

Certifications
City of Evanston

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.

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 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 / 15 / 2024

Signature of Authorized Official

Date

Luke Stowe City Manager

Printed Name and Title of Authorized Official

Approved as to form:

Alexandra B. Ruggie

Alexandra B. Ruggie
Corporation Counsel

Title	FY24 PRO Housing Certifications for Local Gov Applicants
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Status	● Signed

Document History



SENT

10 / 14 / 2024

14:55:16 UTC-5

Sent for signature to Alex Ruggie (aruggie@cityofevanston.org) and Luke Stowe (lstowe@cityofevanston.org) from nkleiner@cityofevanston.org
IP: 66.158.65.77



VIEWED

10 / 14 / 2024

15:04:52 UTC-5

Viewed by Alex Ruggie (aruggie@cityofevanston.org)
IP: 66.158.65.76



SIGNED

10 / 14 / 2024

15:05:14 UTC-5

Signed by Alex Ruggie (aruggie@cityofevanston.org)
IP: 66.158.65.76



VIEWED

10 / 15 / 2024

16:01:31 UTC-5

Viewed by Luke Stowe (lstowe@cityofevanston.org)
IP: 66.158.65.77



SIGNED

10 / 15 / 2024

16:01:48 UTC-5

Signed by Luke Stowe (lstowe@cityofevanston.org)
IP: 66.158.65.77



COMPLETED

10 / 15 / 2024

16:01:48 UTC-5

The document has been completed.

Grant Application Detailed Budget Worksheet

(Exp. 01/31/2008)

Name and Address of Applicant:		

Category **Detailed Description of Budget (for full grant period)**

	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
1. Personnel (Direct Labor)											
Planner, New Staff	9,750	\$51.38	\$500,955	\$500,955							
Planner, New Staff	9,750	\$48.45	\$472,388	\$472,388							
Senior Planner			\$420,496		\$210,248	\$210,248					
Planner			\$74,366		\$74,366						
Housing & Econ. Dev. Analyst			\$335,493		\$110,713	\$224,780					
Housing & Econ. Dev. Analyst B											
Planning Manager			\$102,960		\$102,960						
Housing & Grants Supervisor			\$147,928			\$147,928					
Zoning Administrator			\$100,257		\$100,257						
Neighborhood & Landuse Planner			\$92,836		\$92,836						
Total Direct Labor Cost			\$2,247,679	\$973,343	\$691,380	\$582,956					

	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
2. Fringe Benefits											
Planner, New Staff	26.00%	\$500,955	\$130,248	\$130,248							
Planner, New Staff	26.00%	\$472,388	\$122,821	\$122,821							
Senior Planner	26.00%	\$420,496	\$109,329		\$54,664	\$54,664					
Planner	26.00%	\$74,366	\$19,335		\$19,335						
Housing & Econ. Dev. Analyst	26.00%	\$335,493	\$87,228		\$28,785	\$58,443					
Housing & Econ. Dev. Analyst B			\$0								
Planning Manager	26.00%	\$102,960	\$26,770		\$26,770						
Housing & Grants Supervisor	26.00%	\$147,928	\$38,461			\$38,461					
Zoning Administrator	26.00%	\$100,257	\$26,067		\$26,067						
Neighborhood & Landuse Planner	26.00%	\$92,836	\$24,137		\$24,137						
Total Fringe Benefits Cost			\$584,396	\$253,069	\$179,759	\$151,569					

3. Travel

	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
3a. Transportation - Local Private Vehicle											
Subtotal - Trans - Local Private Vehicle			\$0								

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Transportation - Airfare			\$0								
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Transportation - Other			\$0								
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Per Diem or Subsistence			\$0								
Total Travel Cost			\$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	State Share	Local/Tribal Share	Other	Program Income
Total Equipment Cost			\$0								

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
5a. Consumable Supplies											
Event Supplies	1	\$15,000	\$15,000	\$15,000							
Subtotal - Consumable Supplies			\$15,000	\$15,000							
5b. Non-Consumable Materials											
Event Participant Stipend	1	\$50,000	\$50,000	\$50,000							
Event Space Rentals	1	\$5,000	\$5,000	\$5,000							
Event Child Care	1	\$12,500	\$12,500	\$12,500							
Advertising	1	\$7,500	\$7,500	\$7,500							
Printing & Mailing	1	\$15,000	\$15,000	\$15,000							
Artists & Photography	1	\$85,000	\$85,000	\$85,000							
Subtotal - Non-Consumable Materials			\$175,000	\$175,000							
Total Supplies and Materials Cost			\$190,000	\$190,000							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Planning, Design, Engineering & Architecture	55	\$1,800	\$99,000	\$99,000							
Comprehensive Plan/Zoning Code			\$325,000				\$325,000				
Total Consultants Cost			\$424,000	\$99,000	\$0		\$325,000				
7. Contracts and Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
One-Stop Shop Housing Retrofit Program	1	\$700,000.00	\$700,000				\$700,000				
CPAH - Housing Rehab Support	1	\$350,000.00	\$350,000			\$350,000					
MTO - Tenant Assistance	1	\$250,000.00	\$250,000		\$250,000						
CPAH - Inclusionary Housing Wait List	1	\$350,000.00	\$350,000		\$350,000						
NPO Capacity Building - CPAH & Reba	2	\$200,000.00	\$400,000	\$400,000							
Total Subcontracts Cost			\$2,050,000	\$400,000	\$600,000	\$350,000	\$700,000				

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

8. Construction Costs											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8a. Administrative and legal expenses											
Administrative and Legal Expenses	1	\$500,000	\$500,000	\$100,000	\$400,000						
Subtotal - Administrative and legal expenses			\$500,000	\$100,000	\$400,000						
8b. Land, structures, rights-of way, appraisal, etc											
Land & small-scale housing acquisition	1	\$3,000,000	\$3,553,009	\$2,284,588	\$783,421					\$485,000	
Subtotal - Land, structures, rights-of way, ...			\$3,553,009	\$2,284,588	\$783,421					\$485,000	
8c. Relocation expenses and payments											
Mitigation Fund	1	\$150,000	\$150,000	\$150,000							
Housing Subsidy & Refugee Housing			\$990,000				\$990,000				
Subtotal - Relocation expenses and payments			\$1,140,000	\$150,000			\$990,000				
8d. Architectural and engineering fees											
Architectural and Engineering fees	1	\$275,000	\$275,000	\$275,000							
Subtotal - Architectural and engineering fees			\$275,000	\$275,000							
8e. Other architectural and engineering fees											
Subtotal - Other architectural and engineering fees			\$0								

Grant Application Detailed Budget Worksheet

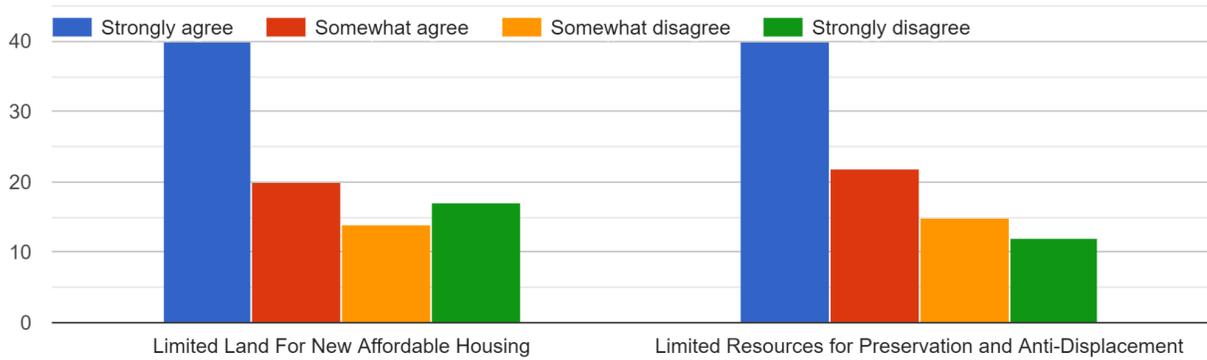
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8f. Project inspection fees											
Subtotal - Project inspection fees			\$0								
8g. Site work											
Site work	1	\$500,000	\$500,000							\$500,000	
Subtotal - Site work			\$500,000							\$500,000	
8h. Demolition and removal											
Demolition and removal	1	\$475,000	\$475,000	\$475,000							
Subtotal - Demolition and removal			\$475,000	\$475,000							
8i. Construction											
Construction			\$7,951,769	\$1,800,000	\$2,926,769	\$3,225,000					
Subtotal - Construction			\$7,951,769	\$1,800,000	\$2,926,769	\$3,225,000.00					
8j. Equipment											
Subtotal - Equipment											
8k. Contingencies											
Subtotal - Contingencies			\$0	\$0							
8l. Miscellaneous											
Subtotal - Miscellaneous											
Total Construction Costs			\$14,394,778	\$5,084,588	\$4,110,190	\$3,225,000	\$990,000	\$0	\$0	\$985,000	\$0

Attachment A:

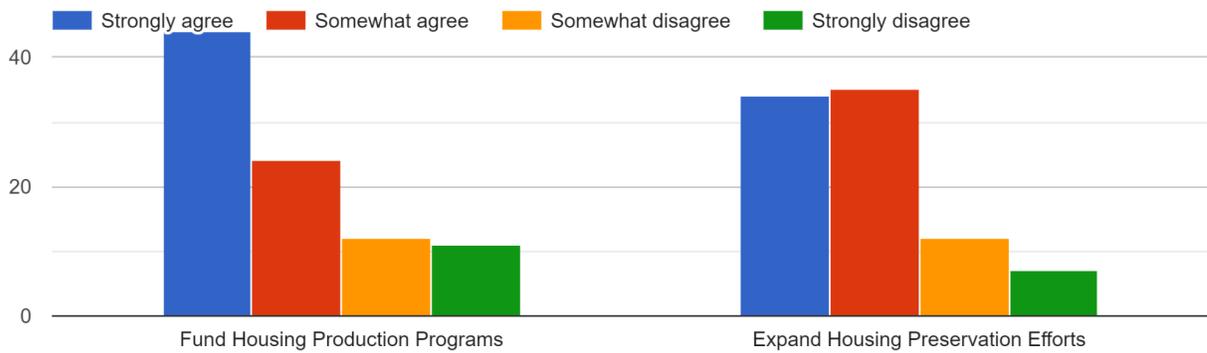
Summary of comments received on published Application and list of commenters by name/organization.

City of Evanston

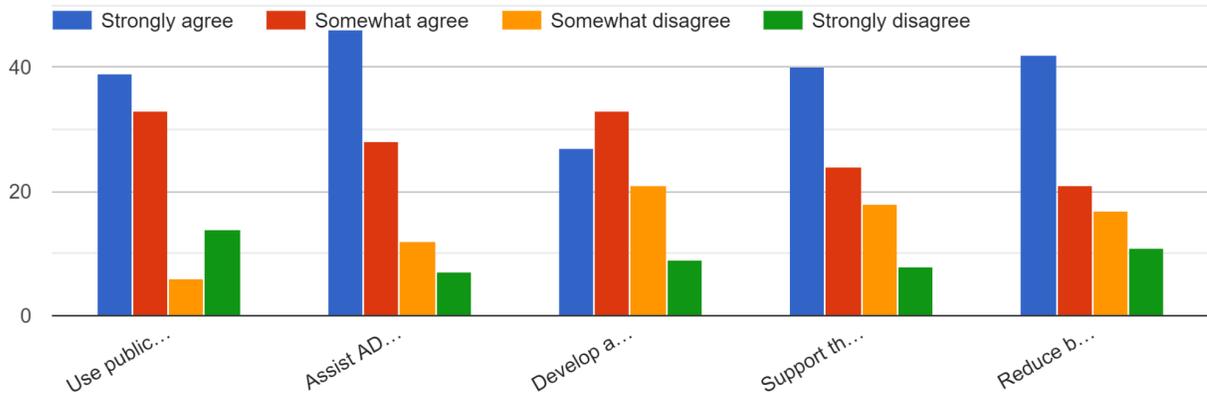
The City of Evanston should prioritize addressing these two barriers to affordable housing:



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



The City of Evanston should achieve the above strategies via the following five activities:



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

44 responses

Please do not allow rash decisions to change the character of neighborhoods. Ugly buildings on nice tree lined streets are still ugly buildings. Affordable housing that visually fits the character of the neighborhood is good for everyone involved.

Increasing housing density (across income spectrums) will also play a role in increasing the housing supply and affordability. We need to eliminate single family zoning in Evanston and instead allow 2 or 3 families by right City-wide. Overcome the NIMBYs and please push for this.

We should also be working with non-profits in the housing sector that have strong track records of developing affordable rental and homeownership housing in order to increase affordable housing production in Evanston. Provide them with land and funding and let them go to work! Thank you for your focus on this vital issue.

Please also consider some kind of grant program or rental assistance for low and middle income renters facing notable increases in rent, especially for 2024 and possibly 2025 and beyond.

Build an affordable housing trust through the city or other partner organizations. Look into the Champlain Housing Trust in Vermont and Cathedral Square housing in Burlington, VT. They have

great models that were designed during Bernie Sanders mayoral tenure to increase affordable housing and equity.

We're just praying we can afford to keep paying escalating rents until our ETHS junior can graduate and that we don't become homeless. We've already come close a few times.

Build more affordable housing (there is none that I can find), change zoning as necessary to make this happen, stop letting developers pay into an affordable housing fund to avoid including affordable housing in new buildings. Inspect properties that are offered for rent. Last summer I viewed some apartments that I thought were uninhabitable due to filthy conditions inside the apartment and in the common areas, and they were priced at the top of the market.

Change county/state law to maximum 10% increase per year!

Lower property taxes make the biggest difference for everyone!

I don't think you should privilege affordable housing in Evanston over quality of life for all residents. Too much density, lack of zoning, removal of single family home zones will diminish property values for those who already live here.

I strongly believe that if you cannot afford to pay rent or taxes in Evanston, then you should not live in Evanston. I make a good wage and still find the tax in. Evanston is ridiculous. My good money is paying for individuals that don't have the money. I should be able to choose that on my own, rather than pay taxes to someone else who makes that decision.

So very excited that we are FINALLY taking this one on..much needed to keep the diversity of our unique, exciting, vibrant community.

Renters need more protection from displacement. Property sales of multi-unit dwellings should be restricted to buyers who can commit to keeping the tenants in their homes. Also: Rents should be CAPPED at an amount that reflects the earning opportunities in the area. Also: Property owners should not be grandfathered out of any new regulations since their current tenants need relief too.

Need to be clear on how many units and for what size family and income level - this should drive strategy and priorities

We need to provide housing to undocumented folx as well.

Have an Affordable Housing initiative to help long time senior SW Evanston homeowners age-in-place (tiny homes) by offering subsidies for real estate taxes and utilities over and above senior freeze offered by county/state. Create a social/economic "model" for other suburbs on how to provide financially and socially secure environment for single, aging populations or for those couples who need to downsize in their retirement. After all, SW Evanston has all the tiny homes to achieve this. Also, to prohibit any more McMansions from being built in this area to further assure affordable housing for seniors will be available for generations as they age. Become known as the nation's "Best Place for Seniors to Age-in-Place" one day.

We need more affordable housing for disabled residents who are unable to pay the high rents in Evanston.

Build public housing in scattersites.

Develop a cash assistance fund for deposits. also: RENT CONTROL

Please stop. I am considering buying a home here and am tired of homeless and others begging for money in front of grocery stores and Walgreens. Not to mention ruining bringing my family to enjoy fountain square in downtown. They are ruining this beautiful gem of an historic city.

The outrageous increases in rent are pushing people out of Evanston. Landlords need to be held accountable. Also, many landlords will not rent to single mothers or people with Section 8. These landlords need to be held accountable as well.

More affordable housing may sound good, but is it a necessity because we are trying to attract low income people to the city? I think people should have the desire to work and live here versus being coerced into coming here because there is a place for them to pay cheap rent.

I live in a 2 flat in a mostly single-family housing neighborhood and I think it's a great model to mix the two. I'm really offended by people trying to limit this type of thing.

We need housing support for undocumented people who has paid so much taxes

Buy distressed properties (1820 Crain st, is a perfect example) , hire the folks at Evanston Development Cooperative to fix it up and then sell it at a reduced amount to a black family or a latine family. maybe even have EDC own it and then they can sell it(create a land trust that keeps the land/property affordable in perpetuity...see Here To Stay Land trust in Chicago.)

Evanston needs both rent control a a vacancy tax

Forcing all buildings to use electric heat will eliminate any chance for affordable living here.

This is not a good survey as it lacks any detail. It is too vague to have a real opinion on

What is the motivation to completly destroy this city?

This is long past due! And affordable housing MUST also address affordable Senior housing!

Straightforward, uncomplicated subsidized housing. (Help with rent in too expensive apartments).

I want money put into senior low income housing and funding to keep Evanston residents in their homes with grants to help them renovate! Plus stop being racist and only allowing residents with a certain color skin to get grants. We have plenty of low income white and yellow residents that deserve grant funds too so they can stay in Evanston, so stop discriminating!

Please do not reduce the number of parking spaces, I park on the street and it's a nightmare I moved from Lakeview Chicgo for my space , more green space LESS DENSITY !!!! & stop handing the keys to the city to developers , make the ratio at least I parking spot to one unit, with connections for Homeless using the Margarita Inn (so sad) for homeless shelter and the low income house on South Blvd.... it's enough you are ruining Evanston !!! Evanston is becoming the dumping ground for Chicago and all of the North shore in regards for homeless and low income, I would support the low income building in South Blvd if only Current Evanston residents were to be house there not moving low income people from Chicago here . How does Density help anything . I m so sad about what Mayor Biss is trying to shove thru to ruin Evanston, the speed he is using to

shove this agenda thru speaks only to his own career, his desire for campaign contributions, and using Evanston as a stepping stone to higher office

Don't build any more multi-unit buildings! Instead focus on reducing property taxes and implementing rent control. Focus on helping existing residents being able to afford to stay in Evanston instead of increasing the population!

The city must address zoning and land use barriers to the development of affordable housing, including density limitations.

Taxes are way too high for everyone. Lower taxes for everyone.

According to the US Census, our population per sq mile is 10,000; Skokie is 6,700; DesPlaines is 4,200 ; Chicago is 12,000 per sq mile. We are highly dense. Look at the numbers for local suburbs. We also support 12% poverty rate; higher than any other suburb and coming close to Chicago. Who is going to pay for this?

The zoning in Evanston needs to be addressed, there is room for revamping the land distribution and the lot sizes in north Evanston also.

Sustainability can be a way to build value in homes, heat pump and solar infrastructure can be subsidized on low income housing so energy and utility costs are lower.

ENACT RENT CONTROL PROPOTIONAL TO INCOME NOW!!!!!!!!!!!!!!!

The City should offer down payment assistance and tax credits for middle income families who make \$80 to \$100k annually.

These are all impactful solutions! It would be nice to see a non-profit organization funded for rehab, repairs.

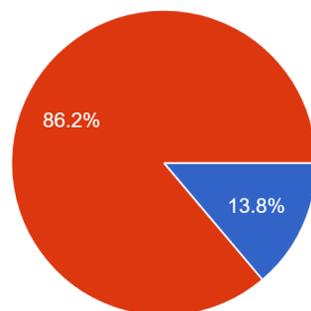
I think Evanston needs to redefine what we consider “affordable”. There are programs in place to support some residents however the Black middle class is almost extinct in Evanston. There is NOTHING in place to keep us homeowners or in Evanston. We make too much for these programs but due to the rise of housing costs in our community we can not afford to buy. I can’t afford a home in the neighborhood I was raised in because the prices have skyrocketed. I can afford a 2 bdrm condo with less amenities than the home I was raised in, although I make more than my parents. I am told here, that I should be ok with that for my child. The middle class get no breaks in the school system or anywhere else because we make too much - yet still can’t afford anything. I would like for the city to explore ways to create housing for the middle class because we do not qualify for ANYTHING you currently offer and we have to also leave Evanston. Many of us have moved to other communities because there is nothing here. I don’t need discounts or a program, I am happy to purchase my home but I can’t afford 350,000 on a home and pay full price for every other aspect of my life.

Explore ways to reduce property taxes especially for lower income residents. Explore ways to penalize and hold landlords more accountable for unfair housing practices, not addressing maintenance and safety issues, extreme over-market rent prices, etc.

High property taxes in general, and no relief from institutions like Northwestern University which takes up lots land and property that would otherwise be on tax rolls.

Submit or Continue

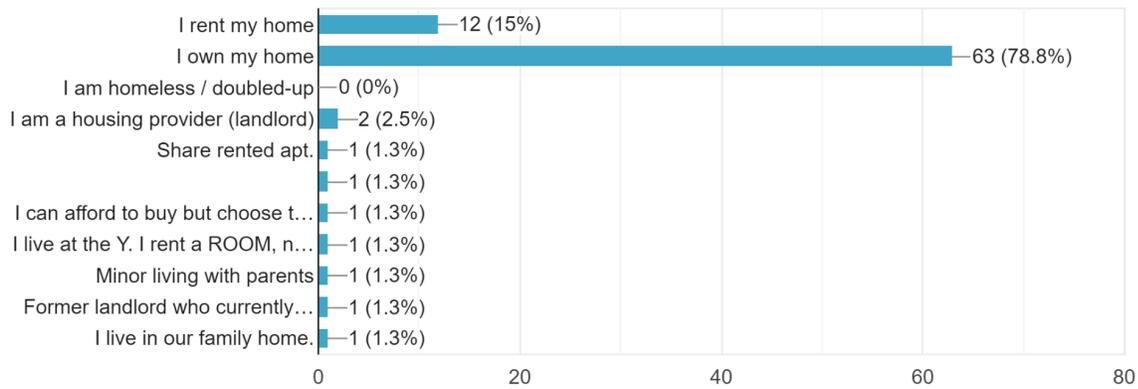
94 responses



- Submit on next page
- Continue as a Community Member: I live, work, or play in Evanston
- Continue as an Organization: I represent an organization or agency

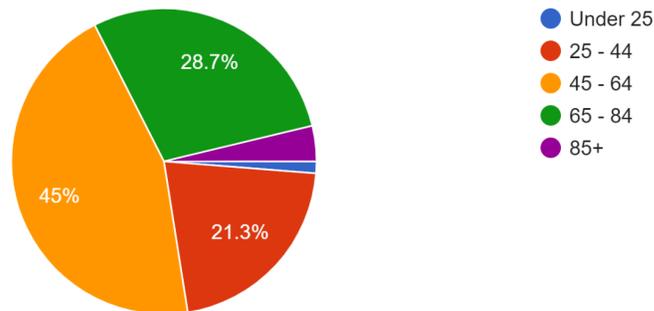
Housing Status

80 responses



Age

80 responses



I'm unsure what ward I primarily live, work, or play in. These are the cross streets:

11 responses

Ridge and Monroe

live at Main and Forest; work at Church and Orrington

Chicago and Madison

1201 Dobson St

I work and play in most them...Evanston is a small community.

800 Washington St

central and Green Bay rd.

Oakton/Asbury

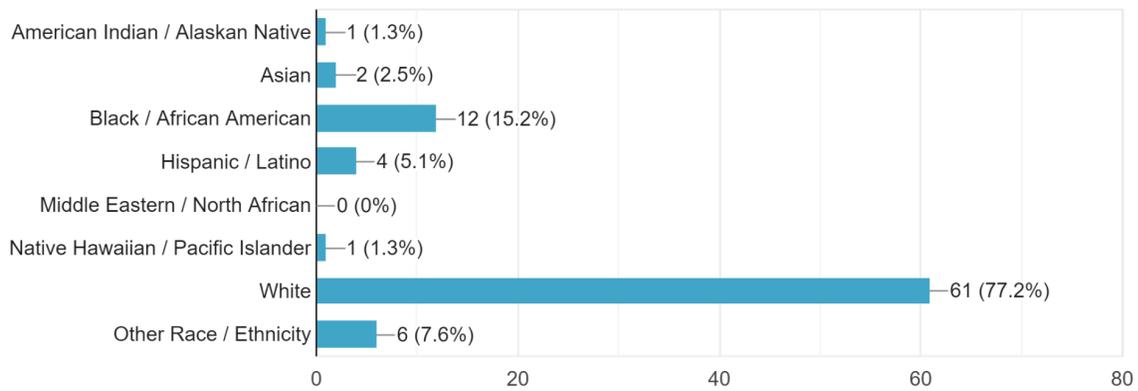
Sheridan and Keeney

542 SHERIDAN RD APT GDN

Lake and Wesley

Race / Ethnicity

79 responses



Name

41 responses

Jason Miles

Walter Hallen

Laurel Watson

fay bomberg

Daci Jett

Roger Kushla

K. Long

Kerri Hatcher

Jacqueline Eddy

Carol Goddard

Heather Lindahl

Koren Vanzo

Martha Trueheart

Ren Freeman

Robert M Lauricella

John

kim feicke

Jodi Goode

Diane Testa

Marcelo Ferrer

Gordon Anderson

James

Siobhan Donati

J Patrick White

Deon Morris

Albert Green

Kate Schwartz

Bruce Soboroff

Lawrence Nolan

Ann Hennessey

Lori Bollom

Mary Henebry

Linda Kruhmin

Elisabeth Sampson

Jeannie Fiorino

Jexa

Ferdinand Frost

Cheryl Lawrence

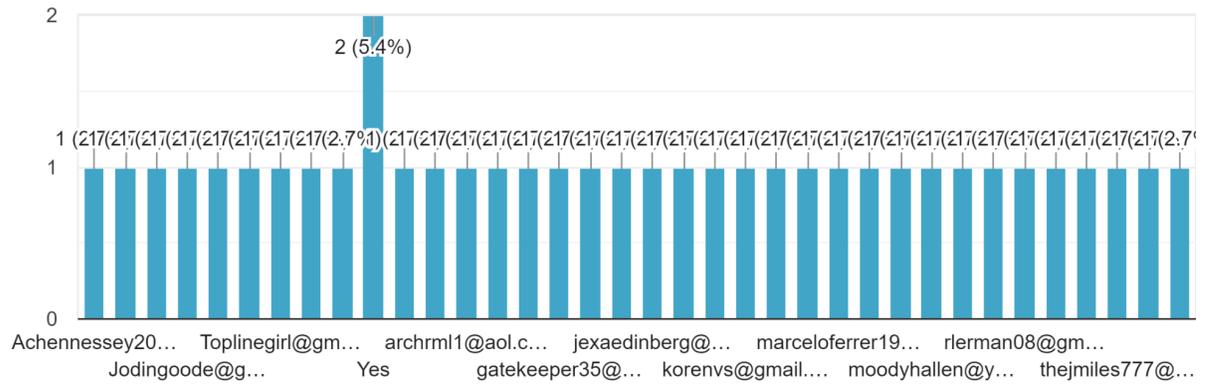
Rachel

Vanessa Johnson-McCoy

Gerald Johnson

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

37 responses



No responses recorded under Organization / Agency

Summary of Input at PRO Housing Feedback/Open House Meeting on October 7, 2024

See attached sign-in sheet for attendees. In addition, three members of Northwestern University Communications team attended and filmed part of the meeting, but did not sign in.

Sarah Flax, Community Development Director, presented an overview of the PRO Housing 2024 Draft Application; see attached slides. Attendees took paper copies of the Online Feedback Questionnaire as a reference during the discussion; no paper questionnaires were completed and turned in at the meeting or completed online following the meeting.

Attendees spoke about the lack of affordable housing in Evanston and the need to develop more income-restricted affordable units as well as preserve naturally occurring affordable housing. Most of the discussion revolved around ADUs and housing rehabilitation programs.

Helping low- and moderate-income homeowners finance the construction of accessory dwelling units was of particular interest to one attendee who noted that this is an effective way to get additional units without the cost of acquiring vacant land, and could enable lower-income homeowners to avoid displacement by generating rental income. Providing assistance to these new housing providers in the form of tenant screenings and other technical assistance was also noted as important. Expanding eligibility to more census tracts than the pilot Green Homes rehab program was also noted as important.

Housing rehabilitation to maintain the quality of both ownership and rental housing in lower-income neighborhoods was also of interest and could support small, local landlords who provide most of the Naturally Occurring Affordable Housing (NOAH) and reduce the likelihood that they would sell their properties to investors who are likely to raise rents that could displace long-time residents. The ongoing impact of the COVID eviction moratorium on small landlords who lost a larger percentage of their rental income than larger, institutional housing providers was also noted.

An attendee noted the importance of expanding the availability of rental housing for all income levels to reduce competition for the limited supply overall.

The feedback session concluded at 7:30 pm.

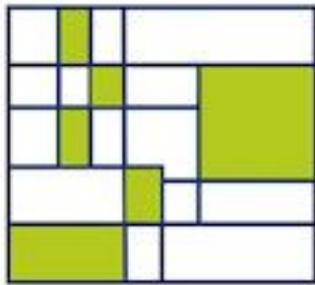
PRO Housing Open House #2 - October 7, 2024

Sign-In Sheet

NAME	EMAIL
Cindy Reed	cindyreed@gmail.com
TINA PADEN	PADEN PROPERTIES@HOTMAIL.COM
Steven Frost	sfrost37@gmail.com
Vanessa Frost	vanessamfrost@gmail.com

PRO Housing Grant

Public Feedback Session



PRO HOUSING
Pathways to Removing Obstacles

October 7, 2024

Today's Agenda

- **Introductions**
- **What is PRO Housing?**
- **Identified Barriers**
- **Proposed Strategies**
- **Proposed Activities**
- **Questions?**
- **Your Feedback**
- **Promote Feedback**

Introductions

- Name
- Role
- Organization
- Barrier to affordable housing in Evanston [1 word]
- Familiarity w/PRO Housing Grant Opportunity

What is PRO Housing?

