinance 51-O-23, authorizing the City Manager to execute a sale contract for City-owned real property located at 1805 Church Street, 1708 Darrow Avenue, and 1710 Darrow Avenue, to Housing Opportunity Development Corporation (“HODC”) for a mixeduse development with 33 units of affordable housing.</p> <p><i>A 2/3 majority vote of the Councilmembers is required for adoption of this ordinance.</i></p>	<p>Approved for Adoption 6 - 2</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Revelle, Reid</p> <p>Nays: Kelly, Suffredin</p> <p>Absent: Geracaris</p>
P5.	Ordinance 55-O-23, granting a Special Use Permit for a Convenience Store at 831 Foster Street in the B1 Business District	The Land Use Commission recommended the adoption of Ordinance 55- O-23 granting a Special Use Permit for a Convenience Store at 831 Foster Street in the B1 Business District. The applicant has complied with all zoning requirements and meets all of the Standards for Special Use for this district.	<p>Approved on Consent Agenda for Adoption 8 - 0</p> <p>Absent: Geracaris</p>

Item	Item Description	Motion	Disposition
HS1.	Ordinance 2-O-23, Amending the City Code, "Creating Title 12 "Consumer Protections" Chapter 1, Cashless Establishments Prohibited	Staff provided City Council with the following information to consider Ordinance 2-O-23, Amending the City Code, "Creating Title 12 "Consumer Protections" Chapter 1, Cashless Establishments Prohibited.	Tabled until January 8, 2024