- PRO = **P**athways to **R**emoving **O**bstacles
- Federal funding for identifying and removing barriers to affordable housing production and preservation
- August 13: U.S. Department of Housing and Urban Development (HUD) released the 2nd PRO Housing competitive grant opportunity

Who's Eligible to Apply?

- State, county, and local governments are eligible
- \$100 million available overall; each grant will be between \$1 - \$7 million
- Applications due October 15
- Estimate awards announced in Feb 2025 and funds expended by Sept 30, 2030

What is PRO Housing?

- 9/25 — Draft application posted
- 9/25 — Public comment period began
- 10/7 — Feedback Session
- 10/10 — Public comment period ends
- 10/15 — Application deadline

Identified Barriers

- What are our most significant housing needs?
- What are the largest barriers to affordability?
- What would reduce/remove these barriers?
- Is it grant eligible?
- How well will it score?
- Are we addressing racial equity?
- What's the impact on housing production and preservation?

Identified Barriers

- Limited Land for New Affordable Housing
- Limited Resources for Preservation and Anti-Displacement

Proposed Strategies

- Fund Production Programs
 - Barrier: Limited Land for New Affordable Housing
- Expand Preservation Efforts
 - Barrier: Limited Resources for Preservation and Anti-Displacement

Proposed Activities

- Strategy: Fund Production Programs
 - Putting Assets to Work Implementation
 - Accessory Dwelling Unit (ADU) Financing and Technical Assistance

Barrier: Limited Land for New Affordable Housing

Proposed Activities

- **Strategy: Expand Preservation Efforts**
 - **One-Stop Shop for Home Rehabilitation Programs**
 - **Expansion of Shared Ownership & Equity Models**
 - **Housing Provider Mitigation Fund**

Barrier: Limited Resources for Preservation and Anti-Displacement

QUESTIONS?

RE: grant, timeline, outreach, process

FEEDBACK

- What's missing?
- What would most help those you represent?
- What's most exciting in the draft strategy?
- What would be most impactful?

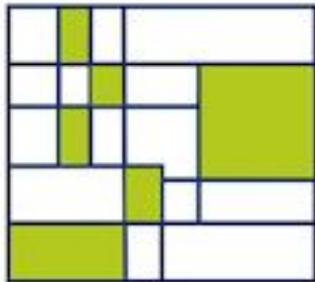
Promote Feedback

- Focus on those most impacted
- Representative of Evanston
- Last chance Thursday, October 10

Thank you for your partnership!

Links

- Webpage: bit.ly/EvanstonPROHousing
- Feedback Form: bit.ly/PROHousingFeedbackFY24
- Email: housing@cityofevanston.org



PRO HOUSING
Pathways to Removing Obstacles

Email sent on 10/1/24 and 10/7/24 to a list of 258 individuals representing: community groups, major institutions, housing developers, social service agencies, technical assistance providers, housing providers, public agencies, housing industry, and more

Subject: Strategic Housing Plan, PRO Housing, Inclusionary Housing Ordinance, oh my!

Good morning,

There are big housing updates and opportunities in Evanston we want you to know about:

Strategic Housing Plan / Evanston Housing4All

Submit a Quote!

To personalize the plan and ground it in the lived experiences of community members, we are seeking short housing-related quotes to include in the Plan.

[Click here to learn more and submit a quote.](#)

Timeline

- **Late Oct:** Draft Plan will be released
- **Late Oct - Early Nov:** Draft Plan feedback period
- **Nov 7:** Recommendation to City Council (Housing & Community Development Committee)
- **Dec:** Final Plan Accepted and Placed on File (City Council)

Thank You

Thanks again for your feedback in July. We heard from 110+ community members and that input contributed to the Plan's development in many ways, including:

- The plan's focus on affordability / cost-burden
- Expanded objectives, acknowledging the variety of current challenges
- An "all the above" approach as well as a focus on specific populations
- The inclusion of additional organizations and resources

PRO Housing Grant FY24 Application

How should the City spend \$7 million on housing?

The City of Evanston is applying for \$7 million in federal funds to remove barriers to affordable housing and we want your feedback by October 10! Review the draft application [here](#).

3 ways to provide feedback

- Fill out the [Digital Feedback Form](#)
- In-Person Feedback Session on Monday 10/7 6-7:30 pm at the Civic Center, 2100 Ridge Ave
- Email housing@cityofevanston.org

For more info, visit the [PRO Housing webpage](#).

Inclusionary Housing Ordinance (IHO)

Draft Ordinance

On Tuesday, September 17, the City presented the Housing and Community Development Committee with a Draft Inclusionary Housing Ordinance update. The update includes:

- An increase in the minimum requirement from 10% to 15% of covered units
- Increased predictability and flexibility for providers of Inclusionary Housing units
- An increase in the variety of units to better address the community's housing needs
- An increase in protections against losing Evanston's racial and economic diversity

[You can review the memo, draft ordinance, and more here.](#)

Feedback

The Housing and Community Development Committee is scheduled to review and vote on recommending the ordinance to City Council on Tuesday, October 15. [Click here to submit a comment or sign up to speak in person](#). City Council is tentatively scheduled to review the ordinance in November/December.

Questions? Email housing@cityofevanston.org.

Thanks,
Uri Pachter
Senior Housing Planner



Dominic Voz, Director of Fair Housing
(312) 620-8304
dominic@open-communities.org

October 10th, 2024

City of Evanston Leaders,

Open Communities is a more than 50-year-old fair housing and housing counseling agency that serves the North and Northwest suburbs of Chicago. Our Fair Housing Department works with individuals, organizations, and local governments to understand and enforce fair housing rights and responsibilities, and to affirmatively further the mission of fair housing.

We are writing to provide input on the City's application for federal PRO Housing dollars. We support the expansion of affordable housing in Evanston unequivocally and applaud the many ways that this goal has become a demonstrated priority of city staff and officials.

The following are our recommendations to ensure that these funds, if awarded, will be utilized to further the mission of making our communities more equitable and inclusive.

Given that the timing of this grant request comes amidst larger the larger Envision Evanston 2045 comprehensive planning process, a strategic housing plan, and on the doorstep of what advocates hope to be a newly codified federal Affirmatively Furthering Fair Housing (AFFH), rule, this funding opportunity can and should be woven into the broader vision to make Evanston more integrated, affordable, equitable, and sustainable.

The recommendations below apply to the vision of projects proposed in the application as well in the implementation of funds, should they be awarded. We recommend to:

- Ensure that racial integration is made an explicitly central priority of any plans for development. Tragically, [80% of large metro areas are more segregated today than they were 30 years ago](#). Of the many cogs in the larger system of White supremacy, residential segregation has perhaps been the most operable in growing the racial wealth gap and creating an ecosystem where [zip code predicts vastly different health outcomes](#). Black and Brown Americans have too often seen their neighborhoods systematically robbed of wealth and opportunity or ignored. Evanston must ensure that any affordable housing plans do not exacerbate segregation – this can be done, in part, by building affordable housing in areas of high opportunity and access to transit.
- Enable the funds to complement progressive zoning reform. As stressed in HUD's eligible uses outline for PRO Housing, projects should seek to integrate into a broader set of land use reforms that allow for dynamic mixed-use neighborhoods, residential in-fill,

and by-right permitting which maintains democratic input while not allowing our community's most privileged citizens to maintain inequitable control over resources and development.

- Enable buildings to be affordable in perpetuity. Community land trust models are a powerful vehicle for this goal, and the partnership of CLTs can help to achieve this. We simply cannot afford to continue pursuing projects with quickly sunseting affordability periods as housing becomes increasingly commodified.
- Protect civil rights. Individuals who live in affordable housing often belong to protected classes under civil rights law – in order to ensure that these human rights are protected, the City must also seek to bolster its capacity to pursue investigation and enforcement of fair housing laws by partnerships with organizations like Open Communities, legal aid agencies, and tenants rights groups. As an entity often mediating the translation of public policy to plain language, the City must also ensure that citizens know their rights under housing-related local laws.
- Concurrently seek to ensure that any developed housing projects are dignified and healthy – this means a landscape of pro-active inspections, improvements to landlord registration and a licensing program, and improvements of landlord/tenant law the provide more fairness and security of tenure. These improvements should include:
 - An elimination of existing limitations on the number of related individuals that can reside in a dwelling – this limits the opportunity for alternative household structures to cohabit and increases the likelihood of fair housing violations.
 - A “good cause” amendment to the Evanston Residential Landlord Tenant Ordinance to increase stability of tenure, transparency and accountability for landlords, slow gentrification, and create a pathway to fight against retaliatory non-renewals.
 - A right of first refusal for tenants in multi-family housing, and/or to the City of Evanston which can then trigger an opportunity to purchase by the City or pre-vetted nonprofit entities before for-sale-buildings go to the open market.
 - A right to counsel in eviction court program that allows tenants an equal opportunity to have their case heard; currently, landlords are represented by counsel far more than tenants, leading to unfair outcomes in what can be, in essence, a “rubber stamp” process.
- Ensure that all affordable development plans reflect the diversity of the community. Given changing demographics, population movement, and evolving culture, our communities need a multitude of abundant housing choices. Not only 1 and 2-bedroom units but family and SRO-style units; not only moderately affordable but deeply affordable housing; housing that is supportive to people with disabilities as well as independent living.
- Create a local eco-system that combats the long history of isolationist development – fueled by an almost toxic individualism and obsession with the so-called “Protestant Ethic,” our communities have too often prized isolated, single-family living and low-density, inefficient, and lifeless Euclidean sprawl over dense and dynamic multifamily development. This trend has also accompanied vast privatization and commodification of

what was once public space. While these funds alone could not begin to address these colossal forces, as part of the City's concretized values, the potential projects could have immense power not only materially but in the profound symbolism of a "right to the city" for *all* Evanston residents.

We thank you for considering this input and for your efforts to procure these important resources.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Voz", written in a cursive style.

Dominic Voz

Timestamp	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	The City of Evanston	Anything else you'd like to share about barriers to affordable housing in Evanston?	Housing Status	Age	I primarily live, work or play in Evanston?	I'm unsure what ward I live in?	Race / Ethnicity	Name	I want to stay informed about housing initiatives in Evanston at this email address:
Timestamp	Barrier #1 Limited Land For New Affordable Housing	Barrier #2 Limited Resources for Preservation and Anti-Displacement	Strategy #1 Fund Housing Production Programs	Strategy #2 Expand Housing Preservation Efforts	Activity 1.1 Use publicly-owned property for affordable housing	Activity 1.2 Assist ADU development for low/moderate income households	Activity 2.1 Develop a one-stop shop for home rehab	Activity 2.2 Support the expansion of shared ownership and equity models	Activity 2.3 Reduce barriers for tenants w/ lower credit scores / rent-to-income ratios	Anything else?	Housing Status	Age	Live / Work/ Play	Cross streets	Race / Ethnicity	Name	I want to stay informed at:	
9/26/2024 12:41:34	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree		I rent my home	25 - 44	2nd Ward		Black / African American			
9/26/2024 12:46:31	Somewhat disagree	Somewhat agree	Strongly agree	Somewhat agree	Strongly disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat agree	Please do not allow rash decisions to change the character of neighborhoods. Ugly buildings on nice tree lined streets are ugly buildings. Affordable housing that visually fits the character of the neighborhood is good for everyone involved.	I own my home	45 - 64	5th Ward		White	Jason Miles	thejmiles777@gmail.com	
9/26/2024 12:49:15	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree		I own my home	85+	4th Ward	Ridge and Monroe	White	Walter Hallen	moodyhallen@yahoo.com	
9/26/2024 12:50:09	Strongly disagree	Strongly disagree	Strongly disagree	Strongly disagree	Somewhat disagree	Somewhat disagree	Strongly disagree	Strongly disagree	Somewhat disagree									
9/26/2024 12:50:25	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Increasing housing density (across income spectrums) will also play a role in increasing the housing supply and affordability. We need to eliminate single family zoning in Evanston and instead allow 2 or 3 families by right City-wide. Overcome the NIMBYs and please push for this.	I own my home	25 - 44	6th Ward		White		andrewpierson@gmail.com	
9/26/2024 12:51:30	Somewhat agree	Somewhat disagree	Strongly agree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat disagree	Strongly agree	Strongly agree		I own my home	45 - 64	6th Ward		White			
9/26/2024 12:57:00	Strongly agree	Somewhat disagree	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat disagree		I own my home	25 - 44	3rd Ward		White			
9/26/2024 12:57:36	Strongly agree	Somewhat disagree	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat agree		I own my home	45 - 64	7th Ward		White			
9/26/2024 12:57:46	Somewhat agree	Strongly agree	Somewhat disagree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat disagree	Strongly agree	Strongly agree	Please also consider some kind of grant program or rental assistance for low and middle income renters facing notable increases in rent, especially for 2024 and possibly 2025 and beyond.	I rent my home	25 - 44	Unsure		Black / African American			
9/26/2024 12:59:15	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat disagree	Strongly agree	Strongly agree									
9/26/2024 13:01:37	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Build an affordable housing trust through the city or other partner organizations. Look into the Champlain Housing Trust in Vermont and Cathedral Square housing in Burlington, VT. They have great models that were designed during Bernie Sanders mayoral tenure to increase affordable housing and equity.	I own my home	25 - 44	2nd Ward		White			
9/26/2024 13:02:37	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	We're just praying we can afford to keep paying escalating rents until our ETHS Junior can graduate and that we don't become homeless. We've already come close a few times.	I rent my home	45 - 64	5th Ward		White	Laurel Watson	Verventa@uno.com	
9/26/2024 13:03:08	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly disagree	Somewhat agree		I own my home	65 - 84	4th Ward		White	Ray Bomberg	raybomberg@gmail.com	
9/26/2024 13:08:20	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly disagree	Somewhat agree		I own my home	65 - 84	4th Ward		White	Ray Bomberg	raybomberg@gmail.com	
9/26/2024 13:08:40	Somewhat disagree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat disagree	Somewhat agree	Somewhat disagree		I own my home	45 - 64	2nd Ward		Black / African American			
9/26/2024 13:11:45	Strongly disagree	Somewhat agree	Somewhat disagree	Strongly agree	Somewhat agree	Somewhat agree	Strongly disagree	Somewhat agree	Strongly disagree		I own my home	45 - 64	6th Ward		White			
9/26/2024 13:13:39	Strongly agree	Strongly disagree	Strongly agree	Strongly disagree	Somewhat disagree	Somewhat disagree	Strongly disagree	Somewhat agree	Somewhat agree		I own my home	65 - 84	8th Ward		White			
9/26/2024 13:16:01	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree		I own my home	65 - 84	8th Ward		White			
9/26/2024 13:17:58	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Build more affordable housing (there is none that I can find), change zoning as necessary to make this happen, stop letting developers pay into an affordable housing fund to avoid including affordable housing in new buildings. Inspect properties that are offered for rent. Last summer I viewed some apartments that I thought were uninhabitable due to filthy conditions inside the apartment and in the common areas, and they were priced at the top of the market.	I rent my home	45 - 64		live at Main and Forest	White	Daci Jett		
9/26/2024 13:24:26	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree		I own my home	65 - 84	6th Ward		White	Roger Kushia	Rwkushia@outlook.com	
9/26/2024 13:27:44	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Change county/state law to maximum 10% increase per year!	Share rented apt.	65 - 84	Unsure	Chicago and Madsor	White	Roger Kushia	profdioning@aol.com	
9/26/2024 13:33:50	Somewhat disagree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat disagree	Lower property taxes make the biggest difference for everyone!	I own my home	45 - 64	8th Ward	1201 Dobson St	White	Kerri Hatcher	dogfarm1@aol.com	
9/26/2024 13:34:27	Somewhat disagree	Strongly agree	Somewhat disagree	Somewhat agree	Strongly agree	Strongly agree	Somewhat disagree	Somewhat disagree	Strongly agree									
9/26/2024 13:37:18	Strongly disagree	Strongly agree	Strongly disagree	Strongly agree	Strongly disagree	Strongly disagree	Strongly agree	Somewhat disagree	Somewhat agree	I don't think you should privilege affordable housing in Evanston over quality of life for all residents. Too much density, lack of zoning, removal of single family home zones will diminish property values for those who already live here.	I own my home	45 - 64	3rd Ward		White			
9/26/2024 13:38:32																		
9/26/2024 13:40:26	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat disagree	Somewhat agree	Strongly agree		I own my home	25 - 44	1st Ward		Native Hawaiian / Pacific Islander	wad-respect-happy@duck.com		
9/26/2024 13:44:37	Strongly disagree	Strongly disagree	Strongly disagree	Strongly disagree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat disagree	I strongly believe that if you cannot afford to pay rent or taxes in Evanston, then you should not live in Evanston. I make a good wage and still find the tax in Evanston is ridiculous. My good money is paying for individuals that don't have the money. I should be able to choose that on my own, rather than pay taxes to someone else who makes that decision.	I own my home	45 - 64	3rd Ward		White			
9/26/2024 13:47:31	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	So very excited that we are FINALLY taking this one on...much needed to keep the diversity of our unique, exciting, vibrant community.	I own my home	65 - 84	Unsure	I work and play in m	White	Jacqueline Eddy	jmeddy2@gmail.com	
9/26/2024 13:51:10	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree		I own my home	65 - 84	6th Ward		White			
9/26/2024 13:55:44	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree		I own my home	65 - 84	7th Ward		White	Carol Goddard	Yes	
9/26/2024 13:58:58	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Renters need more protection from displacement. Property sales of multi-unit dwellings should be restricted to buyers who can commit to keeping the tenants in their homes. Also, Rents should be CAPPED at an amount that reflects the earning opportunities in the area. Also, Property owners should not be grandfathered out of any new regulations since their current tenants need relief too.	I rent my home	45 - 64	4th Ward			Heather Lindahl	heather.lindahl.1@gmail.com	
9/26/2024 14:13:58	Strongly agree	Somewhat agree	Strongly agree	Somewhat disagree	Strongly agree	Strongly disagree	Somewhat disagree	Somewhat agree	Strongly disagree									
9/26/2024 14:21:47	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat disagree		I own my home	45 - 64	2nd Ward		White			
9/26/2024 14:40:44	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	We need to provide housing to undocumented folk as well.	I own my home	45 - 64	2nd Ward		White			
9/26/2024 14:50:04	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Have an Affordable Housing initiative to help long time senior SW Evanston homeowners age-in-place (tiny homes) by offering subsidies for real estate taxes and utilities over and above senior freeze offered by county/state. Create a social/economic "mode" for other suburbs on how to provide financially and socially secure environment for single, aging populations or for those couples who need to downsize in their retirement. After all, SW Evanston has all the tiny homes to achieve this. Also, to prohibit any more McMansions from being built in this area to further assure affordable housing for seniors will be available for generations as they age. Become known as the nation's "Best Place for Seniors to Age-in-Place" one day.	I own my home	65 - 84	2nd Ward		Asian, White	Koren Vanzo	korevns@gmail.com	
9/26/2024 14:58:12	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree		I own my home	45 - 64	4th Ward		White	Martha Truehear	truehear623@yahoo.com	
9/26/2024 15:19:57	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	We need more affordable housing for disabled residents who are unable to pay the high rents in Evanston.	I own my home	45 - 64	4th Ward		White	Ren Freeman	renfreeman@gmail.com	

9/26/2024 15:19:59	Somewhat disagree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat disagree	Somewhat agree	Strongly agree	Build public housing in scaterstles.	I rent my home	65 - 84	9th Ward	800 Washington St	White	Robert M Lauric	archm1@aol.com
9/26/2024 15:46:38	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat agree	Strongly disagree		I rent my home	low 45 - 64	9th Ward		White		
9/26/2024 15:54:01	Strongly disagree	Strongly disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat disagree	Strongly agree	Somewhat disagree	Strongly disagree		I own my home	65 - 84	Unsafe	central and Green Br	White	John	gatekeeper35@gmail.com
9/26/2024 15:54:40	Strongly agree	Strongly disagree	Somewhat agree	Strongly agree		I own my home	25 - 44	3rd Ward		White							
9/26/2024 16:08:49	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Develop a cash assistance fund for deposits. also: RENT CONTROL	I own my home	65 - 84	3rd Ward		White		
9/26/2024 16:18:03	Strongly disagree	Please stop. I am considering buying a home here and am tired of homeless and others begging for money in front of grocery stores and Walgreens. Not to mention ruining bringing my family to enjoy fountain square in downtown. They are ruining this beautiful gem of an historic city.															
9/26/2024 16:32:18	Somewhat agree	Strongly agree	Strongly agree	The outrageous increases in rent are pushing people out of Evanston. Landlords need to be held accountable. Also, many landlords will not rent to single mothers or people with Section 8. These landlords need to be held accountable as well.	I own my home	45 - 64	8th Ward		American Indian / Alaskan Native, Hispanic / Latino, White								
9/26/2024 16:36:22	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	More affordable housing may sound good, but is it a necessity because we are trying to attract low income people to the city? I think people should have the desire to work and live here versus being forced into coming here because there is a place for them to pay cheap rent.	I own my home	25 - 44	4th Ward		Other Race / Ethnicity		
9/26/2024 16:46:39	Strongly disagree	Strongly disagree	Somewhat disagree	Somewhat agree	Strongly disagree	Somewhat agree	Somewhat agree	Strongly disagree	Somewhat disagree	I live in a 2 flat in a mostly single-family housing neighborhood and I think it's a great model to mix the two. I'm really offended by people trying to limit this type of thing.	I own my home	45 - 64	4th Ward		White	kim feicke	kimfeicke@gmail.com
9/26/2024 16:57:03	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat disagree	Strongly agree	Strongly agree		I rent my home	45 - 64	9th Ward		White	Jodi Goode	Jodingoode@gmail.com
9/26/2024 17:08:23	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree		I own my home	45 - 64	6th Ward		White	Diane Testa	Dianetesta29@hotmail.com
9/26/2024 17:46:03	Strongly disagree	Strongly disagree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Strongly disagree	Somewhat disagree	Somewhat disagree	We need housing support for undocumented people who has paid so much taxes	I own my home	45 - 64	2nd Ward		White		
9/26/2024 17:50:35	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat disagree	Somewhat agree	Somewhat agree		I own my home	45 - 64	2nd Ward		White		
9/26/2024 18:23:44	Strongly agree	Buy distressed properties (1520 Crain st. is a perfect example) , hire the folks at Evanston Development Cooperative to fix it up and then sell it at a reduced amount to a black family or a latine family, maybe even have EDC own it and then they can sell it(create a land trust that keeps the land/property affordable in perpetuity...see Here To Stay Land trust in Chicago.)	I own my home	45 - 64	2nd Ward		Hispanic / Latino	Marcelo Ferrer	marceloferrer1967@gmail.com								
9/26/2024 18:31:28	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree		I own my home	65 - 84	1st Ward		White	Gordon Anderso	No
9/26/2024 18:53:57	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Evanston needs both rent control a vacancy tax	I rent my home	25 - 44	2nd Ward		White		
9/26/2024 19:19:29	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat disagree		I own my home	25 - 44	2nd Ward		White		
9/26/2024 19:22:44	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree		I own my home	65 - 84	2nd Ward		White		
9/26/2024 19:52:16	Strongly disagree	Strongly disagree	Strongly disagree	Strongly agree	Somewhat agree	Strongly agree	Strongly disagree	Somewhat disagree	Strongly agree		I own my home	45 - 64	5th Ward		White		
9/26/2024 20:18:43	Somewhat agree	Strongly agree	Somewhat disagree		I own my home	65 - 84	3rd Ward		White	James							
9/26/2024 20:27:30	Somewhat disagree	Strongly disagree	Strongly disagree	Somewhat disagree	Strongly disagree	Strongly disagree	Somewhat disagree	Somewhat disagree	Strongly disagree	Forcing all buildings to use electric heat will eliminate any chance for affordable living here.	I own my home	45 - 64	3rd Ward		White		
9/26/2024 20:39:54	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat disagree	Somewhat agree		I own my home	I am 45 - 64	2nd Ward		Other Race / Ethnicity	marj2chuck@sbcblog.net	
9/26/2024 22:30:37	Somewhat disagree	Somewhat disagree	Somewhat disagree	Somewhat agree	Strongly disagree	Somewhat agree	Somewhat agree	Strongly disagree	Strongly disagree	This is not a good survey as it lacks any detail. It is too vague to have a real opinion on	I own my home	45 - 64	8th Ward		Black / African American	Donati	
9/27/2024 6:03:11	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat disagree	Somewhat agree	Somewhat agree		I own my home	25 - 44	9th Ward		White		
9/27/2024 8:28:27	Strongly disagree	Somewhat disagree	Strongly agree	Somewhat agree	Strongly disagree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree		I own my home	45 - 64	7th Ward		White	J Patrick White	Yes
9/27/2024 9:06:19	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat disagree	Somewhat disagree		I own my home	45 - 64	4th Ward		White		
9/27/2024 9:08:02	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree		I own my home	65 - 84	8th Ward		Black / African American							
9/27/2024 9:14:29	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree		I own my home	25 - 44	9th Ward	Oakton/Asbury	Black / African American	Dean Morris	
9/27/2024 13:04:59	Strongly disagree	What is the motivation to completely destroy this city?	I can afford to buy	45 - 64	3rd Ward		Other Race / Eth	Albert Green									
9/27/2024 15:18:40	Somewhat disagree	Somewhat disagree	Somewhat disagree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat disagree		I own my home	45 - 64	6th Ward		White		
9/27/2024 15:27:15	Somewhat disagree	Somewhat disagree	Strongly agree	Somewhat agree	Strongly agree	This is long past due! And affordable housing MUST also address affordable Senior housing!	I rent my home	65 - 84	2nd Ward		White	Kate Schwartz	schwartzcookie@gmail.com				
9/27/2024 20:09:38	Strongly agree	Straightforward, uncomplicated subsidized housing. (Help with rent in too expensive apartments).	I live at the Y. I rent	65 - 84	4th Ward		White	Bruce Soboroff	Bsoboroff@aol.com								
9/28/2024 9:15:16	Somewhat disagree	Strongly agree	Somewhat disagree	Strongly agree	Somewhat disagree	Somewhat agree	Strongly agree	Somewhat disagree	Somewhat agree	I want money put into senior low income housing and funding to keep Evanston residents in their homes with grants to help them renovate! Plus stop being racist and only allowing residents with a certain color skin to get grants. We have plenty of low income white and yellow residents that deserve grant funds too so they can stay in Evanston, so stop discriminating!	I own my home	85+	8th Ward		White	Lawrence Nolan	Toplinegrit@gmail.com
9/28/2024 9:41:44	Strongly disagree	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Somewhat disagree	Somewhat disagree		I own my home	25 - 44	5th Ward		Black / African American, Hispanic / Latino		
9/28/2024 13:03:09	Strongly disagree	Please do not reduce the number of parking spaces. I park on the street and it's a nightmare I moved from Lakesview Chicago for my space. more green space LESS DENSITY !!!! & stop handing the keys to the city to developers , make the ratio at least 1 parking spot to one unit, with connections for Homeless using the Margarita Inn (so sad) for homeless shelter and the low income house on South Blvd... it's enough you are ruining Evanston !!! Evanston is becoming the dumping ground for Chicago and all of the North shore in regards for homeless and low income. I would support the low income building in South Blvd if only Current Evanston residents were to be housed there not moving low income people from Chicago here. How does Density help anything . I m so sad about what Mayor Biss is trying to shove thru to ruin Evanston, the speed he is using to shove this agenda thru speaks only to his own career, his desire for campaign contributions, and using Evanston as a stepping stone to higher office	I own my home	65 - 84	3rd Ward		White	Ann Hennessey	Achennessey2001@yahoo.com								
9/28/2024 13:48:36	Strongly disagree	Somewhat disagree	Strongly disagree	Somewhat disagree	Strongly disagree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat disagree	Don't build any more multi-unit buildings! Instead focus on reducing property taxes and implementing rent control. Focus on helping existing residents being able to afford to stay in Evanston instead of increasing the population!	I own my home	45 - 64	3rd Ward		White	Lori Bollom	Yes - increased urban density is destroying Evanston
9/28/2024 16:36:33	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	The city must address zoning and land use barriers to the development of affordable housing, including density limitations.	I own my home	65 - 84	7th Ward	Sheridan and Keene	White	Mary Henebry	maryhenebry@gmail.com
9/28/2024 17:31:37	Strongly disagree		I own my home	45 - 64	2nd Ward		Other Race / Ethnicity										
9/28/2024 18:02:55	Somewhat disagree		I own my home	65 - 84	1st Ward		White	Linda Kruhmin	linda.kruhmin@gmail.com								
9/28/2024 19:32:45	Strongly disagree	Somewhat agree	Strongly disagree	Strongly disagree	Strongly disagree	Somewhat disagree	Somewhat disagree	Somewhat disagree	Somewhat disagree	Taxes are way too high for everyone. Lower taxes for everyone.	I own my home	65 - 84	1st Ward		White	Elisabeth Sampson	
9/30/2024 9:55:16	Strongly agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree		I own my home	45 - 64	6th Ward	542 SHERIDAN RD	White	Jeanne Fiorino	
9/30/2024 15:01:22	Somewhat agree	Somewhat agree	Somewhat agree	Somewhat agree	Strongly disagree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat disagree		I own my home	65 - 84	6th Ward		White		
9/30/2024 18:33:57	Strongly agree	Strongly agree	Somewhat disagree	Somewhat agree	Strongly disagree	Somewhat disagree	Somewhat agree	Somewhat disagree	Somewhat disagree		I own my home	65 - 84	6th Ward		White		
9/30/2024 21:57:36	Strongly disagree	Strongly disagree	Somewhat disagree	Somewhat disagree	Strongly disagree	Somewhat agree	Somewhat agree	Somewhat disagree	Strongly disagree	According to the US Census, our population per sq mile is 10,000; Skoke is 6,700; DesPlaines is 4,200 ; Chicago is 12,000 per sq mile. We are highly dense.Lock at the numbers for local suburbs.We also support 12% poverty rate; higher than any other suburb and coming close to Chicago. Who is going to pay for this?	I own my home	45 - 64	2nd Ward		Hispanic / Latino		

9/30/2024 22:16:40	Strongly agree	Strongly agree	Somewhat agree	Somewhat disagree	Somewhat disagree	Somewhat disagree	Somewhat disagree	Strongly agree	Strongly agree	The zoning in Evanston needs to be addressed, there is room for revamping the land distribution and the lot sizes in north Evanston also.	I own my home	45 - 64	8th Ward		Black / African American
10/1/2024 15:12:21	Somewhat agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Strongly agree	Sustainability can be a way to build value in homes, heat pump and solar infrastructure can be subsidized on low income housing so energy and utility costs are lower.	Minor living with pare	Under 25	4th Ward	Lake and Wesley	White Jexa jexadinberg@gmail.com
10/2/2024 10:42:11	Strongly agree	Somewhat disagree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat disagree	Strongly agree	Strongly agree	ENACT RENT CONTROL PROPOTIONAL TO INCOME NOW!!!!!!!!!!!!!!	I rent my home	25 - 44	9th Ward		White, Other Race / Ethnicity
10/2/2024 13:49:00	Strongly agree	Strongly agree	Strongly agree	The City should offer down payment assistance and tax credits for middle income families who make \$80 to \$100k annually.	I own my home, Forr	85+	8th Ward		Black / African Ai Ferdinand Frost Vanessa@frostfamilyg.com						
10/2/2024 15:21:22	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	These are all impactful solutions! It would be nice to see a non-profit organization funded for rehab, repairs.	I own my home	45 - 64	6th Ward		White Cheryl Lawrence lawrence.cheryl@gmail.com					
10/2/2024 17:17:22	Strongly agree	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Somewhat disagree	Somewhat agree	Strongly agree		I own my home	25 - 44	7th Ward		White
10/3/2024 11:19:55	Strongly agree	Strongly agree	Strongly agree												
10/5/2024 12:18:11	Somewhat agree	Somewhat agree	Somewhat agree	I think Evanston needs to redefine what we consider "affordable". There are programs in place to support some residents however the Black middle class is almost extinct in Evanston. There is NOTHING in place to keep us homeowners or in Evanston. We make too much for these programs but due to the rise of housing costs in our community we can not afford to buy. I can't afford a home in the neighborhood I was raised in because the prices have skyrocketed. I can afford a 2 bdrm condo with less amenities than the home I was raised in, although I make more than my parents. I am told here, that I should be ok with that for my child. The middle class get no breaks in the school system or anywhere else because we make too much - yet still can't afford anything. I would like for the city to explore ways to create housing for the middle class because we do not qualify for ANYTHING you currently offer and we have to also leave Evanston. Many of us have moved to other communities because there is nothing here. I don't need discounts or a program, I am happy to purchase my home but I can't afford 350,000 on a home and pay full price for every other aspect of my life.	I live in our family ho	25 - 44	2nd Ward		Black / African American						
10/7/2024 10:37:59	Somewhat disagree	Strongly agree	Somewhat disagree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree		I own my home	25 - 44	4th Ward		White Rachel rferman08@gmail.com
10/7/2024 12:41:42	Somewhat agree	Strongly agree	Somewhat agree	Strongly agree	Strongly agree	Explore ways to reduce property taxes especially for lower income residents. Explore ways to penalize and hold landlords more accountable for unfair housing practices, not addressing maintenance and safety issues, extreme over-market rent prices, etc.	I own my home	45 - 64	2nd Ward		Black / African Ai Vanessa Johnso teamvajm2@gmail.com				
10/7/2024 14:10:08	Strongly agree	Strongly agree	Strongly agree	Somewhat agree	Somewhat agree	Strongly agree	Strongly agree	Somewhat agree	Strongly agree	High property taxes in general, and no relief from institutions like Northwestern University which takes up lots land and property that would otherwise be on tax rolls.	I own my home	65 - 84	5th Ward		Black / African Ai Gerald Johnson gerondew01@mac.com

Attachment B
City of Evanston

City seeks \$7M federal housing grant



by **Matthew Eadie**
September 27, 2024



The City of Evanston is planning to apply for a grant of up to \$7 million from the U.S. Department of Housing and Urban Development to “identify and remove barriers to affordable housing production and preservation.”

HUD first awarded [21 recipients](#) grants totaling nearly \$85 million in June. Evanston [applied for a grant last October](#) but was not one of the inaugural recipients.

This year, Congress designated \$100 million for the second round of applications, which are due Tuesday, Oct. 15.

The city identified two “significant barriers” to affordable housing production and preservation.

The barriers include limited publicly-owned land and a need for affordable housing outweighing the supply.

In a [draft application](#) posted Wednesday, the City revealed how it would use the federal funds to address the issues.

Proposed plans outlined in the draft include:

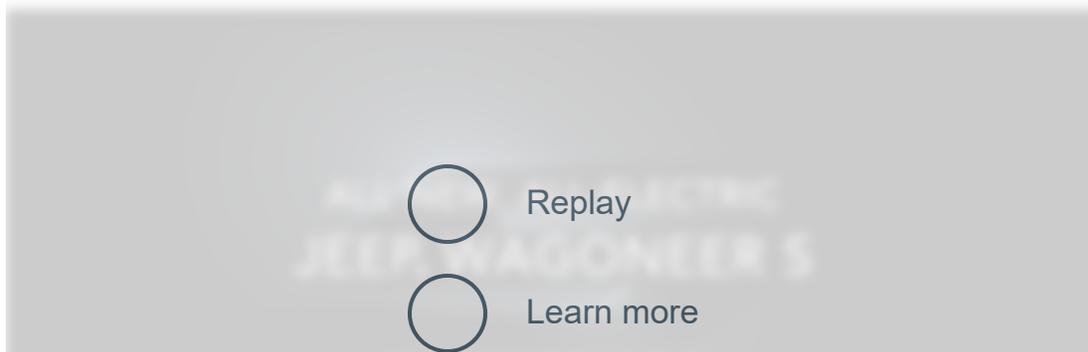
- Establishing a model to ensure that the City disposes of land that furthers its housing goals.
- Using property the City owns to create about 150 new units of affordable housing.
- Creating a One-Stop Shop for home rehabilitation programs that provides comprehensive rehabilitation services.
- Creating opportunities for wealth creation while maintaining long-term affordability.
- Increasing access to quality affordable housing.
- Building the capacity of City staff and community-based organizations to provide expanded programming.



U.S. Department of Housing and Urban Development

Converting city owned sites to affordable housing

The draft reveals the City’s plan to implement the [Putting Assets to Work report](#), completed earlier this year, which “examined how best the City of Evanston can use its publicly-owned property to advance its goals, including affordable housing production and revenue generation.”



The City says it would use federal funds to identify “which City owned sites should be prioritized for conversion into affordable housing as well as identify privately-owned sites that would complement these efforts through strategic assemblage.”

ADU benefits

The draft also outlines a plan to develop an accessory dwelling unit financing program paired with technical assistance for property owners.

The draft says the program would provide forgivable loans to [property owners who build ADUs](#), under certain conditions.

In low to moderate-income neighborhoods, the City says it would provide a forgivable loan to income-qualifying homeowners to assist the ADU construction and design.

While in high-income neighborhoods, the City says it would establish a forgivable loan program for, “any homeowner who commits to a minimum period of rental affordability,” at or below 80% area median income.

Home rehab assistance

The City says it would create a One-Stop-Shop to assist homeowners in rehabbing their existing homes.

“The One-Stop Shop will allow the City to provide the right combination of resources tailored to the individual property owner to rehab and improve the efficiency of their properties,” the draft application says.

The City estimates 20 homes could be rehabbed each year starting in 2026.

Combined, the projects would total over \$19 million, requiring the City to use PRO grant funding and existing city funds.

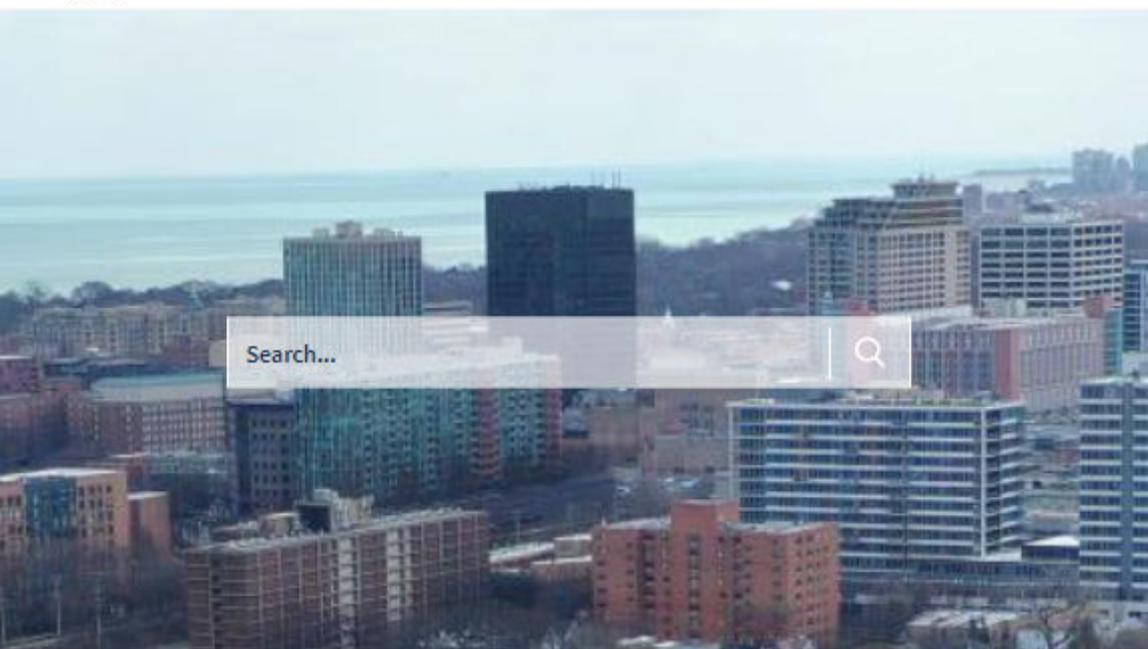
In total, the City projects the grant could assist in retaining 225 households, building 250 new units and preserving 200 existing units.

HUD requires applicants to publish their applications at least 15 days before the deadline to allow for public feedback.

The City is accepting feedback through Oct. 10 with [an online form](#) and will hold an in-person session on Monday, Oct. 7, from 6 to 7:30 p.m., at the Civic Center.

If HUD awards Evanston a grant, the City must use it by 2030.

You can read the full draft application [here](#).



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Calendar



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Need Help?



Employment

News



Provide Your Feedback on the Draft PRO Housing



City Launches Recycling Truck Design Contest

Middle school students are invited to participate in a design competition to raise



City to Host Emergency Preparedness Fair

Prepare for the next emergency by attending the EFDs Emergency Preparedness Fair

More News >

Events | Meetings

SEP 26

8th Ward Meeting (Hybrid)

06:30 PM - 08:00 PM

SEP 26

5th Ward Meeting (Virtual)

07:00 PM - 09:00 PM

SEP 30

Economic Development Committee

06:00 PM - 08:00 PM

SEP 30

9th Ward Meeting - Hybrid

07:00 PM - 08:30 PM

OCT 01

City-School Liaison Committee

05:30 PM - 06:30 PM

OCT 07

Human Services Committee

06:00 PM - 08:00 PM

More Meetings >

Citizen Portal

Apply and Search Building Permit Applications or Licensed Contractors

More Info >



2100 Ridge Avenue Evanston, IL 60201



311 or 847-448-4311



Open Data





Click image to play video.

Learn about composting in Evanston

Interested in composting? The City has established two composting drop-off sites, one behind the Robert Crown Center and the other at the Gibbs-Morrison Cultural Center. [Check out our video](#) to learn more about what items should and shouldn't be composted.

Want to compost at home? Sign up to receive food waste composting services through Collective Resource Compost. The service offers 5-gallon buckets for residential use and 32-gallon carts for commercial customers, with flexible collection schedules. [Learn more.](#)

MORE NEWS AND EVENTS

How should the City spend \$7 million on housing?

The City is applying for \$7 million in federal funds to remove barriers to affordable housing and we want your feedback by October 10! There are three ways to provide feedback: filling out the [Digital Feedback Form](#), attending an in-person Feedback Session on Mon., Oct. 7 from 6 p.m. to 7:30 p.m., and emailing housing@cityofevanston.org. [Learn more.](#)

Starting your Halloween planning early?

Evanston's official trick-or-treat hours this year are Thurs., Oct. 31, from 4 p.m. to 7 p.m. Check out other fun [Halloween festivities in October.](#)

Plan your vote today

We're almost a month out from the November 5 Presidential Election. Do you have a voting plan? Early voting will take place Mon., Oct. 21 through Mon., Nov. 4 at the Morton Civic Center, Room G-300. Don't forget, you can also vote by mail or on election day. [Learn more.](#)

Congratulations to Reprise Coffee Roasters!

Email sent on 10/1/24 and 10/7/24 to a list of 258 individuals representing: community groups, major institutions, housing developers, social service agencies, technical assistance providers, housing providers, public agencies, housing industry, and more

Subject: Strategic Housing Plan, PRO Housing, Inclusionary Housing Ordinance, oh my!

Good morning,

There are big housing updates and opportunities in Evanston we want you to know about:

Strategic Housing Plan / Evanston Housing4All

Submit a Quote!

To personalize the plan and ground it in the lived experiences of community members, we are seeking short housing-related quotes to include in the Plan.

[Click here to learn more and submit a quote.](#)

Timeline

- **Late Oct:** Draft Plan will be released
- **Late Oct - Early Nov:** Draft Plan feedback period
- **Nov 7:** Recommendation to City Council (Housing & Community Development Committee)
- **Dec:** Final Plan Accepted and Placed on File (City Council)

Thank You

Thanks again for your feedback in July. We heard from 110+ community members and that input contributed to the Plan's development in many ways, including:

- The plan's focus on affordability / cost-burden
- Expanded objectives, acknowledging the variety of current challenges
- An "all the above" approach as well as a focus on specific populations
- The inclusion of additional organizations and resources

PRO Housing Grant FY24 Application

How should the City spend \$7 million on housing?

The City of Evanston is applying for \$7 million in federal funds to remove barriers to affordable housing and we want your feedback by October 10! Review the draft application [here](#).

3 ways to provide feedback

- Fill out the [Digital Feedback Form](#)
- In-Person Feedback Session on Monday 10/7 6-7:30 pm at the Civic Center, 2100 Ridge Ave
- Email housing@cityofevanston.org

For more info, visit the [PRO Housing webpage](#).

Inclusionary Housing Ordinance (IHO)

Draft Ordinance

On Tuesday, September 17, the City presented the Housing and Community Development Committee with a Draft Inclusionary Housing Ordinance update. The update includes:

- An increase in the minimum requirement from 10% to 15% of covered units
- Increased predictability and flexibility for providers of Inclusionary Housing units
- An increase in the variety of units to better address the community's housing needs
- An increase in protections against losing Evanston's racial and economic diversity

[You can review the memo, draft ordinance, and more here.](#)

Feedback

The Housing and Community Development Committee is scheduled to review and vote on recommending the ordinance to City Council on Tuesday, October 15. [Click here to submit a comment or sign up to speak in person](#). City Council is tentatively scheduled to review the ordinance in November/December.

Questions? Email housing@cityofevanston.org.

Thanks,
Uri Pachter
Senior Housing Planner

[+ Arts and Culture](#)[City Flag](#)[Construction](#)[+ Cultural Celebrations](#)[Dining and Shopping](#)[Education](#)[Enjoy Evanston](#)[Evanston Free WiFi Map](#)[Events Calendar](#)[+ Festivals, Events & Concerts](#)[History and Demographics](#)[Lakefront & Beaches](#)[Lodging](#)[Maps](#)[Media Kit](#)[News](#)[Natural Areas](#)[Privacy Policy](#)[+ Sustainability](#)[Updated Shopping Bag Policy](#)[+ Transportation](#)[Virtual Backgrounds](#)[Print](#)[Feedback](#)[Share & Bookmark](#)

News List

Provide Your Feedback on the Draft PRO Housing Grant Application

Post Date: 09/26/2024 12:01 PM

The City's Draft PRO Housing Grant Application is available for public comment. Over \$100 million will fund identifying and eliminating barriers to affordable housing production and preservation in communities across the country and the City of Evanston is competing for a share.

In the fall of 2023, the City competed in the first round of Pathways to Removing Obstacles to Housing (or PRO Housing) funding. Over 175 applications were submitted and only 21 communities received funding, not including the City of Evanston. However, the City received a strong score and is revising our application to compete for the second round of PRO Housing funding.

The U.S. Department of Housing and Urban Development (HUD) is accepting applications through October 15, 2024. The public comment period is a crucial phase of the process and includes community member voices to strengthen the City's application for affordable housing funding.

View the Draft PRO Housing Application

The Draft application is available on the [PRO Housing webpage](#) or at the Office of the City Clerk at the Morton Civic Center.

Submit Feedback

All community members are encouraged to share their insights and can do so in three ways:

- Complete the [PRO Housing Feedback Form](#)
- Email housing@cityofevanston.org
- Attend the Feedback Session on Monday, October 7, from 6 p.m. to 7:30 p.m. at the Morton Civic Center.

The 15-day public comment period ends on Thursday, October 10. For additional info, visit the [PRO Housing webpage](#) or email housing@cityofevanston.org.

[Return to full list >>](#)

2100 Ridge Avenue
Evanston, IL 60201



311 or 847-448-4311



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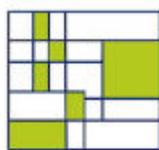
- Housing & Grants Division

Government >> Departments >> Community Development >> Housing & Grants Division >>

[Share & Bookmark](#)[Feedback](#)[Print](#)

PRO Housing Grant

Federal Funding Opportunity



PRO HOUSING

Pathways to Removing Obstacles

Share Your Feedback Here

(Above link will be added on 9/25/24)

Round 2 / Fiscal Year 2024

Background

On August 13, 2024, U.S. Department of Housing and Urban Development (HUD) announced the second round of PRO Housing, a competitive grant opportunity to identify and remove barriers to affordable housing production and preservation (PRO is an acronym of Pathways to Removing Obstacles). HUD intends to grant over \$100 million, each grant will range from \$1 to \$7 million and funds must be spent by 2030.

Draft Strategy

The City proposes to address two significant barriers to housing production and preservation through two corresponding strategies and five activities. While there are other barriers to affordable housing in Evanston, we believe these are significant and well-positioned to score well on this highly competitive grant. We coalesced around these strategies by:

- Focusing on significant housing needs and barriers
- Incorporating feedback from recent engagement including [Envision Evanston 2045](#), [Strategic Housing Plan](#), and [the 2025-2029 Consolidated Plan](#)
- Evaluating activities, including eligibility, scoring, racial equity, and impact
- Bundling activities into two coherent strategies

Draft Grant Application (to be added on 9/25/24)

- DRAFT PRO Housing FY24 Application - Executive Summary
- DRAFT PRO Housing FY24 Application

Public Feedback

What do you think about the barriers, proposed strategies, and activities? There are 3 ways to share feedback with us by October 10, 2024.

- ① [Feedback Form \(to be added on 9/25/24\)](#)
- ② [Feedback Session \[IN-PERSON\]: Monday, October 7, 2024, 6:00 PM - 7:30 PM, Morton Civic Center, 2100 Ridge Avenue, Room 2402](#)
- ③ [Email us at housing@cityofevanston.org](mailto:housing@cityofevanston.org)

Timeline

- Notice of Funding Opportunity Released: Tuesday, August 13, 2024
- City of Evanston Draft Application Posted: Wednesday, September 25, 2024
- Public Feedback Period Begins: Wednesday, September 25, 2024
- Feedback Session: Monday, October 7, 2024
- Public Feedback Period Ends: Thursday, October 10, 2024
- Application Deadline: Tuesday, October 15, 2024

Additional Information

- [HUD PRO Housing FY24 Summary](#)
- [HUD PRO Housing Website](#)
- [HUD PRO Housing FY24 Notice of Funding Opportunity](#)

+ Affordable Housing

+ HUD Consolidated Plan

+ Homeowner Resources

+ Landlord and Tenant Resources

RLTO 2023 Updates

Inclusionary Housing

Housing Rehab Loans

PRO Housing Grant

Urban Shelter Grant

Strategic Housing Plan

Attachment C

Advancing Racial Equity Narrative

Although Evanston's population is racially/ethnically and economically diverse, and city-level data indicates a high level of health, there is a clear and consistent pattern of racial and geographic inequity in Evanston.

For example, census tract 8092 in west Evanston, which closely mirrors the boundaries of Evanston's redlined neighborhood in the 1935 Home Owners' Loan Corporation Risk Map, has a 13-year shorter life expectancy than adjacent census tract 8088, which borders Lake Michigan. There are stark differences in racial composition and income. Only 11% of 8092's residents are Non-Hispanic White and the median income is \$44,458 vs 8088, which is 81% Non-Hispanic White with a median income of \$144,853. 8092 and 8096, immediately south of 8092, are prioritized for federal funding in the Climate and Economic Justice Screening tool map and will be prioritized for PRO Housing activities 1.2, 2.1, 2.2, and 2.3. Other census tracts that will be prioritized for these activities based on racial/ethnic and economic disparities include 8102, 8101, and 80103.01.

Barriers to communities of color equitably benefiting from proposed PRO Housing activities:

- Lack of financing to maintain and repair their home, resulting in substandard housing and contributing to health inequities
- Inability to achieve homeownership to build generational wealth
- Displacement from Evanston due to expiring income restrictions for rental units
- Lack of affordable rental units in higher income, opportunity neighborhoods

Steps to prevent, reduce, or eliminate barriers to communities of color benefiting from proposed PRO Housing activities:

- Provide below-market-rate financing in the form of grants or deferred loans and technical assistance to rehab substandard owner-occupied and rental housing units, including energy-efficient features that will reduce utility costs, and installation of air conditioning to address chronic health conditions including asthma
- Provide affordable homeownership opportunities using community land trust and limited equity cooperative models and maintain affordability in perpetuity
- Acquire rental units with expiring income restrictions and enter into the land trust to avoid conversion to market-rate housing and maintain affordability in perpetuity
- Provide financial incentives and technical assistance to homeowners in higher-income neighborhoods who commit to a minimum period of rental affordability, limited to low- and moderate-income tenants at or below 80% AMI.
- To track its progress on promoting desegregation, expanding equitable access to well-resourced areas of opportunity, and furthering the de-concentration of affordable

housing as well as the effectiveness of its efforts to advance racial equity through PRO Housing grant activities, the City will track the following data:

- o Program spending (including leveraged funds) by census tract
- o Housing production and preservation by census tract
- o Race, ethnicity, and other required data of program participants

Attachment D

Affirmative Marketing and Outreach Narrative

The City of Evanston will conduct outreach and marketing with a focus on low- and moderate-income residents, particularly people of color, and people with limited English proficiency and disabilities. PRO Housing activities will be widely publicized via press releases, multiple city newsletters, ward newsletters, fliers at local businesses, and articles in local newspapers, and postings to the City's website and social media accounts. Targeted community outreach in the form of neighborhood meetings will be held at the Fleetwood Jourdain Community Center in census tract 8092, and at local churches and schools. Additionally, outreach will be conducted through community groups including Advocates for Action, a volunteer group of Evanston residents dedicated to building stronger communities by taking action on issues that impact the community, and Joining Forces for Affordable Housing, an advocacy group committed to educating, organizing, and activating residents and communities to change policies such as exclusionary zoning and allocate resources to ensure that everyone has access to housing they can afford.

The City works with community organizations to reach residents with limited English proficiency including:

- Latino Resources, a non-profit organization dedicated to increasing active civic engagement in the Latinx community
- St. Nicholas Church which has a large Latinx congregation
- The Haitian Congress, a nonprofit that serves Evanston's Afro-Caribbean population
- Evanston ASPA, whose mission is to provide resources and support for Evanston's Asian, South Asian, and Pacific Islander residents
- Nonprofit partners that serve people with disabilities including Over the Rainbow, Center for Independent Futures, and Rimland

Attachment E

Experience Promoting Racial Equity Narrative

Evanston was the first municipality in the country to develop a reparations program. With the passage of Resolution 58-R-19, “Commitment to End Structural Racism and Achieve Racial Equity,” in the summer of 2019, the Evanston City Council took action to address the historical wealth and opportunity gaps that African American/Black residents of Evanston experienced. The City of Evanston’s reparations planning process began in June 2019. The City Council’s Equity and Empowerment Commission gathered and summarized input and recommendations in a report to the City Council. The Council accepted the Equity and Empowerment Commission's report and authorized the creation of a City Council subcommittee to develop a plan to implement reparations. The first reparations initiative, the Restorative Housing Program, acknowledged the harm caused to African-American/Black Evanston residents due to discriminatory housing policies and practices and inaction on the part of the City from 1919 to 1969. The program goals are to:

- Revitalize, preserve, and stabilize Black/African-American owner-occupied homes in Evanston
- Increase homeownership and build the wealth of Black/African-American residents
- Build intergenerational equity amongst Black/African-American residents
- Improve the retention rate of Black/African-American homeowners in the City of Evanston

Black/African-American residents from 1919 to 1969 and their direct descendants are eligible for \$25,000 for:

- Down payment/closing cost assistance to purchase real property located within the City
- Repairing, improving, or modernizing real property located within the City.
- Paying down mortgage principal, interest, and/or late penalties for real property located within the City
- Unrestricted cash payment

To date, almost \$5,000,000 has been distributed to eligible recipients. Funding is from the City’s cannabis tax and real estate transfer tax.

Evanston has used its Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant funds to address the needs of its low- and moderate-income residents and advance racial equity using tools including Neighborhood Revitalization Strategy Areas to focus resources on areas of greatest need. Given the lower household incomes of Black, Asian, and Latino households, these efforts primarily impact households of color. PRO Housing activities will continue and expand our efforts to advance racial/ethnic equity.

**Leverage Documentation
City of Evanston**

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City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201
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TTY 847.448.8064
www.cityofevanston.org

October 15, 2024

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

RE: FY24 PRO Housing Leverage Documentation - HUD Funds (CDBG, HOME, and Staff)

Dear HUD and PRO Housing Review Panel:

On October 1, 2024, Sarah Flax, Community Development Director, confirmed the City's HUD Fund commitment of \$4,309,525. Including \$2,700,000 in CDBG, \$875,000 in HOME, and \$734,525 in staffing to cover PRO Housing activities in FY 2025 - FY 2030.

The 2020-2024 Consolidated Plan, along with the upcoming 2025-2029 Consolidated Plan, addresses the housing, community, and economic needs of low- and moderate-income residents.

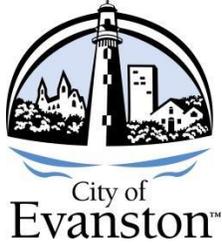
The funding commitment will help cover the costs for Activities 2.1 and 2.2 as detailed in the City's FY 24 PRO Housing application. These activities are expected to have an annual impact starting in FY 2025 and FY 2026.

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

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org



City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201
T 847.448.8177
TTY 847.448.8064
www.cityofevanston.org

October 15, 2024

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

RE: FY24 PRO Housing Leverage Documentation - Applicant Match (Affordable Housing Fund and General Fund)

Dear HUD and PRO Housing Review Panel:

On October 1, 2024, Sarah Flax, Community Development Director, confirmed the City's Applicant Match commitment of \$5,581,328. Including \$5,250,000 from the Affordable Housing Fund and \$331,328 from the General Fund to cover PRO Housing activities in FY 2025 - FY 2030.

The City's Affordable Housing Fund supports affordable housing for households at or below 100% AMI, focusing on low- and moderate-income families below 80% AMI. It is funded by residential demolition taxes, Inclusionary Housing Ordinance in-lieu fees, and a community benefits agreement with Northwestern University. The General Fund will cover staff time for PRO Housing activities.

The above funding commitment will meet a portion of the needed capital to perform Activities 1.1-2.3 as detailed in the City's FY 24 PRO Housing application. The annual impact of this activity is anticipated to begin in FY 2025 and continue to FY2030.

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

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org



City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201
T 847.448.8177
TTY 847.448.8064
www.cityofevanston.org

October 15, 2024

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

RE: FY24 PRO Housing Leverage Documentation - Putting Assets to Work

Dear HUD and PRO Housing Review Panel:

On October 1, 2024, Sarah Flax, Community Development Director, confirmed the City's Putting Assets to Work commitment of \$985,000. 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 guide potential conversion, retrofit, and/or shared space for affordable housing development.

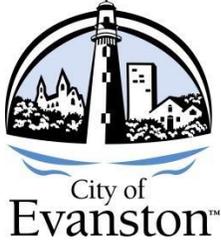
The above funding commitment will meet a portion of the needed capital to perform Activity 1.1 as detailed in the City's FY 24 PRO Housing application. The program is anticipated to begin in FY 2026.

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

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org



City Manager's Office
2100 Ridge Avenue #4500
Evanston, Illinois 60201
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www.cityofevanston.org

October 15, 2024

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

RE: FY24 PRO Housing Leverage Documentation - Federal Share (ARPA)

Dear HUD and PRO Housing Review Panel:

On October 1, 2024, Sarah Flax, Community Development Director, confirmed the City's Federal Share (ARPA) commitment of \$2,015,000. Including \$450,000 for Affordable Housing Subsidy, \$540,000 for Affordable Refugee Housing, \$700,000 for a Green Homes program, and \$325,000 for Comprehensive Plan and Zoning Code production. These initiatives, will subsidize rental housing for residents facing displacement pressures, provide housing assistance to migrants and refugees, retrofit housing units for low-moderate income households, and modernize the City's requirements and processes to significantly expand housing supply.

The above funding commitment will meet a portion of the needed capital to perform Activities 1.1, 2.1, and 2.3 as detailed in the City's FY24 PRO Housing application. Program planning is anticipated to begin in FY 2025 and FY 2026.

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

Sincerely,

Luke Stowe

Luke Stowe
City Manager
lstowe@cityofevanston.org

Title	PRO Housing Leverage Letters
File name	HUD_Funds_Leverage__Letter_UNSIGNED.pdf and 3 others
Document ID	316654470f870ff53adf4298ecfc7e7ac550f8e7
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

10 / 14 / 2024
09:03:57 UTC-5

Sent for signature to Luke Stowe (lstowe@cityofevanston.org) from nkleiner@cityofevanston.org
IP: 66.158.65.77



VIEWED

10 / 14 / 2024
09:31:50 UTC-5

Viewed by Luke Stowe (lstowe@cityofevanston.org)
IP: 66.158.65.76



SIGNED

10 / 14 / 2024
09:40:48 UTC-5

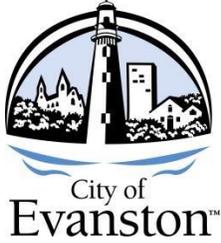
Signed by Luke Stowe (lstowe@cityofevanston.org)
IP: 66.158.65.76



COMPLETED

10 / 14 / 2024
09:40:48 UTC-5

The document has been completed.



Community Development Department
2100 Ridge Avenue
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www.cityofevanston.org

October 1, 2024

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

RE: FY24 PRO Housing Affordable Housing Fund Commitment

Dear City Manager Stowe:

On August 13, 2024, the U.S. Department of Housing and Urban Development posted a grant notice for FY 24 Pathways to Removing Obstacles to Housing (PRO Housing), \$100,064,100 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, has priority geography, and is well-positioned to produce a competitive application for \$1 - \$7 million of federal funding.

The Community Development Department is committing \$4,710,190.00 from the Affordable Housing Fund to cover PRO Housing activities in FY 2025 - FY 2030 towards activities detailed in the City's FY 24 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



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

October 1, 2024

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

RE: FY24 PRO Housing HUD Funds Commitment

Dear City Manager Stowe:

On August 13, 2024, the U.S. Department of Housing and Urban Development posted a grant notice for FY 24 Pathways to Removing Obstacles to Housing (PRO Housing), \$100,064,100 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, has priority geography, and is well-positioned to produce a competitive application for \$1 - \$7 million of federal funding.

The Community Development Department is committing \$3,575,000 of HUD Funds (\$2,700,000 in CDBG and \$ 875,000 HOME) in FY 2025 - FY 2030 towards activities detailed in the City's FY24 PRO Housing application. This funding will include FY 2025 - FY 2030 allocations under the 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



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

October 1, 2024

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

RE: FY24 PRO Housing Staff Time Commitment

Dear City Manager Stowe:

On August 13, 2024, the U.S. Department of Housing and Urban Development posted a grant notice for FY 24 Pathways to Removing Obstacles to Housing (PRO Housing), \$100,064,100 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, has priority geography, and is well-positioned to produce a competitive application for \$1 - \$7 million of federal funding.

The Community Development Department is committing \$1,605,663.00 of staff time (\$331,328 from the General Fund, \$734,525 HUD funds, and \$539,810 from Affordable Housing Fund) in FY 2025 - FY 2030 towards FY 24 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 FY24 PRO Housing application.

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

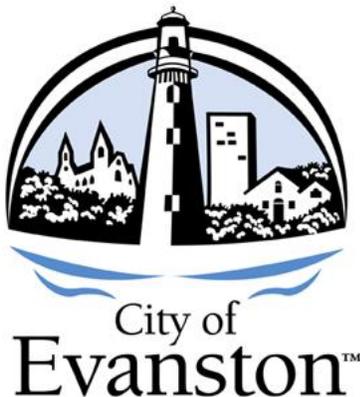
Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Flax', is positioned below the word '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.

Demo

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

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

EVANSTON

City of Evanston PRO Housing Application

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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.

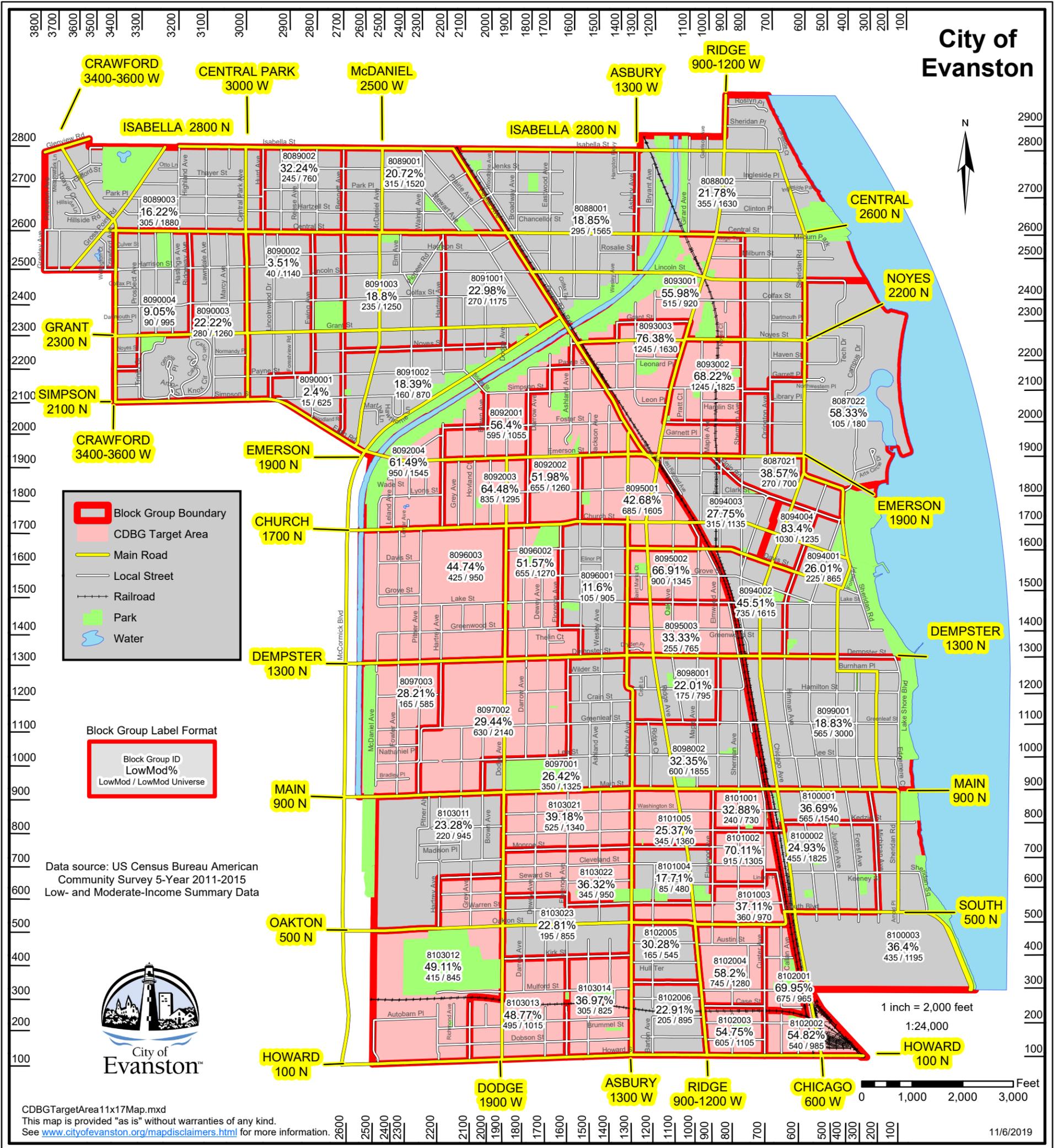
Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Evanston Health Department; Vacant Buildings</p> <hr/> <p>List the name of the organization or individual who originated the data set. City of Evanston Health Department</p> <hr/> <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> <hr/> <p>What was the purpose for developing this data set? To determine the number and condition of vacant residential properties.</p> <hr/> <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> <hr/> <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> <hr/> <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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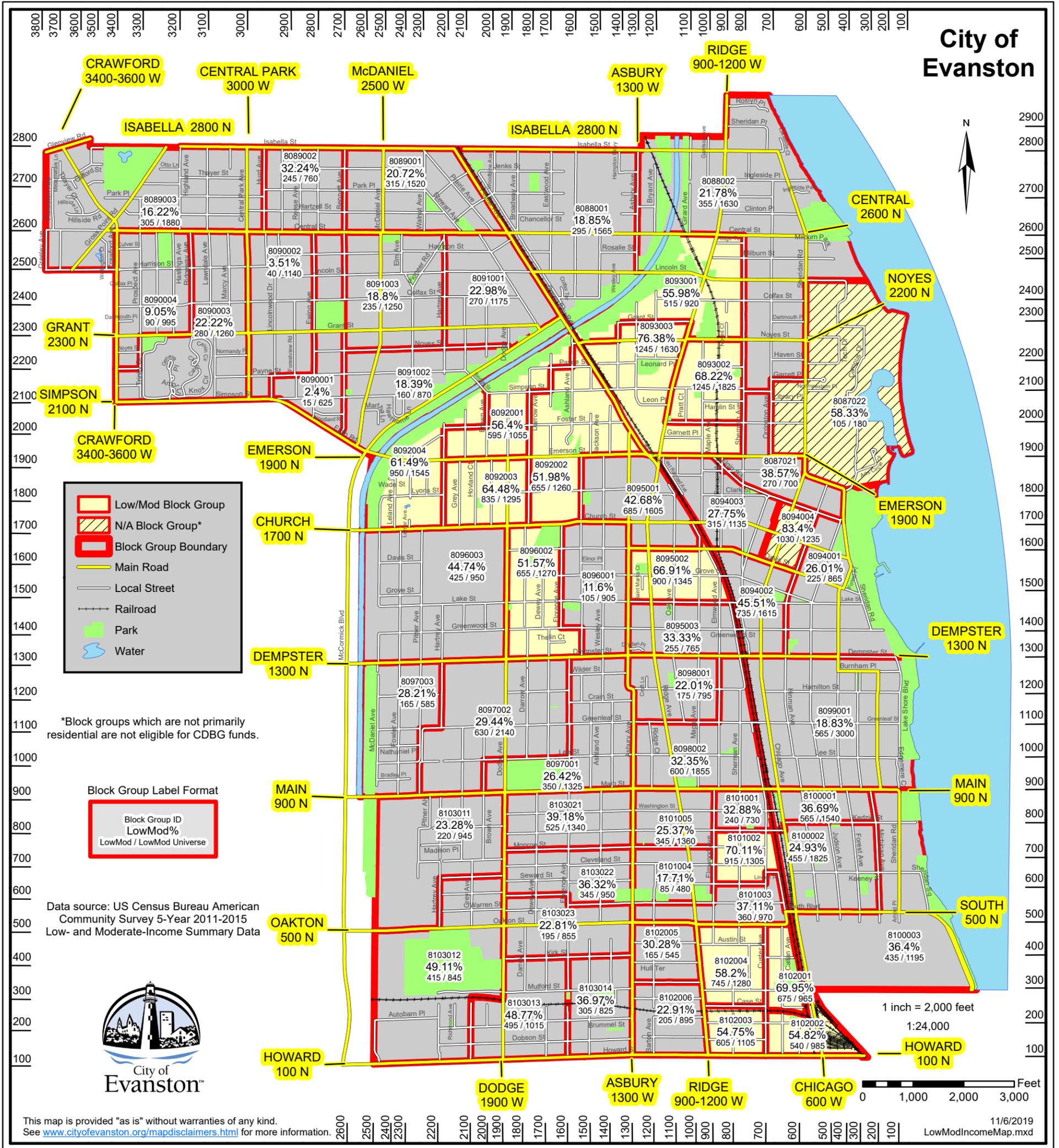
2	Data Source Name Point In Time Count 2018
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County Continuum of Care
	Provide a brief summary of the data set. Point in Time Count for all of suburban Cook County
	What was the 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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CDBG Target Area



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



City of Evanston 2025 Proposed Budget



Proposed Version - 10/04/2024



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SUMMARY INFORMATION



City Council Goals

Throughout the Summer and Fall of 2023, Councilmembers held multiple meetings to establish City Council Goals with opportunities for public and staff feedback. At the December 9, 2023 Meeting, City Council adopted these six goals for 2023-2025. 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 (<https://www.cityofevanston.org/home/showdocument?id=45170>).
- **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 (<https://www.cityofevanston.org/government/departments/health-human-services/partnerships/eplan>).

Budget Transmittal Letter

Mayor Biss and Members of the City Council,

I am honored to present the proposed Fiscal Year (FY) 2025 Budget for the City of Evanston, Illinois. The budget is a policy document that sets the City's financial course and defines the priorities of services provided to the community. It is the culmination of many months of effort by staff, community members, and elected officials to balance available resources and provide high-quality services to Evanston community members, businesses, and visitors.

Over the past four years, inflationary trends, federal stimulus funding, and one-time revenues from the construction of the new Northwestern Ryan Field have had a positive impact on the City's finances, allowing the City to significantly delay the issuance of bonds and hold the City's portion of the property tax levy flat since 2020. While the City stands to finish 2024 in a strong financial position, pressure from burgeoning capital needs, inflationary impacts on operating and capital costs, wage increases to retain and recruit employees, and rising costs to meet our essential public safety pension obligations continue to present challenges for the 2025 budget and in future years.

In early 2024, staff met individually with members of the City Council to assess their goals and priorities for the 2025 budget process and to discuss these challenges. A majority of the City Council encouraged staff to present a variety of revenue and expense options as part of the FY 2025 budget, but most Councilmembers stressed a reluctance to raise the property tax levy as long as the City had strong reserves that could offset any structural deficits. Staff has compiled this list of options as part of the proposed budget and included a flat property tax levy in the proposed budget that relies on reserves in the General Fund, Human Services Fund, Debt Service Fund, and Solid Waste Fund to make up for structural deficits and ensure the City meets its pension and debt service obligations.

The following provides a high-level discussion of the total FY 2025 budget and the General Fund. It then provides an overview of some of the City's other major funds and concludes with a summary of the identified priorities for the upcoming budget year.

Changes to Presentation of Budget Figures

The City has consistently received Distinguished Budget Award recognition from the Government Finance Officers Association (GFOA) for its annual budget document. As part of the FY 2025 budget, the City is following the best practice recommendations of GFOA and other communities in making three changes to the way budget numbers are presented in the aggregate.

- GFOA recommends that cities accurately display total revenues and expenditures to ensure that material double-counting does not occur. GFOA ([Accurately Displaying Total Expenditures in Budget Presentations \(Budget Consolidation\)](https://www.gfoa.org/materials/accurately-displaying-total-expenditures-in-budget)) (<https://www.gfoa.org/materials/accurately-displaying-total-expenditures-in-budget>) notes, "Without careful consideration of the treatment of interfund activity within the budget presentation, the casual user may misunderstand the size of the budget..." Transfers out of a fund appear to be an expense in both the fund where the transfer out occurs and in the fund where the actual spending occurs. GFOA recommends that the annual budget clearly distinguish interfund transfers from regular expenses so as not to falsely inflate the budget total.
- The City of Evanston includes "Use of Fund Balance" as a General Fund revenue, although it is not a true revenue that is recognized in financial statements. Following fund accounting, this use of fund balance is recorded as revenue in the year in which it is received and not as revenue in the year that it is actually used. While the proposed budget continues to include it as a budgeted revenue, it is clearly distinguished when aggregate numbers are presented.
- GFOA recommends that cities only appropriate funds where there is a statutory requirement or state guidance for reporting the total budget while also identifying those funds that are appropriated by other agencies. In Illinois, public safety pension fund budgets are set and maintained by separate pension boards and not the municipality. The City does not actually appropriate expenditures in these funds by ordinance; thus, they have not been included in the annual budget. The pension property tax levies and the city contribution to the pension funds are set by the City Council and continue to be recorded in the General Fund.

Overall Budget

The City's 2025 fiscal year covers the period from January 1, 2025, through December 31, 2025. The total proposed budget for FY 2025 includes revenues (excluding operating transfers and use of fund balance) of **\$319.1 million** and expenditures (excluding operating transfers) of **\$342.2 million**. This is the total expense for all funds except for the Evanston Police and

Fire Pension Funds, which are established and controlled by separate pension boards. The difference between revenues and expenses is largely a drawdown of reserves and the use of funds from bond issuances for capital projects.

Figure 1: All Fund Budget Summary (FY 2023 - FY 2025)

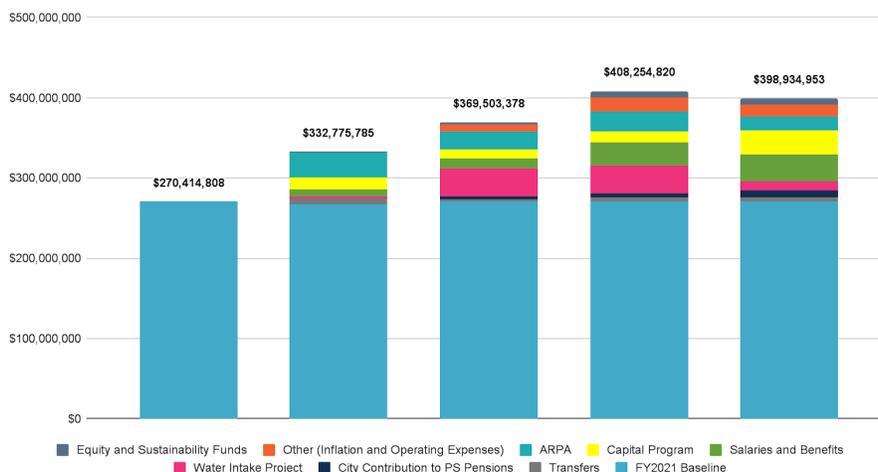
	FY 2023 Adopted	FY 2024 Adopted	FY 2025 Proposed	% Change
Revenues	\$ 310,924,256	\$ 336,187,521	\$ 319,075,774	-5.1%
Operating Transfers In	\$ 24,417,147	\$ 27,180,010	\$ 27,186,966	0.0%
Use of Fund Balance	\$ 10,085,454	\$ 10,532,793	\$ 13,943,221	32.4%
TOTAL	\$ 345,426,857	\$ 373,900,324	\$ 360,205,961	-3.7%
Expenditures	\$ 319,996,795	\$ 355,504,626	\$ 342,151,643	-3.8%
Operating Transfers Out	\$ 49,506,583	\$ 52,750,194	\$ 56,783,310	7.6%
TOTAL	\$ 369,503,378	\$ 408,254,820	\$ 398,934,953	-2.3%
EXCESS/(DEFICIT)	\$ (24,076,521)	\$ (34,354,496)	\$ (38,728,992)	12.7%

Note: % Change from FY 2024 Adopted to FY 2025 Proposed Budget.

As the public safety pension funds are controlled by separate pension boards, the \$29.6 million difference between operating transfers in and operating transfers out is the city's contribution to the Police and Fire Pension Funds. The 5% decrease in revenues from 2024 to 2025 is largely for bonds issued in 2024 that will be spent on capital projects in 2025. The reduction in expenses is largely a result of large-scale projects like the water intake project moving closer to completion and fewer ARPA funds to appropriate. Expenditures and operating transfers out total \$398.9 million, which is a decrease from the FY 2024 budget of \$9.3 million.

Since FY 2021, total expenses and operating transfers have increased by \$128.5 million from \$270.4 million to \$398.9 million. The graph below highlights the six primary reasons for this increase.

Figure 2: Reasons for Budget Increases FY 2021 - FY 2025



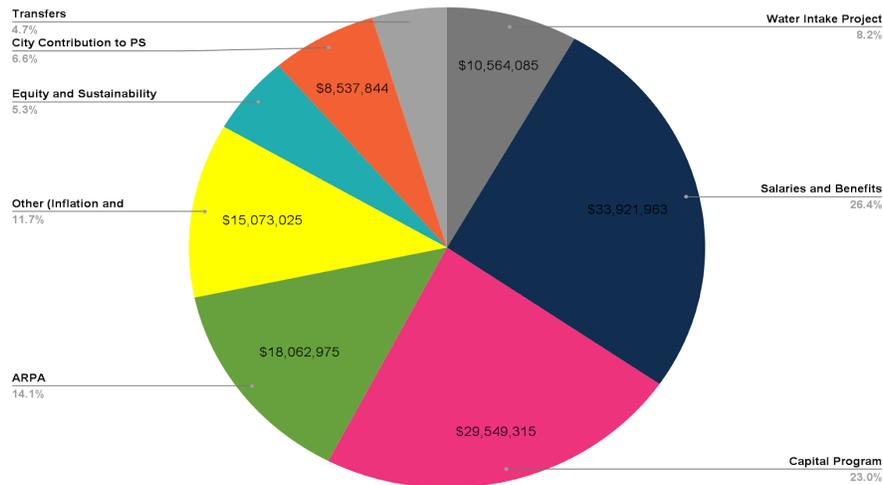
In order of magnitude, these reasons are:

- Increases to salaries and benefits (+\$33.9 million since 2021):** In FY 2023, all four of the City's collective bargaining agreements were approved at rates higher than the 4.5% included in the FY 2023 budget. Police Patrol (18%), Police Sergeants (~8%), Fire (11%), AFSCME (11%), and non-Union employees (11%) received increases commensurate with inflation and to put salaries more in line with comparable communities and assist in recruitment and retention of employees.
- Increase to Capital Improvement Program (+\$29.5 million since 2021):** The proposed budget includes a proposed Capital Improvement Program (CIP) (excluding the water intake project) totaling \$70.8 million. Construction costs continue to be impacted by inflation while the City's capital needs around facilities, parks, alleys, and water

infrastructure continue to grow. As part of the proposed budget, the staff is including all necessary projects in the CIP with the understanding that the City Council will provide direction on project priorities for FY 2025.

3. **Continued inclusion of ARPA in the budget (+\$18.1 million since 2021):** The City continues to budget ARPA funds for those projects and programs approved by the City Council.
4. **Continued inclusion of the water intake project (+\$10.6 million since 2021):** The City continues to budget funds to replace an existing deteriorated water intake with a 60-inch diameter pipeline extending approximately one mile into Lake Michigan.
5. **Increase in obligations for public safety pensions (+\$8.5 million since 2021):** With the City Council's decision to fund pensions at a level to ensure 100% funding by 2040, pension obligations to the City have increased by \$8.5 million. The City's property tax levy for pensions was frozen at 2021 levels, and the FY 2025 budget includes the use of General Fund reserves and other funding sources to cover \$9.6 million in pension contributions.
6. **Increase in spending on social services and sustainability (+\$6.8 million):** The 2021 budget included less spending in the Human Services Fund (addition of the CARE Team and expansion of the Mayor's Summer Youth Program), the Reparations Fund (allocation of Real Estate Transfer Taxes for Reparations), and the Good Neighbor Fund (new community benefits agreement with Northwestern University). It also did not include the Sustainability Fund. Excluding staff salaries where applicable, these funds, along with the federal grant funds and Affordable Housing Fund, have seen increases.
7. **Other increases throughout the budget (+\$15.1 million):** Inflation has had an impact on general operating expenses since 2021. These are found throughout the budget and include the purchase of vehicles and vehicle maintenance, software and hardware, and contractual services.

Figure 3: Reasons for Budget Increases FY 2021 - FY 2025



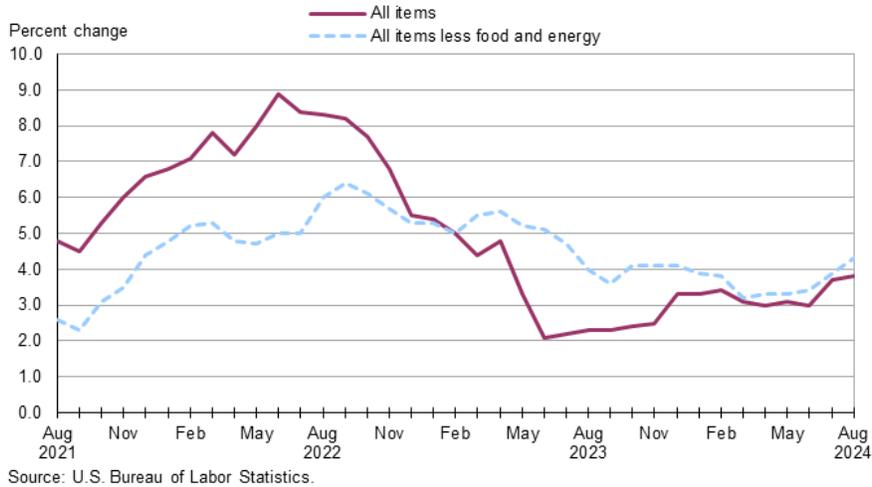
Finally, the budget includes a drawdown of reserves in funds that have built up a significant fund balance across several funds. The reasons for these drawdowns are included in the proposed budget, Capital Improvement Program (CIP), or previously approved by the City Council. A summary of expenses for all funds can be found on the Summary Charts page of the budget book.

Financial Environment Outlook

Inflation has notably boosted the City's tax revenues in recent years. However, it has also resulted in increased costs for capital, labor, supplies, and services. The most recent data for the Chicago-Naperville-Elgin area Consumer Price Index (CPI) in August 2024 registered 22.7%, higher than in August 2019. While month-over-month increases to the CPI have leveled out, as shown in Figure 4 below, the CPI remains significantly above its 10-year average, highlighting the continual challenge of rising operating costs for the City. While a decrease and stabilization of the CPI is expected in the future, its impact on expenses is still evident.

Figure 4: Over the Year Percent Change in CPI (Chicago-Naperville-Elgin)

Chart 1. Over-the-year percent change in CPI-U, Chicago-Naperville-Elgin, IL-IN-WI, August 2021–August 2024



Inflation has also impacted the cost of the City’s capital projects. According to the Producer Price Index (U.S. Bureau of Labor Statistics, 2024), commodities like iron and steel (+50%), asphalt (+43%), copper wire and cable (+54%), concrete (38%), and construction machinery and equipment (+30%) have increased at rates well above CPI since February 2020. Historically, the City has issued approximately \$10 million in new General Obligation (GO) bonds annually as \$10 million in previously issued debt is retired. \$10 million covers far fewer projects than when the retired bonds were originally issued due to the impact of inflation on capital costs.

Figure 5: Producer Price Index Change (2017-2024)



General Fund

The General Fund is the City’s main operating fund, accounting for all public safety, streets, culture and recreation, and administrative services. After two years of operating surpluses, the General Fund finished FY 2023 with an \$8.7 million deficit (against a budgeted deficit of \$10.1 million), resulting in a fund balance of \$49.1 million. This result was largely the result of revenues finishing well over budget, given inflation, expenses finishing over budget, contractual wage increases that were higher than budget, one-time transfers to funds that were experiencing operating deficits, and one-time use of reserves for capital projects.

This section will detail the projected results for FY 2024 and how those results impact the FY 2025 General Fund budget.

General Fund Projected Results (FY 2024)

The FY 2024 General Fund budget included revenue projections in line with past trends and a drawdown of fund balance to cover additional pension contributions. In terms of expenses, the City's FY 2024 budget assumed a 4% vacancy rate, included wage increases for represented and non-union employees, and included 15.6 new positions. Through August 2024, the lone unbudgeted expense approved by the City Council has been the \$2.7 million purchase of the new South End Recreation Center. Staff will be recommending that the City allocate approximately \$3.3 million from General Fund reserves to the Equipment Replacement Fund and the Special Assessment Fund for the purchase of a ladder truck for the Fire Department and additional alley repairs, respectively.

With some exceptions, General Fund revenues have remained strong during FY 2024 and are expected to finish between \$9 million and \$15 million over budget. The City has received \$10.8 million in unbudgeted permit revenue from the Ryan Field project. The City received direction from the Finance and Budget Committee to deposit these in the General Fund and use them to cover expenses and delay any property tax increase.

Through August, Income Taxes have exceeded 2023 returns by 8%. Through the first three months of 2024, Sales Taxes and Home Rule Sales Taxes exceeded 2024 returns by nearly 6%, but these have leveled off since and are mirroring 2023 returns. Other local revenues like Recreation Program Fees, Ticket Fines, and Ambulance Fees are on pace to meet or exceed budget.

Several revenues have fallen precipitously from the record highs that the City saw in 2022. Real Estate Transfer Taxes finished 2022 at \$5.5 million, but given high interest rates and a slower real estate market, they finished 2023 at \$3.3 million and are on pace to finish around \$2.7 million in 2024, pending any large commercial transactions at the end of the year.

Personal Property Replacement Taxes (PPRT) finished 2022 at a record \$5.6 million but finished 2023 at just \$4.1 million and are projected to finish 2024 well below \$3 million due to changes in allocations set by the State. These reductions are expected to continue into 2025.

In terms of expenses, the greatest variance compared to the budget is the staff vacancy rate. The 2024 budget included a 4% vacancy rate, which would result in \$3.7 million in salary savings against the budget. The City will likely finish the year with a vacancy rate of around 8%, which would result in \$7.4 million in salary savings. After revenues and expenses, the General Fund is expected to finish the year between an operating deficit of \$4.1 million and an operating surplus of \$3.2 million (against a budgeted deficit of \$10.5 million), drawing on current reserves.

Figure 6: Projected FY 2024 Ending General Fund Balance

	FY 24 Budget	FY 24 Low Projection	FY 24 High Projection
Beginning Fund Balance	\$49,066,471	\$49,066,471	\$49,066,471
Revenues	\$133,454,976	\$143,062,879	\$148,497,779
Expenses	-\$147,632,759	-\$146,700,760	-\$146,700,760
Purchase of Little Beans (Unbudgeted)		-\$2,711,226	-\$2,711,226
Transfer for Ladder Truck (Pending)		-\$2,300,000	-\$2,300,000
Transfer to Special Assessment Fund (Pending)		-\$1,000,000	-\$1,000,000
Staff Vacancy Savings	\$3,705,216	\$5,557,824	\$7,410,432
Surplus / (Deficit)	-\$10,472,567	-\$4,091,283	\$3,196,225
Projected Ending Fund Balance	\$38,593,904	\$44,975,188	\$52,262,696

While any net deficit will be covered with reserves, the FY 2025 budget proposes to continue to draw on the fund balance. This section will detail the total amount of excess reserves and the amount needed to balance the FY 2025 budget.

General Fund FY 2025 Revenues

The 2025 General Fund budget reflects \$138.8 million in revenues and operating transfers. This is a \$5.3 million increase compared to \$133.5 million in the FY 2024 adopted budget. The budget follows the direction of the Finance and Budget Committee and City Council to be more in line with actual results and less conservative than in previous years.

The table below shows the General Fund budget from 2023 to 2025. As it shows, revenues have increased by approximately 4% compared to the 2024 budget. Expenditures have increased by 5%, with the largest increases in operating transfers for public safety pensions and personnel costs. Operating expenditures have increased by just 0.1%.

Figure 7: General Fund Budget Summary (FY 2023 - FY 2025)

	FY 2023 Adopted	FY 2024 Adopted	FY 2025 Proposed	% Change (FY 24-FY25)
Revenues	\$ 109,623,211	\$ 123,481,586	\$ 128,381,195	4.0%
Operating Transfers In	\$ 8,028,949	\$ 9,973,390	\$ 10,381,740	4.1%
TOTAL	\$ 117,652,160	\$ 133,454,976	\$ 138,762,935	4.0%
Personnel Expenditures	\$ 78,725,100	\$ 90,880,775	\$ 94,716,119	4.2%
Operating Expenditures	\$ 15,894,328	\$ 18,595,984	\$ 18,615,339	0.1%
Operating Transfers Out	\$ 33,118,186	\$ 34,450,784	\$ 37,946,944	10.1%
TOTAL	\$ 127,737,614	\$ 143,927,543	\$ 151,278,402	5.1%
Net Surplus/(Deficit)	\$ (10,085,454)	\$ (10,472,567)	\$ (12,515,467)	19.5%
Use of Fund Balance	\$ 10,085,454	\$ 10,532,793	\$ 12,550,000	19.2%

Note: % Change from FY 2024 Adopted to FY 2025 Proposed Budget.

The largest revenue increases are the State Income Tax (\$2 million), Recreation Program Fees (\$1.2 million), Building Permits (\$750,000), and Ticket Fines (\$700,000). The proposed General Fund budget does not include any proposed rate or fee increases. Below is a summary of the 19 General Fund revenues over \$2.5 million. These revenues collectively account for 84% of total General Fund revenues.

Figure 8: Major General Fund Revenues (FY 2024 - FY 2025)

Account Description	2024 Adopted Budget	2025 Proposed Budget	Change	Reason
Property Tax - Pensions	\$ 19,990,105	\$ 19,990,105	\$ -	Held flat at the 2022 levy per public safety pension policy.
State Income Tax	\$ 11,500,000	\$ 13,500,000	\$ 2,000,000	Based on per capita estimates provided by the Illinois Municipal League (IML).
Sales Tax	\$ 13,000,000	\$ 13,350,000	\$ 350,000	Based on current trends and inflation.
Home Rule Sales Tax	\$ 10,600,000	\$ 10,500,000	\$ (100,000)	Based on current trends and inflation.
Property Tax - GF Operating	\$ 9,057,297	\$ 9,449,797	\$ 392,500	Overall City portion of property tax levy held flat.
Recreation Program Fees	\$ 7,052,000	\$ 8,217,409	\$ 1,165,409	Increase in participation as well as addition of South End Recreation Center.
Building Permits	\$ 4,225,100	\$ 5,000,000	\$ 774,900	Increased building activity expected as well as enforcement of reinspection fees in the City Code.
Transfer from Water Fund	\$ 4,129,000	\$ 4,129,000	\$ -	Combination of three different transfer accounts to be held flat.
Ticket Fines - Parking	\$ 3,100,000	\$ 3,800,000	\$ 700,000	Based on actual 2023/2024 results.
Liquor Tax	\$ 3,100,000	\$ 3,300,000	\$ 200,000	Based on actual 2023/2024 results.
Transfer from Parking Fund	\$ 2,972,390	\$ 2,972,390	\$ -	Transfer from Parking Fund held flat to offset need for capital projects.
Electric Utility Tax	\$ 2,900,000	\$ 2,900,000	\$ -	Based on actual 2023/2024 results.

Parking Tax	\$ 2,900,000	\$ 2,900,000	\$ -	Based on actual 2023/2024 results.
State Use Tax	\$ 3,200,000	\$ 2,900,000	\$ (300,000)	Estimates provided by the IML.
Wheel Tax	\$ 2,800,000	\$ 2,800,000	\$ -	Based on actual results in 2023 and no collection of late penalties.
Ambulance Service	\$ 3,200,000	\$ 2,800,000	\$ (400,000)	Based on current trends. Varying results throughout 2024.
GEMT Service Revenue	\$ 2,500,000	\$ 2,500,000	\$ -	Based on current trends. Varying results throughout 2024.
Real Estate Transfer Taxes	\$ 2,750,000	\$ 2,500,000	\$ (250,000)	Decrease in real estate transfer activity given current interest rates.
Personal Property Replacement Taxes	\$ 3,500,000	\$ 2,500,000	\$ (1,000,000)	Based on estimates provided by the IML and lower returns.

Property Taxes

When staff met with members of the City Council in early 2024, a majority stressed an unwillingness to raise the property tax levy as long as the City had strong reserves that could make up for any structural deficits. **As such, the City's portion of the property tax levy is flat in the proposed budget.** However, the General Fund, Human Services Fund, Debt Service Fund, and Solid Waste Fund are utilizing reserves to make up for structural deficits and ensure the City meets its pension and debt service obligations.

A summary of the component parts of the City's levy is below. All adjustments are offset:

- Net increase in the General Fund tax levy of \$392,500 to cover a portion of increases to employer share of IMRF contributions as a result of IMRF contributions.
- Net increase to the Human Services Fund levy of \$290,000. Expenses in this fund have increased significantly to \$6,360,977 with the addition of the CARE Team, increased social services grants, and higher wages and participation in the Mayor's Summer Youth Employment Program (MYSEP), and 90% of the revenue for this fund is the \$3,650,000 property tax levy.
- One-time \$300,000 decrease to the General Assistance Fund of tax levy to support increases in spending in the Human Services Fund.
- One-time \$382,500 decrease to the Solid Waste Fund levy to offset the increase to the property tax levy.
- City debt service has increased from \$12,766,093 to \$14,159,314. The proposed budget uses the fund balance in the Debt Service Levy to cover this increase in 2025.
- The public safety pension levies have remained flat in line with the public safety pension policy adopted by the City Council. Following the policy, the remaining contributions will be covered using General Fund reserves and other funding sources.

Figure 9: FY 2025 Proposed Tax Levy

	2022 Adopted Tax Levy (FY 2023)	2023 Adopted Tax Levy (FY 2024)	2024 Proposed Tax Levy (FY 2025)	\$ Change	% Change (FY24-FY25)
General Fund Tax Levy	9,057,297	9,057,297	9,449,797	392,500	4.3%
Human Services Fund	3,110,000	3,360,000	3,650,000	290,000	8.6%
General Assistance Fund	1,300,000	1,050,000	750,000	-300,000	-28.6%
Solid Waste Fund	1,332,500	1,332,500	950,000	-382,500	-28.7%
Debt Service (City)	12,878,258	12,766,093	12,766,093	0	0.0%
Fire Pension Fund	9,598,610	9,598,610	9,598,610	0	0.0%
Police Pension Fund	10,391,495	10,391,495	10,391,495	0	0.0%
Total City Levy	47,668,160	47,555,995	47,555,995	0	0.0%
Library Fund	7,535,472	8,213,664	8,624,347	410,683	5.0%
Debt Service (Library)	507,913	574,677	576,946	2,269	0.4%
Total Library Levy	8,043,385	8,788,341	9,201,293	412,952	4.7%
Total Levy (City and Library)	55,711,545	56,344,336	56,757,288	412,952	0.7%

While the City's property tax levy has been held flat since 2021, nearly \$14.2 million in reserves is being used to maintain this levy at its 2021 level in the proposed FY 2025 budget. Were these reserves not available, the City would need to consider a 30% increase to the property tax levy or identify other revenue increases or expenditure reductions.

Figure 10: FY 2025 Proposed Tax Levy (If Reserves were not available)

	2023 Adopted Tax Levy	2024 Levy		2024 Levy	
	(FY 2024)	If Reserves Not Available	% Change	Proposed Budget	% Change
General Fund Tax Levy	9,057,297	9,721,762	7.3%	9,449,797	4.3%
Human Services Fund	3,360,000	5,950,000	77.1%	3,650,000	8.6%
General Assistance Fund	1,050,000	1,000,000	-4.8%	750,000	-28.6%
Solid Waste Fund	1,332,500	1,332,500	0.0%	950,000	-28.7%
Debt Service (City)	12,766,093	14,159,314	10.9%	12,766,093	0.0%
Fire Pension Fund	9,598,610	13,810,918	43.9%	9,598,610	0.0%
Police Pension Fund	10,391,495	15,785,426	51.9%	10,391,495	0.0%
Total City Levy	47,555,995	61,759,920	29.9%	47,555,995	0.0%
Library Fund	8,213,664	8,624,347	5.0%	8,624,347	5.0%
Debt Service (Library)	574,677	576,946	0.4%	576,946	0.4%
Total Library Levy	8,788,341	9,201,293	4.7%	9,201,293	4.7%
Total Levy (City and Library)	56,344,336	70,961,213	25.9%	56,757,288	0.7%

General Fund FY 2025 Expenses

The FY 2025 Proposed Budget includes \$151.3 million in expenses in the General Fund, an increase from \$143.9 million in the FY 2024 adopted budget. Reasons for these increases include the following:

Public Safety Pensions - One of the largest increases in the General Fund is the City's required contribution for public safety pensions. In July 2023, the City Council adopted a new pension policy to put the City on the path towards 100% funding of public safety pensions by 2040. Per the details laid out in the policy, this will be covered through a combination of property taxes, General Fund reserves, and other funding sources.

In FY 2025, the required annual contribution will increase from \$25.6 million to \$29.6 million. This increase is largely a result of the impact that the 2023 approved wage increases for Police (18%) and Fire (13%) personnel will have on the total pension liability. Following the pension policy, \$9.6 million will be drawn primarily from General Fund reserves to cover this additional obligation. While the City has available reserves to cover this contribution in 2025, careful consideration will need to be given to how to sustain this level of contribution in the future.

Figure 11: Public Safety Pension Contributions and Funding Sources (2022-2025)

	2022	2023	2024	2025
Police	\$ 11,194,538	\$ 13,295,458	\$ 13,215,001	\$ 15,785,426
Fire	\$ 9,528,524	\$ 11,793,978	\$ 12,355,183	\$ 13,810,918
TOTAL	\$ 20,723,062	\$ 25,089,436	\$ 25,570,184	\$ 29,596,344
Property Tax Levy	\$ 20,118,062	\$ 19,990,105	\$ 19,990,105	\$ 19,990,105
Other Funding Sources	\$ 605,000	\$ 5,099,331	\$ 5,580,079	\$ 9,606,239
TOTAL	\$ 20,723,062	\$ 25,089,436	\$ 25,570,184	\$ 29,596,344
Funding Target (by 2040)	90%	100%	100%	100%

Wage Increases - The budget includes the 2025 contractual wage increases that were approved in the agreements with the City Council in 2023. The total increase in salaries and benefits in the General Fund is \$5.0 million across all employee groups after excluding new positions.

New Positions - The proposed budget includes three new positions in the General Fund. A Plan Reviewer and Combination Building Inspector are requested in Community Development and are offset by reductions to third-party services for inspections and plan review, as well as by charging reinspection fees that are set in the code. The third position is a Field Services Manager in the Public Works Department, which will focus on improving work execution, reducing the time to complete service requests, and developing new strategies to further reduce workers' compensation costs.

These positions are detailed further in the “2025 Personnel Changes” portion of the budget and the memos posted on the City’s website.

Increase in Police Overtime and Comp Time - Wage increases and demand for police presence at City and community functions have resulted in a significant increase in Police overtime in 2024. Additionally, retirements, union wage increases, and a memorandum of understanding with the police unions have resulted in a significant increase in various payout accounts. The MOU provides 28.5 hours of comp time per quarter (114 hours annually) to officers and sergeants assigned to patrol units. The MOU was implemented in 2022, and the budget includes an \$800,000 increase across these two accounts.

Operating Requests - This year, the City focused on maintaining operating costs at their existing level. Finance staff worked closely with departments on a number of net neutral and slight reduction exercises in order to ensure minimal growth in this area. As a result, total General Fund operating expenses are increasing by just 0.1% or \$19,357. In many instances, the available budget was reallocated from one account where it was not being used on a regular basis to where it was requested or needed. Some of the larger changes include:

- Upgrade and enhancements to the City’s website
- New programming in the Transportation and Mobility Division
- New operating expenses at the South End Recreation Center offset by new revenues
- Candidate fund in the City Clerk’s Office for the 2025 Consolidated Election

A full summary of these items with memos is on the City’s website at <https://www.cityofevanston.org/government/budget> .

2025 Budget Balancing

In order to balance the 2025 General Fund budget, the following is proposed:

Vacancy Rate - The FY 2025 budget includes a 6% vacancy adjustment based on current staffing levels. This assumes a continued challenging hiring environment for new positions and existing vacancies, resulting in a potential net savings of \$5.3 million for the General Fund. The FY 2024 budget included a 4% vacancy rate, and the City had a 6.5% vacancy rate in its most recent pay period. The City is expected to finish 2024 with a cumulative average of 8%.

Utilizing ARPA Investment Income to Offset Vehicle Purchase Expenses- Prior to the pandemic, the General Fund transferred \$2 million annually to the Equipment Replacement Fund to purchase vehicles. Over the past three years, staff have utilized ARPA and ARPA interest to ease this burden on the General Fund. While there is not enough ARPA remaining unallocated in 2024, the City anticipates earning nearly \$1.5 million in investment income with the cash balance in 2024 and proposes to use these funds to avoid a payment for at least another year.

General Fund Reserves - The General Fund is projected to finish 2024 in a strong fund balance position given the one-time permit revenue from the Northwestern football field project, and \$12,550,000 will be used from reserves to balance the remainder of the General Fund.

Northwestern Community Benefits Agreement Funds - In 2023, the City established a community benefits agreement with Northwestern University where \$3 million per year would be given to the City annually, with \$1.5 million allocated to Sustainability and Affordable Housing and the other \$1.5 million to be used at the City’s discretion. In 2024, these funds were used to address deficits in the General Fund, and the proposed FY 2025 budget continues this practice. Given these adjustments, the table below shows how the FY 2025 General Fund budget is balanced.

Figure 12: FY 2025 General Fund Budget Balancing Worksheet

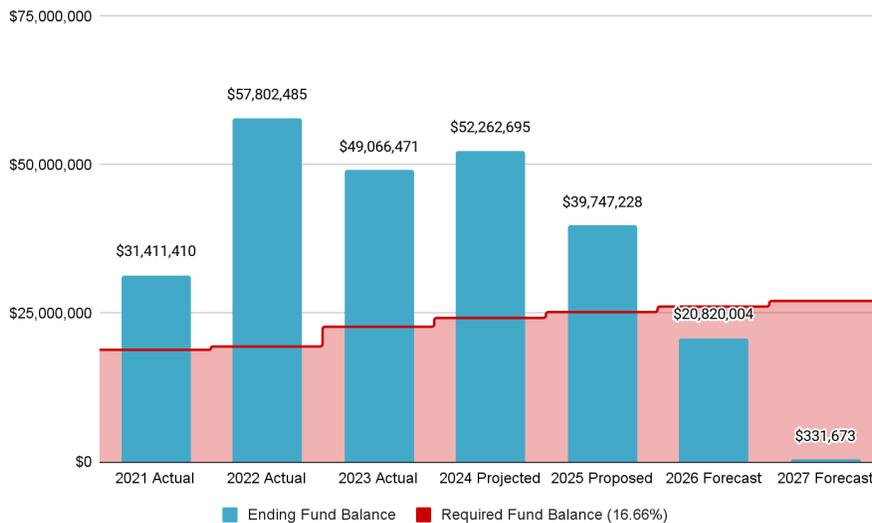
General Fund Summary	Revenues	Expenses	Net
Baseline General Fund	137,262,935	144,295,723	(7,032,788)
Proposed General Fund Changes (detail below)	14,050,000	6,982,679	7,067,321
Proposed General Fund Budget	151,312,935	151,278,402	34,533
Proposed General Fund Changes			
GF Fund Balance	\$12,550,000		
NW Good Neighbor Revenue	\$1,500,000		
Vacancy Savings (4% --> 6%)		-\$1,813,966	
Transfer to Equipment Replacement Fund		-\$1,500,000	
2024 Required Pension Contribution		\$5,580,079	
2025 Required Pension Contribution		\$4,026,160	
Additional overtime and comp time per contract		\$500,000	
New Position - Manager of Field Services		\$190,406	

General Fund Projected Fund Balance

The General Fund ended FY 2023 with a total fund balance of \$49.1 million. At 49.6% of budgeted FY 2023 expenses, this exceeded the City Council’s fund balance policy of 16.66% of General Fund excess reserves by \$25.2 million. As noted earlier in this summary, after revenues and expenses, the General Fund is expected to finish FY 2024 with an operating surplus as high as \$3.2 million.

Given the increased budgeted expenses in FY 2025 to cover the additional public safety pension contribution and increases to personnel costs, the proposed budget includes \$12,550,000 in use of reserves. The graphs below illustrate the long-term impact on the General Fund if the City were to continue to draw on reserves to cover these increases to expenses.

Figure 13: General Fund Balance and Required Fund Balance Projections (FY 2021 - FY 2027)



Other factors that have been incorporated into this graph are a steady decrease in the City’s staff vacancy rate, elimination of \$2.5 million in Grocery Tax revenues in 2026, and a flat property tax levy. At the current rate, the fund balance would fall below the City’s 16.66% policy in 2026 unless the property tax levy is increased, operating expenses are reduced or alternative revenues are identified. By deferring any increases to revenues, larger single-year increases may be needed in future years to address the current trajectory.

Capital Improvement Plan

In FY 2024, the City issued \$17.1 million in General Obligation (GO) bonds for Capital Improvement projects and \$14.4 million for water infrastructure projects. The portion for Capital Improvement projects reimbursed the city for projects initiated in 2022 and 2023. The issuance of these bonds was delayed to obtain the best possible interest rate. In 2024, a reimbursement resolution was passed authorizing the City to spend \$18.9 million on CIP projects from potential future bond issuances for projects initiated in 2024.

As of August 31, the Capital Improvement Fund has a fund balance of \$3.5 million and a cash balance of \$12.3 million. The difference is primarily for projects that have been completed but not invoiced by the Illinois Department of Transportation (IDOT). The Capital Improvement Fund has a fund balance policy requiring that a reserve be maintained equal to 25% of expenses. The policy further states that this reserve balance "shall be used for the startup costs of the current year capital projects" until bonds are issued. The current fund balance is \$2.1 million below the reserve of \$5.6 million, but the city can continue to use cash on hand to move projects forward until invoices are received by IDOT. The fund balance will only continue to fall below this reserve policy until additional bonds are issued or alternative funding sources are identified.

While further discussion is needed to determine how the City will pay for 2024 projects, the 2025 Proposed Budget includes a Capital Improvements Plan of \$86,790,400 in total expenses across ten funds. The current proposed 2025 CIP is a list of immediate infrastructure improvement needs. Staff is requesting the City Council's direction on priorities to reduce the overall number of projects, as the current staffing and identified funding would not be able to support the full implementation of the proposed program. Details on all projects in the plan can be found in the Capital Improvements Section of the budget book.

Figure 14: FY 2025 Proposed Capital Improvement Program

Fund	FY 2025 Proposed
187- Library Fund	\$1,900,000
200- Motor Fuel Tax Fund	\$4,117,185
215- CDBG Fund	\$1,160,000
335- West Evanston TIF Fund	\$1,560,790
365- Five-Fifths TIF Fund	\$40,520
415- Capital Improvements Fund	\$28,771,000
420- Special Assessment Fund	\$1,650,000
505 - Parking Fund	\$2,600,000
510- Water Fund	\$41,970,905
515- Sewer Fund	\$2,740,000
Pass-Through Grants	\$250,000
Total	\$86,790,400

A critical portion of developing the CIP is determining the appropriate funding sources. The City uses many different types of funding to implement the CIP. The primary funding source is general obligation bonds. The City works to manage the volume of bonds issued, but it is the current choice when no other funding source is available. The proposed budget includes the following General Obligation bonds for capital improvement projects in 2025:

- 2025 Bonds - City: \$23,944,000
- 2025 Bonds - Water: \$14,000,000
- 2024 Bonds - Library Capital Improvements Fund: \$1,900,000

Additionally, the budget includes IEPA (\$10.5 million) and WIFIA (\$11 million) loans to fund projects in the Water Fund. Other funding sources include grant funds, property tax increments, and funding from other government agencies like Motor Fuel Tax funds and CDBG Funds.

Community Benefits Agreement with Northwestern University

In Fall 2023, the City Council approved a new Community Benefits Agreement (CBA) between the City of Evanston and Northwestern University. Among the many components of the CBA is a \$3 million annual contribution to the Good Neighbor Fund for fifteen years beginning in 2024. Of that \$3 million, \$1 million is to be directed to Affordable Housing,

and \$500,000 is to be directed towards Sustainability efforts. The budget proposes to transfer the remaining \$1.5 million to the General Fund to cover operating expenses.

Enterprise Funds

The City's budget consists of four enterprise funds. Enterprise funds provide services to customers at a rate to cover the cost of providing the infrastructure or service. The primary revenues for these funds are user fees while the primary expenses are infrastructure improvements, personnel and benefits, and contractual services.

Parking Fund – Going into FY 2025, there are a handful of infrastructure needs for City parking facilities. The proposed FY 2025 CIP includes \$2.6 million in the Parking Fund for the following projects:

- PARC System Gate Control Improvements - \$1.5 million
- Sherman Fire Panel/System Upgrade - \$350,000
- Sherman Structural Inspection - \$200,000
- Roof Repairs at Parking Garages - \$200,000
- Church Elevators - \$175,000
- Maple HVAC/Electrical Evaluation - \$175,000

Since 2021, the Parking Fund has received \$4.35 million in ARPA Funds to account for lost revenue during the pandemic. If it were not for the use of these federal relief funds, the Parking Fund would be in a deficit position. The Parking Fund has an unaudited fund balance of \$2.8 million as of July 31, 2024. The Parking Fund Fund Balance Policy is 16.66% of expenses, which is \$1.57 million in FY 2024.

Finance Staff projects the Parking Fund will end FY 2024 with at least \$1.0 million in excess reserves that could be used towards these capital projects. Staff recommends using \$1 million from excess Parking Fund reserves to pay for a significant portion of these projects as well as some combination of new revenues (increased citation fees, increased parking permits, passing along credit card fees on parking transactions) or General Obligation (GO) bonds.

Water Funds – The Water Fund includes operations and capital improvements for all divisions at the Water Treatment Plant as well as the Distribution Division. The proposed budget includes \$41.9 million in capital spending in the Water Fund to be financed through a combination of state and federal loans, GO Bonds, and fund balance.

The City's Water Production Bureau of the Public Works Agency has used a cost-of-service rate model to monitor the Water Fund and Sewer Fund since 2009. Since then, staff have updated the model with current information related to revenues, expenditures, and future capital improvement projects. As staff continues to input data into the cost of service model, the model indicates that the Water Fund will be in financial trouble within a few years unless measures are taken. Several factors are placing the financial burden on the water fund, all of which are related to the Evanston distribution system:

- The need to replace the aging water mains.
- The need to replace lead service lines as part of the water main projects.
- The need to replace all 10,500 lead service lines between 2027 and 2047.
- The increased cost of water main construction.
- The cost of water main and lead service line replacement must be borne by the Evanston retail customers.

In 2024, the City approved a 17.5% increase in water rates and was made aware that a 23.3% increase would be needed in 2025. Both the water and sewer fund cost-of-service models were updated and reviewed to reevaluate the proposed 2025 rate increases. The anticipated 23.3% water rate increase remains necessary. However, the sewer rate reduction can be increased from 10% anticipated last year to 13.5%, which offsets a greater part of the water rate increase. This results in a net increase to the combined water and sewer rate of 7.15% or about \$10 per bi-monthly bill for the average customer.

Sewer Fund – The budget includes \$2.7 million in capital spending in the sewer fund by drawing upon the existing fund balance. As noted previously, staff is recommending a reduction in sewer rates to offset increases to water rates.

Solid Waste Fund – The Solid Waste fund is supported primarily by charges for trash and recycling collection services. Since 2018, the fund has been receiving property tax revenue, which was increased over the course of three years, instead of implementing a rate increase at that time. While the Solid Waste Fund has made considerable progress since its negative \$1.2 million fund balance in 2018, continued operation without revenue increases is not sustainable. As such, in 2022, the City Council approved the transfer of \$1 million in excess General Fund reserves to the Solid Waste Fund and a

1.8% increase to rates in 2023 to avoid more substantial rate increases or increases to the property tax levy in order for the fund to maintain a positive fund balance. In December 2023, the City Council approved 7.5% increases to sanitation service fees in both 2024 and 2025 to cover contractual wage increases and increased costs to provide services.

Budget Priorities and City Council Goals

Based upon the feedback received from the community and the City Council, staff focused on the following six Council Goals for 2023-25 during the creation of this proposed 2025 budget. Throughout each department section, the budget touches on key FY 2024 accomplishments and FY 2025 initiatives that are planned to make progress on these goals.

- **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 (<https://www.cityofevanston.org/home/showdocument?id=45170>).
- **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 (<https://www.cityofevanston.org/government/departments/health-human-services/partnerships/eplan>).

Conclusion

As staff present the FY 2025 budget, there are several items that the City Council will need to consider:

- Ensure the long-term sustainability of the City's General Fund, given that deficit budgeting in the last couple of years has been primarily due to the use of the General Fund reserves towards increasing public safety pension contributions and capital project needs.
- A long-term solution to fund increases to public safety pension contributions and capital project needs, including a few major building construction/rehab projects.
- Identify the funding source for 2024 CIP expenditures and prioritize CIP expenditures for 2025.
- Sustain the operation of the City's enterprise funds, primarily the Water Fund, where outside funding is not readily available, necessitating rate increases to keep up with water main and lead service replacement.
- Several Councilmembers have expressed support for continuing Participatory Budgeting. One option for Participatory Budgeting could be playing a key role in prioritizing Capital Projects, particularly Parks projects. A city council referral has been submitted to discuss this initiative further.

Finally, I would like to thank the city staff, especially the budget team, for their efforts in preparing this proposed budget. I would also like to thank the Mayor and the City Council for their strategic input throughout the year. The City staff looks forward to working with the Mayor and Council, the community, as well as other stakeholders to finalize a comprehensive FY 2025 budget that continues to fund all critical programs and services.

Sincerely,
Luke Stowe
City Manager

All Funds Summary (Adjusted for Interfund Transfers)

The City's FY 2025 Budgeted expenses (adjusted for interfund transfers) in all 39 funds are summarized below.

Fund	FY 2024 Net Budget (Excluding Transfers)	FY 2025 Proposed Budget	Less Transfers to Other Funds	FY 2025 Net Budget (Excluding Transfers)	FY 2024 vs FY 2025 (\$)
General Fund (100)	\$109,476,759	\$151,278,402	\$37,946,944	\$113,331,458	\$3,854,699
American Rescue Plan (170)	\$23,858,091	\$18,062,975	\$1,500,000	\$16,562,975	(\$7,295,116)
General Assistance Fund (175)	\$1,420,890	\$1,342,920		\$1,342,920	(\$77,970)
Human Services Fund (176)	\$5,258,432	\$6,360,977		\$6,360,977	\$1,102,545
Reparations Fund (177)	\$3,501,000	\$1,301,000		\$1,301,000	(\$2,200,000)
Sustainability Fund (178)	\$2,000,488	\$1,706,513		\$1,706,513	(\$293,975)
Good Neighbor Fund (180)	\$314,000	\$4,414,000	\$3,000,000	\$1,414,000	\$1,100,000
Library Fund (185)	\$9,580,822	\$10,007,246	\$360,325	\$9,646,921	\$66,099
Library Debt Service Fund (186)	\$574,677	\$576,946		\$576,946	\$2,269
Library Capital Improvement Fd (187)	\$550,000	\$1,900,000		\$1,900,000	\$1,350,000
Motor Fuel Tax Fund (200)	\$6,620,000	\$6,007,185		\$6,007,185	(\$612,815)
Emergency Telephone (E911) Fund (205)	\$1,658,681	\$1,862,841	\$119,142	\$1,743,699	\$85,018
Foreign Fire Insurance (206)	\$0	\$200,000		\$200,000	\$200,000
Special Service Area (SSA) #9 (210)	\$575,000	\$642,145		\$642,145	\$67,145
CDBG Fund (215)	\$3,115,538	\$3,788,998		\$3,788,998	\$673,459
CDBG Loan Fund (220)	\$440,000	\$306,565		\$306,565	(\$133,435)
Home Fund (240)	\$2,021,202	\$2,275,912		\$2,275,912	\$254,710
Affordable Housing Fund (250)	\$2,927,538	\$2,362,480		\$2,362,480	(\$565,058)
Debt Service Fund (320)	\$15,466,634	\$15,988,861		\$15,988,861	\$522,227
Howard-Ridge TIF Fund (330)	\$115,000	\$857,413	\$343,913	\$513,500	\$398,500
West Evanston TIF Fund (335)	\$4,332,000	\$2,823,340	\$110,550	\$2,712,790	(\$1,619,210)
Dempster-Dodge TIF Fund (340)	\$2,000	\$205,343	\$193,343	\$12,000	\$10,000
Chicago-Main TIF (345)	\$525,010	\$1,158,000	\$307,990	\$850,010	\$325,000
Special Service Area (SSA) #6 (350)	\$220,000	\$220,000		\$220,000	\$0
Special Service Area (SSA) #7 (355)	\$140,000	\$140,000		\$140,000	\$0
Special Service Area (SSA) #8 (360)	\$60,200	\$60,200		\$60,200	\$0
Special Service Area (SSA) #10 (361)	\$0	\$90,000		\$90,000	\$90,000
Five-Fifths Fund (365)	\$100,000	\$1,224,370	\$73,850	\$1,150,520	\$1,050,520
Capital Improvements Fund (415)	\$25,218,500	\$28,771,000		\$28,771,000	\$3,552,500
Crown Construction Fund (416)	\$200,060	\$788,429	\$588,369	\$200,060	\$0
Crown Maintenance Fund (417)	\$175,000	\$175,000		\$175,000	\$0
Special Assessment Fund (420)	\$452,550	\$1,880,681	\$230,631	\$1,650,050	\$1,197,500
Parking System Fund (505)	\$5,881,897	\$11,883,699	\$3,549,467	\$8,334,232	\$2,452,335
Water Fund (510)	\$81,529,268	\$68,788,582	\$6,028,135	\$62,760,447	(\$18,768,821)
Sewer Fund (515)	\$9,765,146	\$10,483,001	\$2,012,051	\$8,470,950	(\$1,294,196)
Solid Waste Fund (520)	\$6,855,183	\$6,925,058	\$418,600	\$6,506,458	(\$348,725)
Fleet Services Fund (600)	\$4,213,122	\$4,204,265		\$4,204,265	(\$8,857)
Equipment Replacement Fund (601)	\$3,365,167	\$5,496,912		\$5,496,912	\$2,131,745
Insurance Fund (605)	\$22,994,770	\$22,373,693		\$22,373,693	(\$621,077)
TOTAL:	\$355,504,626	\$398,934,953	\$56,783,310	\$342,151,643	(\$13,352,983)

All Funds Summary (incl. Interfund Transfers)

The City's FY 2025 Budgeted expenses (including interfund transfers) in all 39 funds are summarized below.

Fund	FY 2022 Actual	FY 2023 Actual	FY 2024 Adopted Budget	FY 2025 Proposed Budget	FY 2024 vs FY 2025 (\$)
General Fund (100)	\$116,484,137	\$143,029,844	\$143,927,543	\$151,278,402	\$7,350,859
American Rescue Plan (170)	\$7,659,448	\$7,434,037	\$25,108,091	\$18,062,975	(\$7,045,116)
General Assistance Fund (170)	\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	(\$77,970)
Human Services Fund (176)	\$2,562,719	\$4,246,737	\$5,258,432	\$6,360,977	\$1,102,545
Reparations Fund (177)	\$272,499	\$2,261,405	\$3,501,000	\$1,301,000	(\$2,200,000)
Sustainability Fund (178)	\$238,368	\$567,747	\$2,000,488	\$1,706,513	(\$293,975)
Good Neighbor Fund (180)	\$174,555	\$557,887	\$3,314,000	\$4,414,000	\$1,100,000
Library Fund (185)	\$7,863,330	\$7,762,567	\$9,941,147	\$10,007,246	\$66,099
Library Debt Service Fund (186)	\$504,988	\$507,913	\$574,677	\$576,946	\$2,269
Library Capital Improvement Fd (187)	\$173,737	\$1,192,903	\$550,000	\$1,900,000	\$1,350,000
Motor Fuel Tax Fund (200)	\$4,401,563	\$2,831,512	\$6,620,000	\$6,007,185	(\$612,815)
Emergency Telephone (E911) Fund (205)	\$1,649,923	\$1,664,398	\$1,777,823	\$1,862,841	\$85,018
Foreign Fire Insurance (206)	\$238,583	\$261,615	\$0	\$200,000	\$200,000
Special Service Area (SSA) #9 (210)	\$593,856	\$640,515	\$575,000	\$642,145	\$67,145
CDBG Fund (215)	\$2,332,271	\$2,020,464	\$3,115,538	\$3,788,998	\$673,460
CDBG Loan Fund (220)	\$17,638	\$151,862	\$440,000	\$306,565	(\$133,435)
Home Fund (240)	\$360,412	\$104,159	\$2,021,202	\$2,275,912	\$254,710
Affordable Housing Fund (250)	\$540,780	\$487,487	\$2,927,538	\$2,362,480	(\$565,058)
Debt Service Fund (320)	\$15,703,413	\$15,203,557	\$15,466,634	\$15,988,861	\$522,227
Howard-Ridge TIF Fund (330)	\$1,889,560	\$1,553,879	\$478,513	\$857,413	\$378,900
West Evanston TIF Fund (335)	\$2,378,521	\$2,282,700	\$4,407,000	\$2,823,340	(\$1,583,660)
Dempster-Dodge TIF Fund (340)	\$181,791	\$185,426	\$178,857	\$205,343	\$26,486
Chicago-Main TIF (345)	\$418,529	\$2,722,028	\$797,490	\$1,158,000	\$360,510
Special Service Area (SSA) #6 (350)	\$221,862	\$206,759	\$220,000	\$220,000	\$0
Special Service Area (SSA) #7 (355)	\$147,094	\$144,223	\$140,000	\$140,000	\$0
Special Service Area (SSA) #8 (360)	\$61,162	\$60,632	\$60,200	\$60,200	\$0
Special Service Area (SSA) #10 (361)	\$0	\$0	\$0	\$90,000	\$90,000
Five-Fifths Fund (365)	\$135,901	\$920,970	\$100,000	\$1,224,370	\$1,124,370
Capital Improvements Fund (415)	\$12,574,553	\$14,164,514	\$25,218,500	\$28,771,000	\$3,552,500
Crown Construction Fund (416)	\$1,117,055	\$1,013,010	\$819,178	\$788,429	(\$30,749)
Crown Maintenance Fund (417)	\$34,951	\$0	\$175,000	\$175,000	\$0
Special Assessment Fund (420)	\$1,036,322	\$1,137,031	\$878,202	\$1,880,681	\$1,002,479
Parking System Fund (505)	\$11,862,976	\$12,888,981	\$9,431,364	\$11,883,699	\$2,452,335
Water Fund (510)	\$18,954,133	\$21,683,305	\$87,557,403	\$68,788,582	(\$18,768,821)
Sewer Fund (515)	\$7,089,513	\$7,604,285	\$11,406,267	\$10,483,001	(\$923,266)
Solid Waste Fund (520)	\$5,604,988	\$6,191,417	\$7,273,783	\$6,925,058	(\$348,725)
Fleet Services Fund (600)	\$3,506,681	\$4,137,721	\$4,213,122	\$4,204,265	(\$8,857)
Equipment Replacement Fund (601)	\$1,514,557	\$1,596,799	\$3,365,167	\$5,496,912	\$2,131,745
Insurance Fund (605)	\$17,218,850	\$19,192,139	\$22,994,770	\$22,373,693	(\$621,077)
TOTAL:	\$248,725,277	\$289,703,605	\$408,254,819	\$398,934,952	(\$9,319,867)

GENERAL INFORMATION

Fund Structure

The City's Budget is divided into 39 funds and organized by departments. Funds are the largest financial unit of the City's budget. Departments are functional units of government, and lay across the City's funds. The funds are categorized into different types, as shown in the table below.

Fund Type	Fund Title	Fund Type	Fund Title
General Funds	General Fund (100)	Special Revenue Funds	American Rescue Plan (170)
	Human Services Fund (176)		General Assistance Fund (175)
Debt Service Funds	Debt Service Fund (320)		Reparations Fund (177)
	Howard-Ridge TIF Fund (330)		Sustainability Fund (178)
	West Evanston TIF Fund (335)		Good Neighbor Fund (180)
	Dempster-Dodge TIF Fund (340)		Motor Fuel Tax Fund (200)
	Chicago-Main TIF (345)		Emergency Telephone (E911) Fund (205)
	Five-Fifths Fund (365)		Foreign Fire Insurance (206)
	Special Service Area (SSA) #6 (350)		CDBG Fund (215)
	Special Service Area (SSA) #7 (355)		CDBG Loan Fund (220)
	Special Service Area (SSA) #8 (360)		Home Fund (240)
	Special Service Area (SSA) #9 (210)	Affordable Housing Fund (250)	
Capital Project Funds	Capital Improvements Fund (415)	Internal Service Funds	Fleet Services Fund (600)
	Crown Construction Fund (416)		Equipment Replacement Fund (601)
	Crown Maintenance Fund (417)		Insurance Fund (605)
	Special Assessment Fund (420)	Component Unit Funds	Library Fund (185)
Enterprise Funds	Parking System Fund (505)		Library Debt Service Fund (186)
	Water Fund (510)		Library Capital Improvement Fd (187)
	Sewer Fund (515)		
	Solid Waste Fund (520)		

Fund-Department Relationships

Department	Fund Title	Department	Fund Title	
13 City Council	General Fund (100)	40 Public Works Agency	General Fund (100)	
14 City Clerk	General Fund (100)		Motor Fuel Tax Fund (200)	
15 City Manager's Office	General Fund (100)		Capital Improvements Fund (415)	
	Reparations Fund (177)		Crown Construction Fund (416)	
	Sustainability Fund (178)		Crown Center Maintenance (417)	
17 Law	General Fund (100)		Special Assesment Fund (420)	
			Parking System Fund (505)	
19 Administrative Services	General Fund (100)		Water Fund (510)	
	Capital Improvements Fund (415)		Sewer Fund (515)	
	Parking System Fund (505)		Solid Waste Fund (520)	
	Fleet Services Fund (600)			
	Equipment Replacement Fund (601)			
21 Community Development	General Fund (100)		48 Library	Library Fund (185)
	Human Services Fund (176)			Library Debt Service Fund (186)
	CDBG Fund (215)	Library Capital Improvement FD (187)		
	CDBG Loan Fund (220)			
	HOME Fund (240)			
Affordable Housing Fund (250)				
22 Police	General Fund (100)	99 Non-Departmental		General Fund (100)
	Emergency Telephone (E911) Fund (205)			American Rescue Plan (170)
23 Fire Mgmt & Support	General Fund (100)			Good Neighbor Fund (180)
				Debt Service Fund (320)
24 Health	General Fund (100)			Howard-Ridge TIF Fund (330)
	General Assistance Fund (175)			West Evanston TIF Fund (335)
	Human Services Fund (176)			Dempster-Dodge TIF Fund (340)
30 Parks and Recreation	General Fund (100)			Chicago-Main TIF Fund (345)
	Human Services Fund (176)		Five Fifths Fund (365)	
			Special Service Area (SSA) #6 (350)	
		Special Service Area (SSA) #7 (355)		
		Special Service Area (SSA) #8 (360)		
		Special Service Area (SSA) #9 (210)		
		Special Service Area (SSA) #10 (361)		
		Capital Improvements Fund (415)		

Fund Descriptions

GENERAL FUNDS

General Fund - To account for all activity traditionally associated with government operations, which are not required to be accounted for in another fund.

Human Services Fund – To account for social services, youth and young adult outreach, and funding distributed through the Social Services Committee.

DEBT SERVICE FUNDS

Debt Service Fund - To account for non-abated, general obligation payments on the principal and interest related to bonds and/or other City debt.

Howard-Ridge Tax Increment Financing (TIF) Fund - To account for principal and interest payments on debt proceeds issued and allocated to this tax increment financing district.

West Evanston Tax Increment Financing (TIF) Fund - To account for principal and interest payments on debt proceeds issued and allocated to this tax increment financing district.

Dempster-Dodge Tax Increment Financing (TIF) Fund – To account for principal and interest payments on debt proceeds issued and allocated to this tax increment financing district.

Chicago-Main Tax Increment Financing (TIF) Fund – To account for principal and interest payments on debt proceeds issued and allocated to this tax increment financing district.

Five Fifths (TIF) Fund – To account for principal and interest payments on debt proceeds issued and allocated to this tax increment financing district.

Special Service Area (SSA) No. 6 Fund - To account for promotion, advertisement, and street maintenance costs of the area located in the City's commercial district surrounding Dempster, Chicago, and Main. Financing is provided by the City through an annual special service area property tax levy.

Special Service Area (SSA) No. 7 Fund - To account for promotion, advertisement, and street maintenance costs of the area located in the City's East Central Street business district. Financing is provided by the City through an annual special service area property tax levy.

Special Service Area (SSA) No. 8 Fund - To account for promotion, advertisement, and street maintenance costs of the area located in the City's West Central Street business district. Financing is provided by the City through an annual special service area property tax levy.

Special Service Area (SSA) No. 9 Fund - To account for promotion, advertisement, and street maintenance costs of the area located in the City's central business district. Financing is provided by the City through an annual special service area property tax levy.

Special Service Area (SSA) No. 10 Fund - To account for promotion, advertisement, and street maintenance costs of the area located along Howard Street from the CTA tracks to just west of Asbury Avenue. Financing is provided by the City through an annual special service area property tax levy.

CAPITAL PROJECTS FUNDS

Capital Improvement Fund - To account for capital projects not funded through special revenue, tax increment financing, or enterprise funds. Capital projects include, but are not limited to: long term improvements to public buildings, the paving of city streets, and the improvement and development of recreation facilities. Financing is provided primarily by grants and general obligation bond proceeds.

Crown Construction Fund - To account for all activity related to the construction of a new Robert Crown Community Center beginning in 2017. Financing is provided by general obligation bond proceeds and community contributions.

Crown Center Maintenance Fund – To account for activity related to major maintenance and equipment replacement in the newly constructed Robert Crown Community Center. Funding is from the operating revenues through a transfer from the General Fund.

Special Assessment Fund - To account for capital improvements (primarily alley paving) financed by both special assessments on property owners and City contributions.

ENTERPRISE FUNDS

Parking Fund - To account for all City-owned parking facilities/garages, lots, and metered spaces. All activities are accounted for including administration, operations, financing, and revenue collection.

Water Fund - To account for all activity related to providing water to Evanston residents, as well as the Village of Skokie and the Northwest Water Commission. All activities necessary to provide such services are accounted for in this fund, including, but not limited to: administration, operation, maintenance, debt service, and billing/collection.

Sewer Fund - To account for all activity related to providing sewer service to City residents and businesses. Activities necessary to provide such service include, but are not limited to: administration, operations, financing, capital improvements/maintenance, and billing/collection.

Solid Waste Fund – To account for all activity related to refuse, recycling, and yard waste collection and disposal. Activities necessary to provide such service include, but are not limited to: administration, operations and revenue collection.

INTERNAL SERVICE FUNDS

Fleet Services Fund – To account for the cost of operating the municipal service center maintenance facility for transportation vehicles/equipment used by City departments. Such costs are billed to the user departments.

Equipment Replacement Fund – To account for the costs associated with the purchase of vehicles and equipment.

Insurance Fund - To account for all costs related to health insurance, general liability and workers' compensation claims. This internal service fund uses “funding premium” payments from City operating funds to pay claim and premium costs incurred.

COMPONENT UNIT FUNDS

Library Fund – To account for the Evanston Public Library. The Evanston Public Library promotes the development of independent, self-confident, and literate citizens through the provision of open access to cultural, intellectual, and informational resources for all ages.

Library Capital Fund – To account for the capital improvements to the Evanston Public Library. Funding is provided primarily through property tax levy.

Library Debt Fund – To account for principal and interest payments on debt proceeds issued and allocated to the Evanston Public Library.

Library Endowment Fund (not included in budget) –The Evanston Public Library established the Library Endowment in 1907 to provide, in perpetuity, a reliable source of income to support special projects and the acquisition of Library materials, equipment and capital improvements. It was expressed by the Board of Trustees that the Endowment supplement and enhance the Library’s collections, operations and facilities, never to diminish in any way the funding for the Library that is provided by federal, state or local governments. The Endowment Fund has grown to include numerous distinct funds, most of which were established in honor or memory of an individual.

SPECIAL REVENUE FUNDS

American Rescue Plan (ARPA) Fund – To account for revenue and expenses related to funds from the American Rescue Plan Act of 2021, which provided funding for local government services in the wake of the COVID-19 pandemic.

General Assistance Fund – To account for the General Assistance program. Assistance is provided to persons 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.

Reparations Fund – To account for revenues and expenses related to the Evanston Reparations program.

Sustainability Fund – to advance the implementation of the Climate Action and Resilience Plan (CARP).

Good Neighbor Fund – To account for the resources provided by Northwestern University to assist City functions and increase programming.

Motor Fuel Tax Fund - To account for the operation of street maintenance programs and capital projects as authorized per the Illinois Department of Transportation. Financing is provided from a State of Illinois municipal allotment of gasoline tax revenue.

Emergency Telephone System (E911) Fund - To account for revenues and expenditures for 911 emergency telephone service. Financing is provided by landline and wireless phone surcharges.

Community Development Block Grant (CDBG) Fund - To account for the revenues and expenditures of the Federal Community Development Block Grant program. Financing is provided by the federal government on a reimbursement basis in accordance with federal formula. Expenditures are made in accordance with federal law requirements.

Community Development Block Grant (CDBG) Loan Fund - To account for residential rehabilitation loans to residents.

Neighborhood Improvement Fund - To account for a portion of sales tax revenues derived from retail sales at the Home Depot store in Evanston. Sales tax revenues allocated to this fund are to be expended on public projects that will benefit the immediate neighborhood nearby the store.

HOME Fund – To account for the Home program. Financing is provided by the federal government and used to create affordable housing to low-income households. Expenditures are made in accordance with the requirements of federal law.

Affordable Housing Fund - To account for costs associated with affordable housing programs for low- and moderate-income City of Evanston residents.

Foreign Fire Insurance Fund - Accounted for within the General Fund, State law requires all insurance companies not incorporated under the laws of the State of Illinois, and that provide fire insurance for property situated within an Illinois municipality or fire protection district that maintains a fire department, to remit a foreign fire insurance license fee to the foreign fire insurance board within a municipality, or to the secretary of a fire protection district. The funds are managed by the Fire Department.

PENSION TRUST FUNDS (not included in budget)

Fire Pension Fund (not included in budget) - To account for the accumulation of resources to pay pension costs. Resources are contributed by sworn fire members at a fixed rate as mandated by state statute and by the City through an annual property tax levy as determined by an independent actuary.

Police Pension Fund (not included in budget) - To account for the accumulation of resources to pay pension costs. Resources are contributed by sworn police members at a fixed rate as mandated by state statute and by the City through an annual property tax levy as determined by an independent actuary.

GENERAL FUND



General Fund Overview

Summary

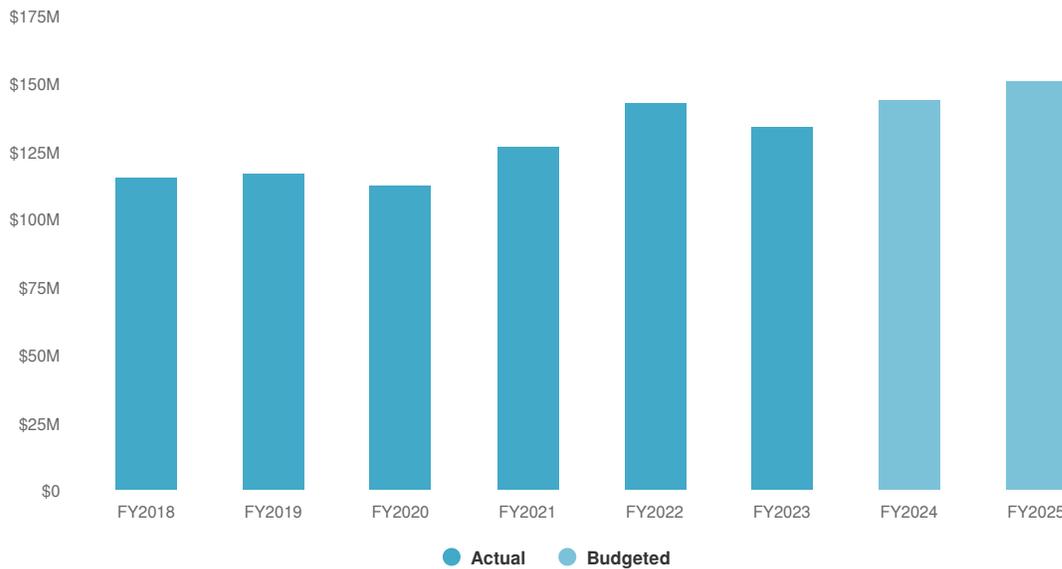
The General Fund is the City's largest operating fund, which accounts for 33% of the City's total budget. The fund includes operations for all departments. The General Fund is projecting \$128.4 million in revenues (excluding \$10.4 million in transfers in) and \$113.3 million in expenses (excluding \$37.9 million in transfers out). Included among budgeted revenues is \$12.6 million in fund balance. This is included as "Other Revenue" in order to balance the budget in FY 2025; however, it is not a true revenue from an accounting standpoint and will not be recognized as revenue during FY 2025.

Revenues Summary

Note that the \$151,312,935 in General Fund revenues does include the use of \$12,550,000 in fund balance.

\$151,312,935 **\$7,325,166**
(5.09% vs. prior year)

General Fund Overview Budget vs. Actual



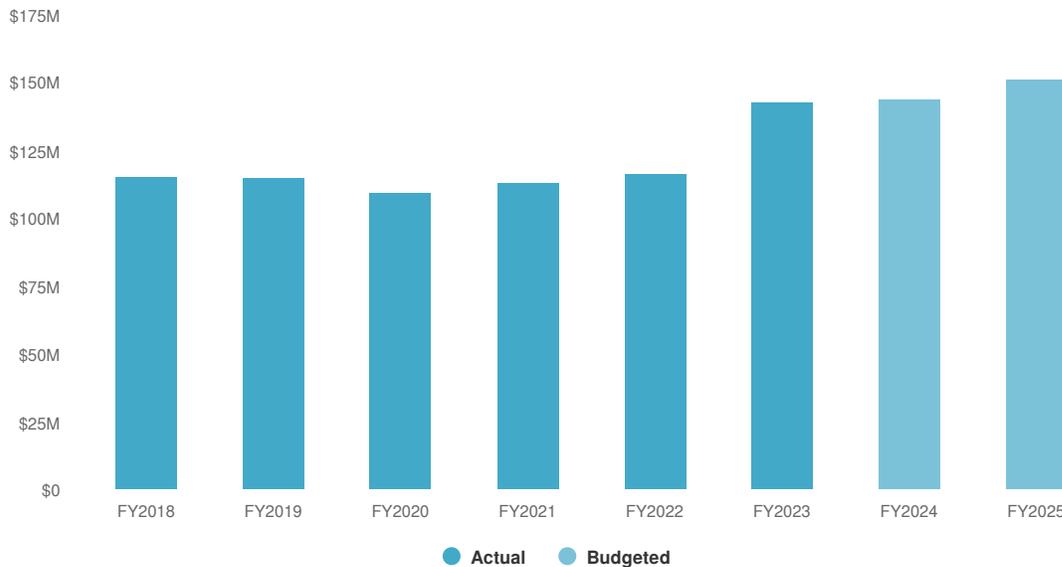
Expenditures Summary

The largest increase is the City's contribution to public safety pensions which will increase from \$25.6 million to \$29.6 million. This increase is largely a result of the impact that the 2023 approved wage increases for Police and Fire personnel will have on the total pension liability. Following the pension policy, \$9.6 million will be drawn primarily from General Fund reserves to cover this additional obligation.

This year, the City focused on maintaining operating costs at their existing level. Finance staff worked with departments on a number of net neutral and slight reduction exercises in order to ensure minimal growth in this area. As a result, total General Fund operating expenses are increasing by just 0.1% or \$19,357.

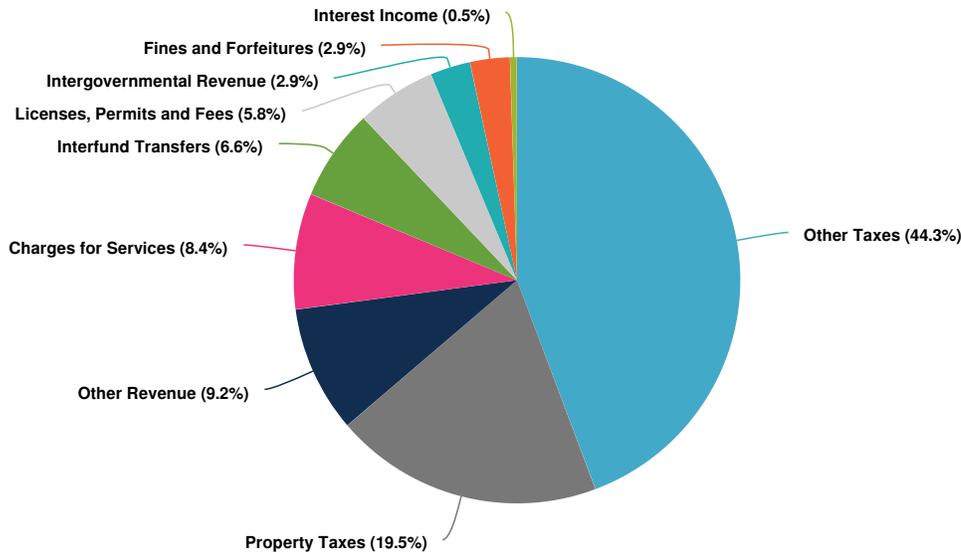
\$151,278,402 **\$7,350,859**
 (5.11% vs. prior year)

General Fund Overview Budget vs. Actual



Revenues by Source

Budgeted 2024 Revenues by Source

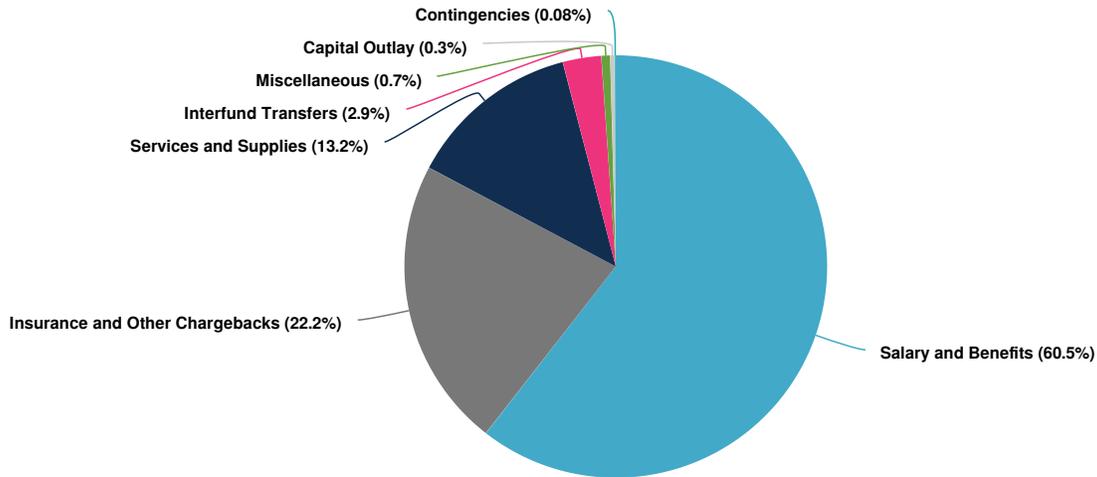


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Property Taxes	\$29,072,623	\$29,858,493	\$29,047,402	\$29,439,902	1.4%
Other Taxes	\$72,628,530	\$66,598,813	\$66,300,000	\$67,015,000	1.1%
Licenses, Permits and Fees	\$9,759,563	\$6,970,232	\$7,336,450	\$8,717,300	18.8%
Charges for Services	\$10,952,804	\$10,983,534	\$11,655,200	\$12,725,709	9.2%
Fines and Forfeitures	\$4,076,561	\$4,449,491	\$3,725,000	\$4,375,000	17.4%
Intergovernmental Revenue	\$5,397,342	\$3,657,904	\$3,967,034	\$4,405,334	11%
Other Revenue	\$1,540,335	\$2,334,622	\$11,833,293	\$13,853,000	17.1%
Interest Income	\$671,747	\$1,706,802	\$500,000	\$750,000	50%
Interfund Transfers	\$8,775,706	\$7,733,940	\$9,623,390	\$10,031,690	4.2%
Total Revenue Source:	\$142,875,211	\$134,293,831	\$143,987,769	\$151,312,935	5.1%

Expenditures by Type

As a service organization, the largest expense type in the General Fund are Salaries and Benefits. This year's budget includes contractual wage increases for all employees as well as non-union wage increases approved by the City Council.

Budgeted Expenditures by Type

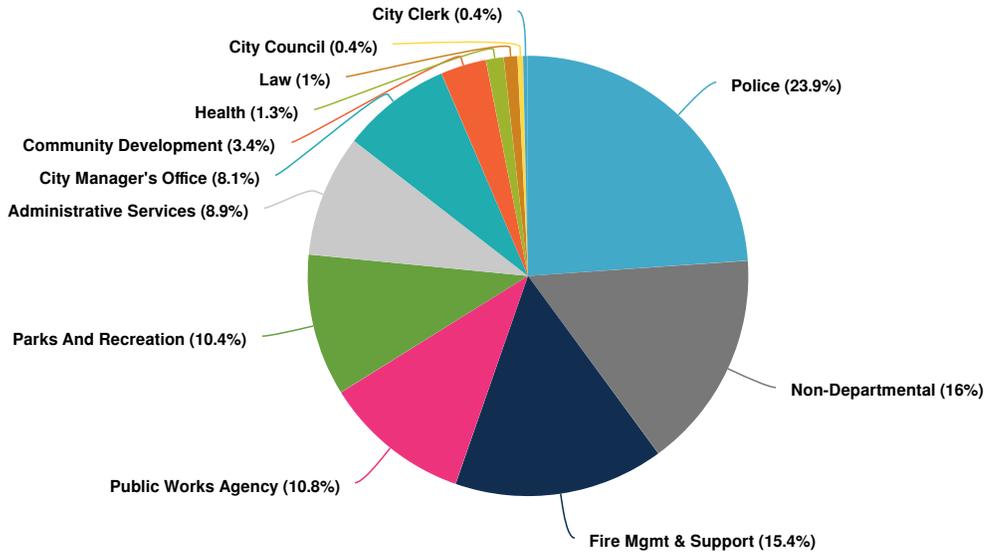


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$67,030,591	\$79,945,544	\$88,012,393	\$91,592,836	4.1%
Services and Supplies	\$17,728,331	\$19,694,124	\$19,846,153	\$19,983,321	0.7%
Miscellaneous	\$1,247,433	\$643,286	\$1,145,213	\$995,423	-13.1%
Capital Outlay	\$418,579	\$353,107	\$392,000	\$518,978	32.4%
Interfund Transfers	\$5,012,968	\$9,634,081	\$4,887,100	\$4,457,100	-8.8%
Community Sponsored Organizations	\$6,667	\$0			N/A
Insurance and Other Chargebacks	\$25,001,458	\$32,487,049	\$29,518,684	\$33,605,744	13.8%
Contingencies	\$38,111	\$272,653	\$126,000	\$125,000	-0.8%
Total Expense Objects:	\$116,484,137	\$143,029,844	\$143,927,543	\$151,278,402	5.1%

Expenditures by Department

Police, Fire, and Public Works comprise the largest portion of expenses in the General Fund.

Budgeted Expenditures by Department



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures					
Legislative	\$0	\$2,608			N/A
City Council	\$647,845	\$627,836	\$594,133	\$594,319	0%
City Clerk	\$308,725	\$421,653	\$535,355	\$538,319	0.6%
City Manager's Office	\$7,410,398	\$16,402,502	\$10,177,532	\$12,228,582	20.2%
Law	\$848,616	\$1,040,936	\$1,354,786	\$1,521,045	12.3%
Administrative Services	\$11,897,108	\$13,581,878	\$15,148,003	\$13,527,596	-10.7%
Community Development	\$3,062,158	\$3,467,120	\$4,687,076	\$5,078,229	8.3%
Police	\$26,464,985	\$32,226,845	\$35,221,511	\$36,152,937	2.6%
Fire Mgmt & Support	\$16,666,228	\$20,978,789	\$22,110,663	\$23,294,964	5.4%
Health	\$2,218,537	\$1,714,807	\$1,817,273	\$1,969,411	8.4%
Parks And Recreation	\$11,526,700	\$13,157,625	\$14,547,351	\$15,760,980	8.3%
Public Works Agency	\$14,320,045	\$13,841,746	\$15,868,893	\$16,350,871	3%
Non-Departmental	\$21,112,793	\$25,565,498	\$21,864,968	\$24,261,149	11%
Total Expenditures:	\$116,484,137	\$143,029,844	\$143,927,543	\$151,278,402	5.1%

Community Development

Sarah Flax

Community Development Director

The Community Development Department is responsible for the overall administration and execution of all building, inspection, planning, and zoning activities. The department manages affordable housing initiatives and other related programs with federal and local grants targeting lower and moderate-income residents.

Acomplishments in 2024

- Drafted a new Comprehensive Plan and Zoning Code to guide Evanston's development for the next 20 years and achieve City Council goals, working with HDR. Engaged over 3,000 people, almost 4% of Evanston's population vs. the average 1% participation rate. Included robust outreach to residents whose voices often are not heard, including POC, lower-income residents, renters, and people under 50 who make up 69% of our population.
- Developed the 10-year Strategic Housing Plan that prioritizes the use of funding to address the greatest needs, and the HUD 2025-2029 Consolidated Plan to focus HUD grant resources to support equitable opportunities for our low/moderate-income residents.
- Processed over 20 permits for the new Ryan Field, generating \$10M in revenue.
- Worked with the Communications Team to provide timely updates on Ryan Field and other major construction projects to residents and businesses impacted by the work.
- Adopted the 2021 International Existing Building Code by January 1, 2025, per State mandate.
- Managed over 50 City programs/projects, subgrants, and subrecipient agreements funded with federal entitlement grants or ARPA. This includes Turning Point's Living Room which provides an alternative to emergency services or dialing 911 for those dealing with mental health crises. Plus, a shared outdoor dining area in Independence Park for Central Street restaurants.
- Implemented seven programs and projects funded through Participatory Budgeting.
- Worked with the Housing & Community Development Committee, housing providers, tenants, and housing advocates to amend the City's Residential Landlord & Tenant Ordinance to align with Cook County and address current housing needs for a January 1, 2025 implementation.
- Applied to the State of IL/DCEO for \$2M in CDBG-CV funding to renovate 1458 Chicago Avenue (Hilda's Place) into a 30-bed year-round, fixed-site shelter for people who are homeless.

Performance Measures

Department Goal: 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.

Measure	Type of Measure	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2025 Projected
Activity: Process Building Permits					
# of Building Permits Processed	Output	4,021	3,557	3,500	3,600
# of Inspections	Output	5,679	7,127	6,500	7,200
Activity: Complete rental inspections					
# of initial rental inspections	Output	112	384	700	900
# of complaint inspections	Output	218	487	1,000	600
Activity: Increase awareness and use of landlord and tenant services					
# of webinars offered and views on recordings	Output	5	0	2	4
# of cases handled by MTO/LCBH	Output	382	380	350	350
Activity: Expand affordable housing					
# of affordable housing units financed	Output	0	0	0	92
# of affordable units rented/recertified	Output	x	73	73	83
# of affordable housing units rehabbed	Output	4	28	8	35
# of households receiving TBRA/rent assistance	Output	122	35	16	10
# of Inclusionary Housing units added	Output	x	10	18	24
Activity: Ensure equitable access to social services					
# of people receiving case management	Output	550	372	338	350
# of people receiving safety net services	Output	2,300	4,201	2,981	2,800
# of people receiving support /mental health services	Output	x	59	280	200
Activity: Funded programs and projects management					
# of HUD funded & Human Services funded projects & programs managed	Output	61	47	42	41
# of ARPA funded projects and programs managed	Output	21	30	30	30

Factors Impacting the 2025 Budget

- The Community Development Department will continue to improve permit and inspection services with new staff, improved permit software, and a new short-term rental licensing software.
- Community Development will lead the approval process for the new Comprehensive Plan and zoning code that will guide land use decisions for the future.
- Community Development will continue to manage compliance and reporting for the American Rescue Plan Act (ARPA) funding.
- Community Development will audit existing processes related to rental and vacation rental registration and licensing, as well as investigation, inspections, and tracking of vacant and dangerous buildings to ensure minimal impact on the safety of our residents and neighborhoods.
- Community Development will continue to manage CDBG and HOME entitlement grants, and the HOME-ARP grant, and develop the 2025-2029 Consolidated Plan and Assessment of Fair Housing. The reduction of CDBG and HOME funding plus the loss of ESG funding reduces the associated funding for grant and program administration which will impact the general fund.
- Community Development will develop housing projects and programs to implement the Strategic Housing Plan to address the City Council's affordable housing goals using funding from NU and leveraging additional resources.

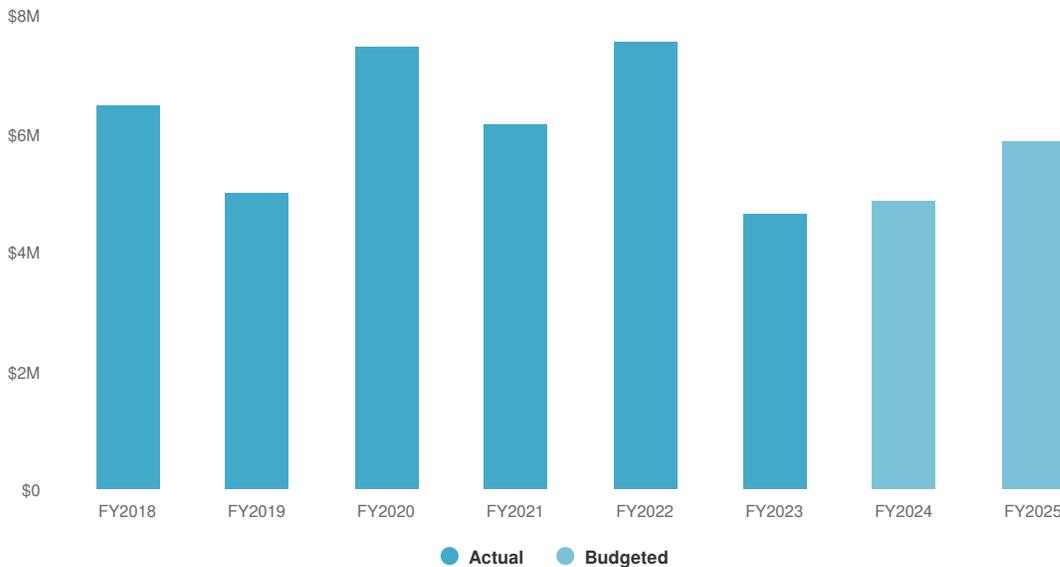
Upcoming Initiatives

- Approval and implementation of the new Comprehensive Plan & Zoning Code.
- Implement amendments to the Inclusionary Housing Ordinance to increase its effectiveness.
- Continue implementing programs and projects funded by the American Rescue Plan Act (ARPA), maintain compliance with requirements, and report to the U.S. Treasury.
- Fund the rehabilitation of non-congregate and congregate shelter projects, the Margarita Inn and Hilda's Place respectively.
- Complete implementing the rental housing inspection and registration/licensing program that focuses resources on problem properties, rewards housing providers that maintain their properties, and improves the quality of rental housing, particularly for lower-income residents.
- Monitor and inspect vacant and dangerous buildings to mitigate impact on neighborhoods.
- Enhance communication with housing providers and property managers.
- Implement the amended Residential Landlord and Tenant Ordinance.
- Continue and refine the funding process that addresses inequities in access to social services, including providing mental health support services to clients in case management programs.
- Fund capital improvement projects with CDBG to address the needs of low/moderate-income residents and neighborhoods.
- Update the website and marketing materials to improve customer service, outreach, and accessibility for programs and projects overseen by the Housing and Community Development Committee.
- Complete the development of affordable housing on City-owned properties: 1811 Church Street, 504 South Boulevard.
- Implement housing projects and programs that develop new affordable housing, preserve naturally occurring affordable housing, and address displacement and gentrification that threatens to displace lower-income residents due to rising housing costs.

Revenues Summary

\$5,879,200 **\$1,002,100**
 (20.55% vs. prior year)

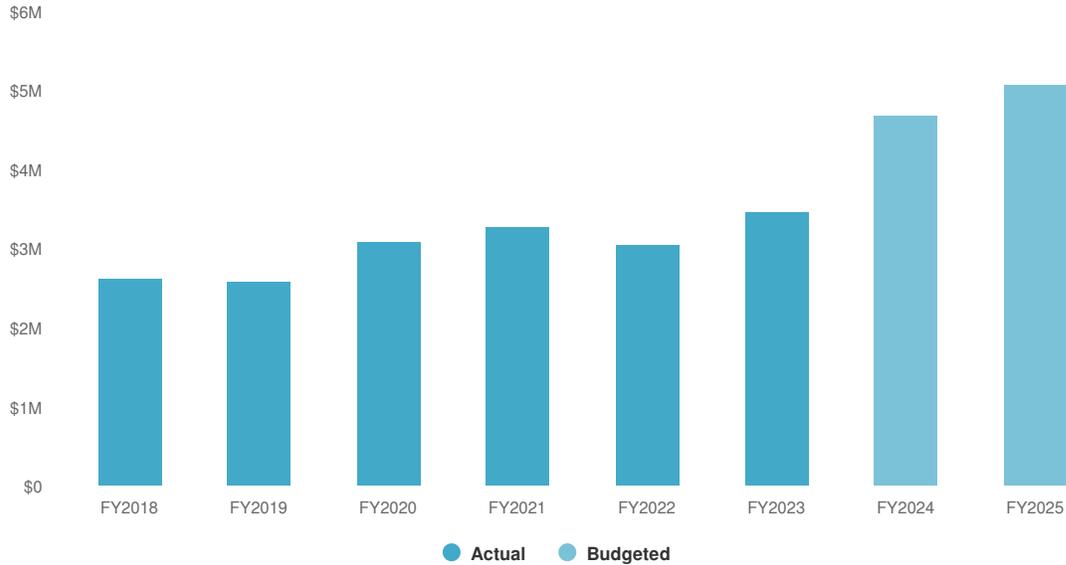
Community Development Budget vs. Actual



Expenditures Summary

\$5,078,229
\$391,154
(8.35% vs. prior year)

Community Development Budget vs. Actual



Expenditures by Type

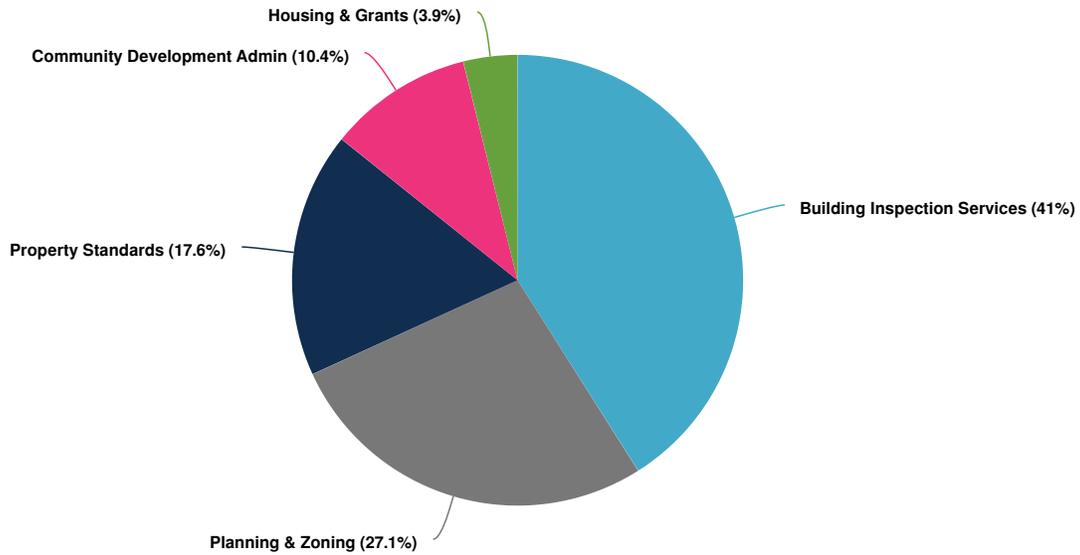
Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$2,603,708	\$3,250,775	\$4,057,086	\$4,703,614	15.9%
Services and Supplies	\$379,417	\$237,639	\$604,490	\$349,115	-42.2%
Miscellaneous	\$9,067	\$11,084	\$25,500	\$25,500	0%
Insurance and Other Chargebacks	\$69,037	-\$32,379			N/A
Total Expense Objects:	\$3,061,228	\$3,467,120	\$4,687,076	\$5,078,229	8.3%

Revenue Detail

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Community Development						
Planning & Zoning						
HISTORIC PRESERVATION REVIEWS	100.21.2105.53666	\$14,270	\$4,630	\$30,000	\$30,000	0%
ZONING FEES	100.21.2105.53695	\$25,885	\$31,900	\$50,000	\$50,000	0%
Total Planning & Zoning:		\$40,155	\$36,530	\$80,000	\$80,000	0%
Property Standards						
ROOMING HOUSE LICENSES	100.21.2115.52035	\$2,300	\$1,500			N/A
RENTAL BUILDING REGISTRATIONS	100.21.2115.52046	\$296,032	\$322,316	\$360,000	\$587,200	63.1%
HOUSING CODE VIOL FINES	100.21.2115.52555	\$0	\$500			N/A
IL VACANT PROPERTY GRANT	100.21.2115.55256	\$3,710	\$0			N/A
Total Property Standards:		\$302,042	\$324,316	\$360,000	\$587,200	63.1%
Building Code Compliance						
COMMERCIAL DRIVE PERMITS	100.21.2125.52125	\$1,800	\$0			N/A
Total Building Code Compliance:		\$1,800	\$0			N/A
Building Inspection Services						
BUSINESS REGISTRATION FEE	100.21.2126.52015	\$4,668	\$0			N/A
CONTRACTORS' LICENSES	100.21.2126.52030	\$174,275	\$186,475	\$170,000	\$170,000	0%
BUILDING PERMITS	100.21.2126.52080	\$7,000,238	\$4,058,773	\$4,225,100	\$5,000,000	18.3%
PLUMBING PERMITS	100.21.2126.52090	\$0	\$90			N/A
OTHER/MISC PERMITS	100.21.2126.52110	\$0	\$2,803			N/A
ELEVATOR PERMITS	100.21.2126.52115	\$33,782	\$40,026	\$42,000	\$42,000	0%
Total Building Inspection Services:		\$7,212,963	\$4,288,166	\$4,437,100	\$5,212,000	17.5%
Total Community Development:		\$7,556,960	\$4,649,012	\$4,877,100	\$5,879,200	20.5%
Total Revenue:		\$7,556,960	\$4,649,012	\$4,877,100	\$5,879,200	20.5%

Expenditures Detail

Budgeted Expenditures by Division



Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Community Development						
Community Development Admin						
REGULAR PAY	100.21.2101.61010	\$148,584	\$285,797	\$377,294	\$381,645	1.2%
SEASONAL EMPLOYEES	100.21.2101.61060	\$23,262	\$0		\$15,000	N/A
OVERTIME PAY	100.21.2101.61110	\$384	\$0			N/A
TERMINATION PAYOUTS	100.21.2101.61415	\$14,764	\$0			N/A
HEALTH INSURANCE	100.21.2101.61510	\$23,128	\$31,158	\$57,837	\$43,262	-25.2%
VISION INSURANCE	100.21.2101.61513	\$51	\$38	\$38	\$38	0%
LIFE INSURANCE	100.21.2101.61615	\$193	\$208	\$239	\$286	19.5%
AUTO ALLOWANCE	100.21.2101.61625	\$1,868	\$2,801	\$3,735	\$3,735	0%
CELL PHONE ALLOWANCE	100.21.2101.61626	\$112	\$675	\$900	\$900	0%
IMRF	100.21.2101.61710	\$7,525	\$9,323	\$10,980	\$15,818	44.1%
SOCIAL SECURITY	100.21.2101.61725	\$11,226	\$15,566	\$20,858	\$22,187	6.4%
MEDICARE	100.21.2101.61730	\$2,625	\$3,929	\$5,539	\$5,602	1.1%
CONSULTING SERVICES	100.21.2101.62185	\$8,220	\$4,000	\$12,000	\$12,000	0%
ADVERTISING	100.21.2101.62205		\$169		\$5,325	N/A
PRINTING	100.21.2101.62210	\$312	\$156	\$200	\$2,700	1,250%
TRAINING & TRAVEL	100.21.2101.62295	\$1,006	\$642	\$4,000	\$7,000	75%
MEMBERSHIP DUES	100.21.2101.62360	\$50	\$300	\$1,000	\$700	-30%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
OTHER CHARGES-CHARGEBACK	100.21.2101.62740	\$57,476	-\$19,932			N/A
FOOD	100.21.2101.65025	\$262	\$134	\$1,000	\$1,750	75%
MINOR EQUIPMENT & TOOLS	100.21.2101.65085		\$1,179			N/A
OFFICE SUPPLIES	100.21.2101.65095	\$2,341	\$4,117	\$7,500	\$8,000	6.7%
FITNESS INCENTIVE	100.21.2101.65141	\$90	\$0			N/A
Total Community Development Admin:		\$303,478	\$340,259	\$503,120	\$525,948	4.5%
Planning & Zoning						
REGULAR PAY	100.21.2105.61010	\$648,129	\$765,982	\$957,126	\$1,041,800	8.8%
SEASONAL EMPLOYEES	100.21.2105.61060	\$0	\$6,192	\$6,000	\$15,000	150%
OVERTIME PAY	100.21.2105.61110	\$17,208	\$34,176	\$60,000	\$25,000	-58.3%
TERMINATION PAYOUTS	100.21.2105.61415	\$0	\$2,038			N/A
ANNUAL SICK LEAVE PAYOUT	100.21.2105.61420	\$0	\$1,584			N/A
HEALTH INSURANCE	100.21.2105.61510	\$95,005	\$111,784	\$160,521	\$141,536	-11.8%
VISION INSURANCE	100.21.2105.61513	\$122	\$168	\$150	\$262	74.3%
LIFE INSURANCE	100.21.2105.61615	\$346	\$264	\$267	\$233	-12.9%
CELL PHONE ALLOWANCE	100.21.2105.61626	\$300	\$2,020	\$3,500	\$900	-74.3%
IMRF	100.21.2105.61710	\$30,410	\$26,733	\$27,833	\$38,739	39.2%
SOCIAL SECURITY	100.21.2105.61725	\$39,225	\$48,179	\$59,440	\$63,731	7.2%
MEDICARE	100.21.2105.61730	\$9,174	\$11,268	\$13,901	\$15,119	8.8%
ADVERTISING	100.21.2105.62205	\$2,156	\$4,935	\$5,000		N/A
PRINTING	100.21.2105.62210	\$1,243	\$786	\$2,500		N/A
TRAINING & TRAVEL	100.21.2105.62295	\$706	\$845	\$4,000	\$4,000	0%
MEMBERSHIP DUES	100.21.2105.62360	\$650	\$0	\$2,000	\$2,300	15%
SERVICE AGREEMENTS/ CONTRACTS	100.21.2105.62509	-\$2,180	\$0	\$25,000	\$30,000	20%
CREDIT CARD FEES	100.21.2105.62705	\$360	\$409			N/A
OTHER CHARGES-CHARGEBACK	100.21.2105.62740		-\$9,192			N/A
DIGITAL DOCUMENTS & REFERENCE MATERIALS	100.21.2105.65010	\$0	\$0	\$525	\$0	-100%
FOOD	100.21.2105.65025	\$0	\$163	\$250		N/A
OFFICE SUPPLIES	100.21.2105.65095	\$398	\$0	\$500		N/A
Total Planning & Zoning:		\$843,253	\$1,008,335	\$1,328,513	\$1,378,620	3.8%
Property Standards						
REGULAR PAY	100.21.2115.61010	\$456,428	\$491,355	\$299,289	\$647,624	116.4%
SEASONAL EMPLOYEES	100.21.2115.61060	\$0	\$9,162			N/A
OVERTIME PAY	100.21.2115.61110	\$4,980	\$7,688	\$15,000	\$7,500	-50%
TERMINATION PAYOUTS	100.21.2115.61415	\$24,299	\$3,926			N/A
HEALTH INSURANCE	100.21.2115.61510	\$84,043	\$101,440	\$145,920	\$120,338	-17.5%
VISION INSURANCE	100.21.2115.61513	\$232	\$225	\$226	\$264	16.8%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
LIFE INSURANCE	100.21.2115.61615	\$183	\$148	\$166	\$209	25.9%
CELL PHONE ALLOWANCE	100.21.2115.61626	\$1,361	\$0			N/A
SHOE ALLOWANCE	100.21.2115.61630	\$720	\$540	\$360	\$1,150	219.4%
IMRF	100.21.2115.61710	\$21,921	\$17,353	\$17,440	\$27,948	60.3%
SOCIAL SECURITY	100.21.2115.61725	\$29,051	\$30,503	\$37,180	\$40,196	8.1%
MEDICARE	100.21.2115.61730	\$6,794	\$7,134	\$8,696	\$9,401	8.1%
ADVERTISING	100.21.2115.62205		\$98			N/A
PRINTING	100.21.2115.62210	\$909	\$156			N/A
TRAINING & TRAVEL	100.21.2115.62295	\$750	\$1,511	\$4,500	\$6,000	33.3%
POSTAGE	100.21.2115.62315	\$167	\$30	\$3,350	\$3,350	0%
COURT COST/LITIGATION	100.21.2115.62345	\$0	\$1,385			N/A
MEMBERSHIP DUES	100.21.2115.62360	\$176	\$240	\$240	\$240	0%
PROPERTY CLEAN UP EXPENSE	100.21.2115.62493	\$8,947	\$10,499	\$25,000	\$25,000	0%
OTHER CHARGES-CHARGEBACK	100.21.2115.62740		-\$3,760			N/A
TELECOMMUNICATIONS - WIRELESS	100.21.2115.64540	\$3,112	\$0			N/A
DIGITAL DOCUMENTS & REFERENCE MATERIALS	100.21.2115.65010	\$0	\$90	\$1,800	\$1,800	0%
CLOTHING	100.21.2115.65020	\$761	\$386	\$1,200	\$1,800	50%
FOOD	100.21.2115.65025	\$185	\$0	\$500		N/A
MINOR EQUIPMENT & TOOLS	100.21.2115.65085	\$425	\$213	\$750	\$750	0%
Total Property Standards:		\$645,446	\$680,322	\$561,617	\$893,570	59.1%
Housing & Grants						
REGULAR PAY	100.21.2124.61010			\$151,892	\$158,764	4.5%
HEALTH INSURANCE	100.21.2124.61510			\$37,726	\$19,420	-48.5%
LIFE INSURANCE	100.21.2124.61615				\$39	N/A
IMRF	100.21.2124.61710			\$4,420	\$6,561	48.4%
SOCIAL SECURITY	100.21.2124.61725			\$9,417	\$9,843	4.5%
MEDICARE	100.21.2124.61730			\$2,202	\$2,302	4.5%
Total Housing & Grants:				\$205,657	\$196,929	-4.2%
Building Inspection Services						
REGULAR PAY	100.21.2126.61010	\$705,922	\$971,913	\$1,211,483	\$1,445,796	19.3%
SEASONAL EMPLOYEES	100.21.2126.61060	\$99,641	\$76,705	\$80,000	\$80,000	0%
OVERTIME PAY	100.21.2126.61110	\$9,382	\$11,742	\$50,000	\$50,000	0%
TERMINATION PAYOUTS	100.21.2126.61415	\$4,601	\$20,906			N/A
ANNUAL SICK LEAVE PAYOUT	100.21.2126.61420	\$1,403	\$226			N/A
HEALTH INSURANCE	100.21.2126.61510	\$104,370	\$120,877	\$176,540	\$184,561	4.5%
VISION INSURANCE	100.21.2126.61513	\$182	\$182	\$183	\$183	0%
LIFE INSURANCE	100.21.2126.61615	\$412	\$264	\$298	\$437	46.6%
CELL PHONE ALLOWANCE	100.21.2126.61626	\$2,391	\$75			N/A

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
SHOE ALLOWANCE	100.21.2126.61630	\$670	\$515	\$515	\$1,380	168%
IMRF	100.21.2126.61710	\$33,153	\$32,711	\$35,255	\$58,254	65.2%
SOCIAL SECURITY	100.21.2126.61725	\$49,300	\$62,700	\$75,145	\$89,678	19.3%
MEDICARE	100.21.2126.61730	\$11,530	\$14,664	\$17,575	\$20,974	19.3%
CONSTRUCTION ENGINEERING SERVICES	100.21.2126.62150	\$0	\$0	\$3,000	\$6,000	100%
ADVERTISING	100.21.2126.62205	\$17	\$0	\$325		N/A
PRINTING	100.21.2126.62210	\$155	\$39	\$1,000		N/A
SOFTWARE MAINTENANCE	100.21.2126.62236	\$71,130	\$14,058	\$218,000	\$100,000	-54.1%
OTHER EQMT MAINTENANCE	100.21.2126.62245	\$13	\$14	\$1,000	\$1,000	0%
OVERNIGHT MAIL CHARGES	100.21.2126.62280	\$0	\$95			N/A
TRAINING & TRAVEL	100.21.2126.62295	\$4,452	\$4,613	\$7,400	\$12,000	62.2%
POSTAGE	100.21.2126.62315	\$0	\$48			N/A
COURT COST/LITIGATION	100.21.2126.62345	\$0	\$0	\$400	\$400	0%
MEMBERSHIP DUES	100.21.2126.62360	\$395	\$295	\$1,000	\$1,000	0%
ELEVATOR CONTRACT COSTS	100.21.2126.62425	\$1,900	\$1,400	\$4,500	\$3,000	-33.3%
PLUMB, ELEC, PLAN REVEIW SERV	100.21.2126.62464	\$132,487	\$100,373	\$190,000	\$20,000	-89.5%
OTHER PROGRAM COSTS	100.21.2126.62490	\$0	\$585	\$500	\$500	0%
DIGITAL ARCHIVING	100.21.2126.62645	\$12,727	\$1,520	\$10,000	\$2,500	-75%
OTHER CHARGES-CHARGEBACK	100.21.2126.62740	\$11,561	\$504			N/A
MISCELLANEOUS	100.21.2126.62770	\$30	\$0			N/A
TELECOMMUNICATIONS - WIRELESS	100.21.2126.64540	\$1,472	\$0			N/A
DIGITAL DOCUMENTS & REFERENCE MATERIALS	100.21.2126.65010	\$7,348	\$603	\$1,000	\$2,400	140%
CLOTHING	100.21.2126.65020	\$1,066	\$372	\$2,000	\$2,400	20%
MATER. TO MAINT. IMP.	100.21.2126.65055	\$0	\$0	\$350		N/A
MINOR EQUIPMENT & TOOLS	100.21.2126.65085	\$1,077	\$148	\$700	\$700	0%
OFFICE SUPPLIES	100.21.2126.65095	\$264	\$58			N/A
Total Building Inspection Services:		\$1,269,051	\$1,438,204	\$2,088,169	\$2,083,163	-0.2%
Total Community Development:		\$3,061,228	\$3,467,120	\$4,687,076	\$5,078,229	8.3%
Total Expenditures:		\$3,061,228	\$3,467,120	\$4,687,076	\$5,078,229	8.3%

ALL FUNDS

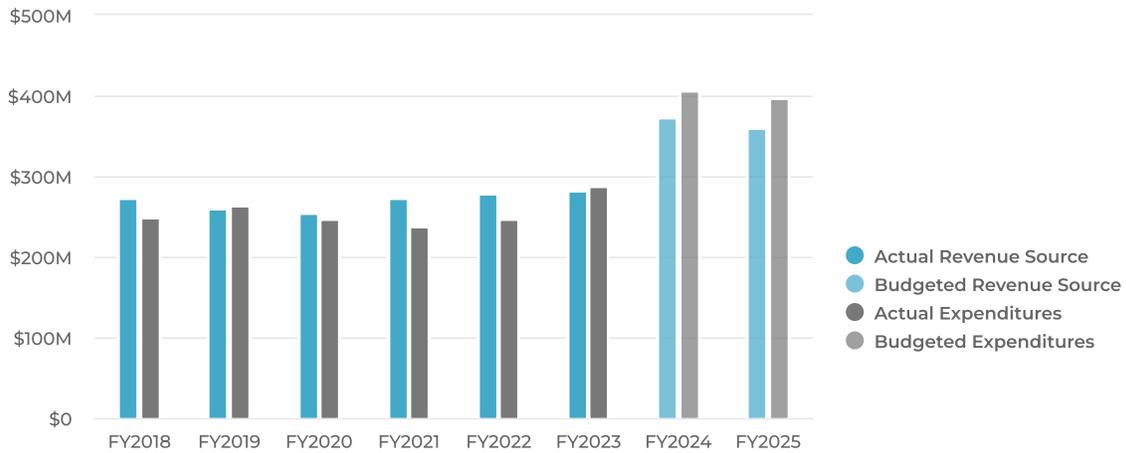


All Funds Summary

This page shows a summary of all funds in the City's budget. Individual fund summaries can be found in the "All Funds" menu above.

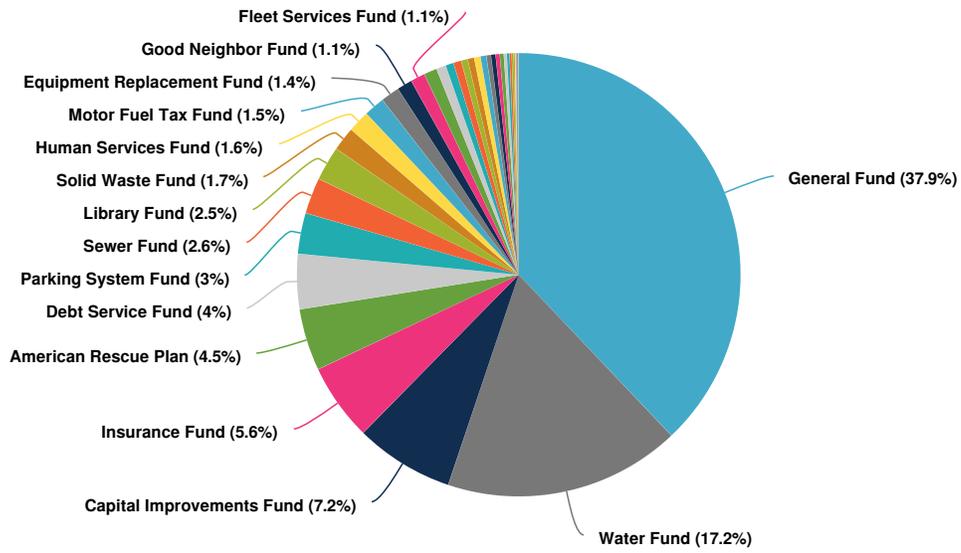
Summary

The total proposed budget for FY 2025 includes revenues (excluding operating transfers and use of fund balance) of **\$319.1 million** and expenditures (excluding operating transfers) of **\$342.2 million**. This is the total expense for all funds, except for the Evanston Police and Fire Pension Funds which are established and controlled by separate pension boards. The difference between revenues and expenses is largely a drawdown of reserves and use of funds from bond issuances for capital projects.



Expenditures by Fund

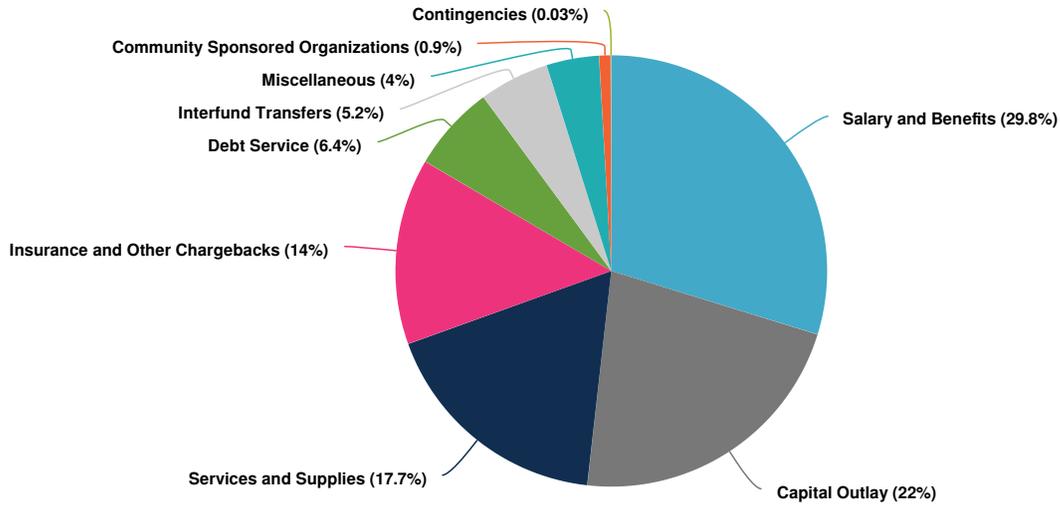
Expenditures by Fund



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
General Fund	\$116,484,137	\$143,029,844	\$143,927,543	\$151,278,402	5.1%
Human Services Fund	\$2,562,719	\$4,246,737	\$5,258,432	\$6,360,977	21%
American Rescue Plan	\$7,659,448	\$7,434,037	\$25,108,091	\$18,062,975	-28.1%
General Assistance Fund	\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	-5.5%
Reparations Fund	\$272,499	\$2,261,405	\$3,501,000	\$1,301,000	-62.8%
Sustainability Fund	\$238,368	\$567,747	\$2,000,488	\$1,706,513	-14.7%
Good Neighbor Fund	\$174,555	\$557,887	\$3,314,000	\$4,414,000	33.2%
Library Fund	\$7,863,330	\$7,762,567	\$9,941,147	\$10,007,246	0.7%
Motor Fuel Tax Fund	\$4,401,563	\$2,831,512	\$6,620,000	\$6,007,185	-9.3%
Emergency Telephone (E911) Fund	\$1,649,923	\$1,664,398	\$1,777,823	\$1,862,841	4.8%
Foreign Fire Insurance	\$238,583	\$261,615		\$200,000	N/A
Special Service Area (SSA) #9	\$593,856	\$640,515	\$575,000	\$642,145	11.7%
CDBG Fund	\$2,332,271	\$2,020,464	\$3,115,538	\$3,788,998	21.6%
CDBG Loan Fund	\$17,638	\$151,862	\$440,000	\$306,565	-30.3%
Home Fund	\$360,412	\$104,159	\$2,021,202	\$2,275,912	12.6%
Affordable Housing Fund	\$540,780	\$487,487	\$2,927,538	\$2,362,480	-19.3%
Library Debt Service Fund	\$504,988	\$507,913	\$574,677	\$576,946	0.4%
Debt Service Fund	\$15,703,413	\$15,203,557	\$15,466,634	\$15,988,861	3.4%
Howard-Ridge TIF Fund	\$1,889,560	\$1,553,879	\$478,513	\$857,413	79.2%
West Evanston TIF Fund	\$2,378,521	\$2,282,700	\$4,407,000	\$2,823,340	-35.9%
Dempster-Dodge TIF Fund	\$181,791	\$185,426	\$178,857	\$205,343	14.8%
Chicago-Main TIF	\$418,529	\$2,722,028	\$797,490	\$1,158,000	45.2%
Special Service Area (SSA) #6	\$221,862	\$206,759	\$220,000	\$220,000	0%
Special Service Area (SSA) #7	\$147,094	\$144,223	\$140,000	\$140,000	0%
Special Service Area (SSA) #8	\$61,162	\$60,632	\$60,200	\$60,200	0%
Special Service Area (SSA) #10				\$90,000	N/A
Five-Fifths Fund	\$135,901	\$920,970	\$100,000	\$1,224,370	1,124.4%
Library Capital Improvement Fd	\$173,737	\$1,192,903	\$550,000	\$1,900,000	245.5%
Capital Improvements Fund	\$12,574,553	\$14,164,514	\$25,218,500	\$28,771,000	14.1%
Crown Construction Fund	\$1,117,055	\$1,013,010	\$819,178	\$788,429	-3.8%
Crown Maintenance Fund	\$34,951	\$0	\$175,000	\$175,000	0%
Special Assessment Fund	\$1,036,322	\$1,137,031	\$878,202	\$1,880,681	114.2%
Parking System Fund	\$11,862,976	\$12,888,981	\$9,431,364	\$11,883,699	26%
Water Fund	\$30,372,123	\$18,907,145	\$87,557,403	\$68,788,582	-21.4%
Water Depr Imprv & Extension Fund	-\$11,417,990	\$2,776,160			N/A
Sewer Fund	\$7,089,513	\$7,604,285	\$11,406,267	\$10,483,001	-8.1%
Solid Waste Fund	\$5,604,988	\$6,191,417	\$7,273,783	\$6,925,058	-4.8%
Fleet Services Fund	\$3,506,681	\$4,137,721	\$4,213,122	\$4,204,265	-0.2%
Equipment Replacement Fund	\$1,514,557	\$1,596,799	\$3,365,167	\$5,496,912	63.3%
Insurance Fund	\$17,218,850	\$19,192,139	\$22,994,770	\$22,373,693	-2.7%
Total:	\$248,725,277	\$289,703,603	\$408,254,820	\$398,934,953	-2.3%

Expenditures by Expense Type

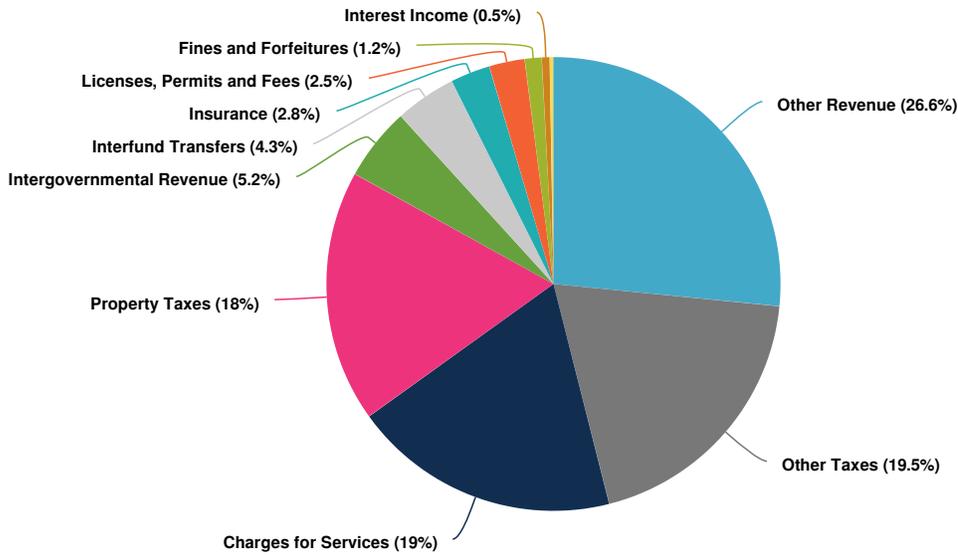
Budgeted Expenditures by Expense Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$86,180,032	\$103,005,896	\$115,234,008	\$118,705,458	3%
Services and Supplies	\$42,451,405	\$49,052,066	\$67,348,443	\$70,725,337	5%
Miscellaneous	\$3,208,842	\$5,923,045	\$19,592,403	\$15,777,092	-19.5%
Capital Outlay	\$19,719,009	\$25,748,034	\$107,376,067	\$87,908,590	-18.1%
Interfund Transfers	\$21,704,258	\$23,219,313	\$20,763,356	\$20,870,312	0.5%
Community Sponsored Organizations	\$1,597,026	\$1,443,543	\$789,000	\$3,432,000	335%
Insurance and Other Chargebacks	\$43,744,422	\$51,199,038	\$52,533,803	\$55,691,398	6%
Debt Service	\$18,228,574	\$17,681,868	\$24,490,740	\$25,699,766	4.9%
Depreciation Expense	\$11,853,112	\$12,158,017			N/A
Contingencies	\$38,597	\$272,783	\$127,000	\$125,000	-1.6%
Total Expense Objects:	\$248,725,277	\$289,703,603	\$408,254,820	\$398,934,953	-2.3%

Revenues by Source

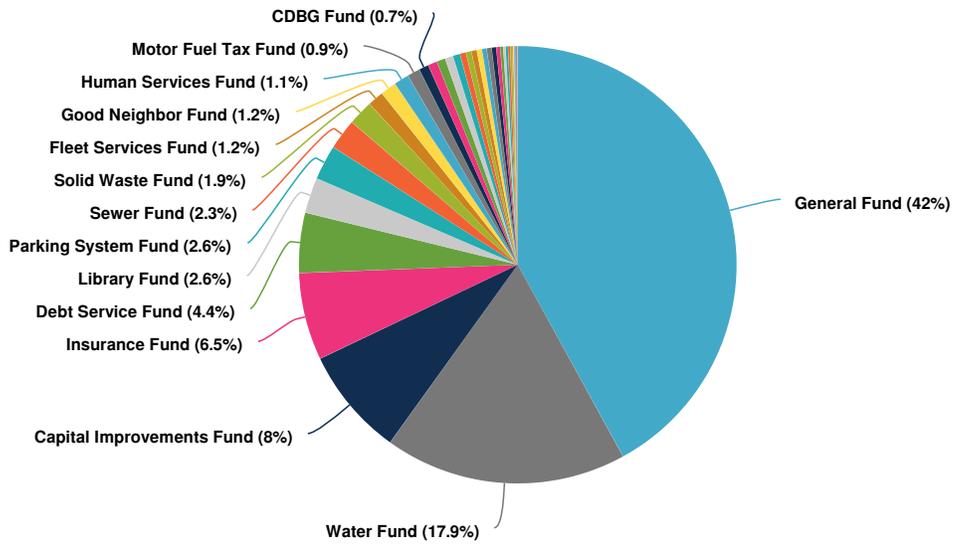
Projected 2025 Revenues by Source



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Property Taxes	\$61,685,604	\$64,012,129	\$61,090,201	\$64,723,112	5.9%
Other Taxes	\$74,960,563	\$71,770,191	\$69,325,000	\$70,165,000	1.2%
Licenses, Permits and Fees	\$10,715,960	\$7,904,311	\$8,261,450	\$9,118,300	10.4%
Charges for Services	\$59,918,477	\$61,886,921	\$65,437,774	\$68,594,834	4.8%
Fines and Forfeitures	\$4,082,688	\$4,458,841	\$3,725,000	\$4,385,000	17.7%
Intergovernmental Revenue	\$21,451,972	\$17,403,155	\$14,905,949	\$18,755,203	25.8%
Other Revenue	\$16,466,489	\$17,398,197	\$124,567,540	\$95,722,771	-23.2%
Interest Income	\$2,167,448	\$5,804,573	\$825,100	\$1,970,100	138.8%
Interfund Transfers	\$18,210,115	\$22,663,027	\$14,659,330	\$15,602,987	6.4%
Workers Compensation and Liability	\$784,445	\$1,229,729	\$886,000	\$886,000	0%
Insurance	\$8,997,191	\$9,506,290	\$10,107,586	\$10,200,654	0.9%
Library Revenue	\$105,841	\$114,761	\$109,394	\$82,000	-25%
Total Revenue Source:	\$279,546,793	\$284,152,126	\$373,900,324	\$360,205,961	-3.7%

Revenues by Fund

2024 Revenues by Fund





American Rescue Plan Act (ARPA) Fund (170)

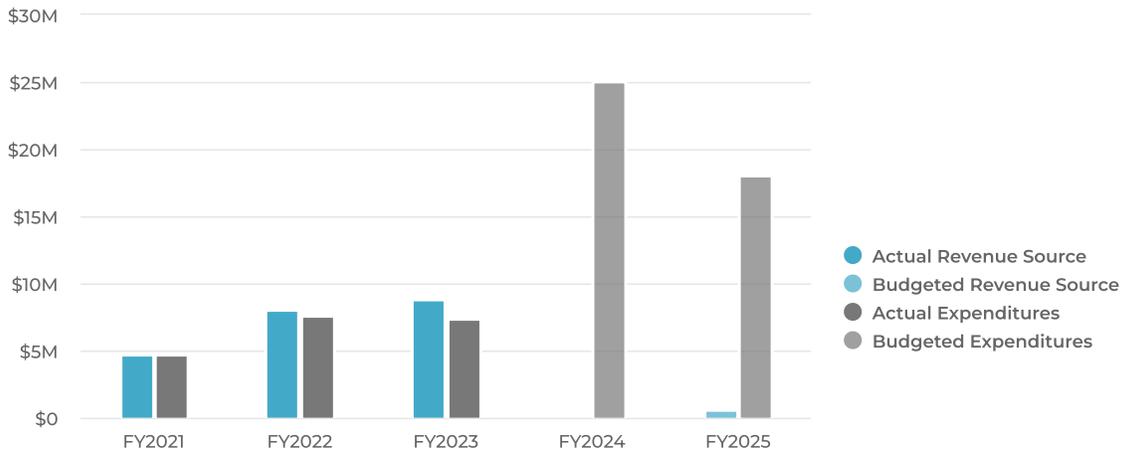
The American Rescue Plan Act (ARPA) aims to support state, local, territorial and Tribal governments by providing resources to:

- Respond to the COVID-19 pandemic
- Address its economic fallout
- Lay the foundation for a strong and equitable recovery

The City of Evanston received approximately \$43 million in Federal American Rescue Plan Act funding. Half of the funding was received in 2021, and the second half of the funding was received in 2022.

Summary

The American Rescue Plan Act (ARPA) Fund is projecting \$650,000 in revenues and \$16,562,975 in expenses (excluding \$1,500,000 in transfers out) in the FY 2025 budget.

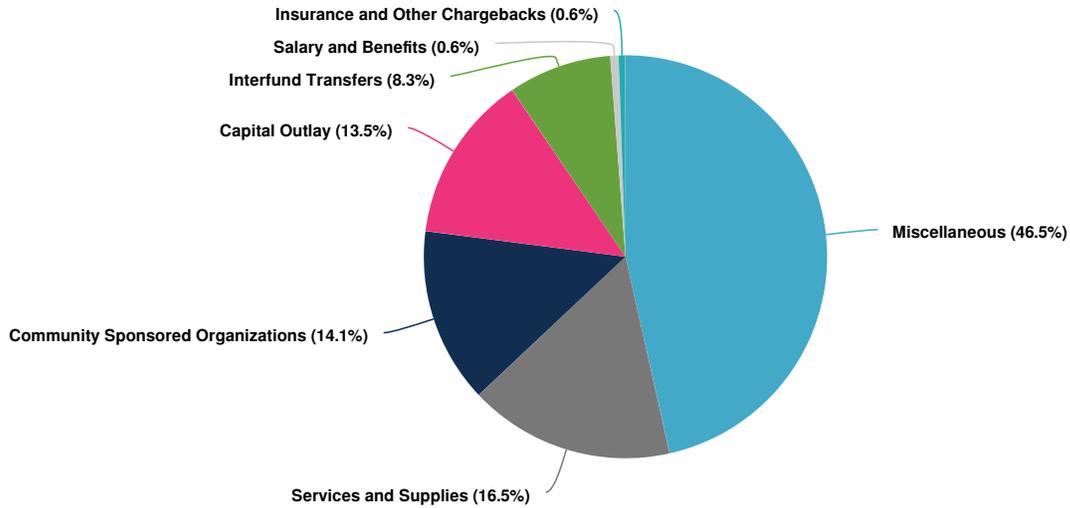


Revenues by Source

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Intergovernmental Revenue	\$7,659,448	\$7,434,037			N/A
Other Revenue	\$0	\$35,881			N/A
Interest Income	\$504,627	\$1,467,919	\$50,000	\$650,000	1,200%
Total Revenue Source:	\$8,164,075	\$8,937,837	\$50,000	\$650,000	1,200%

Expenditures by Type

Budgeted Expenditures by Expense Type Expenditures by Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$2,167,682	\$437,998		\$115,871	N/A
Services and Supplies	\$259,630	\$1,319,255	\$3,275,000	\$2,977,080	-9.1%
Miscellaneous	\$681,903	\$1,208,948	\$10,294,191	\$8,396,724	-18.4%
Capital Outlay	\$546,429	\$1,774,354	\$10,188,900	\$2,431,300	-76.1%
Interfund Transfers	\$3,900,000	\$2,600,000	\$1,250,000	\$1,500,000	20%
Community Sponsored Organizations	\$23,693	\$0		\$2,542,000	N/A
Insurance and Other Chargebacks	\$80,112	\$93,482	\$100,000	\$100,000	0%
Total Expense Objects:	\$7,659,448	\$7,434,037	\$25,108,091	\$18,062,975	-28.1%

Line Item Detail - Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Non-Departmental						
American Rescue Plan		\$8,164,075	\$8,937,837	\$50,000	\$650,000	1,200%
Total Non-Departmental:		\$8,164,075	\$8,937,837	\$50,000	\$650,000	1,200%
Total Revenue:		\$8,164,075	\$8,937,837	\$50,000	\$650,000	1,200%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Non-Departmental						
American Rescue Plan						
OTHER PROGRAM COSTS	170.99.1700.62490	\$0	\$35,084	\$3,000,000		N/A
BANK SERVICE CHARGES	170.99.1700.62705	\$17	\$0			N/A
SUMMER YOUTH EMPLOYMENT	170.99.1700.63045	\$1,251	\$0			N/A
FURNITURE & FIXTURES	170.99.1700.65625		\$10,562			N/A
UNREALIZED LOSS ON INVESTMENTS	170.99.1700.68015	-\$20,315	\$0			N/A
TRANSFER TO PARKING FUND	170.99.1700.69505	\$2,300,000	\$1,100,000			N/A
TRANSFER TO EQUIPMENT REPLACEMENT	170.99.1700.69601	\$1,600,000	\$1,500,000	\$1,250,000	\$1,500,000	20%
Total American Rescue Plan:		\$3,880,954	\$2,645,646	\$4,250,000	\$1,500,000	-64.7%
Community Violence Intervention						
REGULAR PAY	170.99.9912.61010	\$139,898	\$109,158			N/A
PERMANENT PART-TIME	170.99.9912.61050	\$0	\$855			N/A
SEASONAL EMPLOYEES	170.99.9912.61060	\$59,265	\$49,717			N/A
OVERTIME PAY	170.99.9912.61110	\$12,308	\$3,216			N/A
HEALTH INSURANCE	170.99.9912.61510	\$25,800	\$18,009			N/A
VISION INSURANCE	170.99.9912.61513	\$0	\$57			N/A
LIFE INSURANCE	170.99.9912.61615	\$129	\$92			N/A
IMRF	170.99.9912.61710	\$7,345	\$3,628			N/A
SOCIAL SECURITY	170.99.9912.61725	\$12,112	\$10,162			N/A
MEDICARE	170.99.9912.61730	\$2,833	\$2,324			N/A
OTHER PROGRAM COSTS	170.99.9912.62490	\$39,951	\$0			N/A
SUMMER YOUTH EMPLOYMENT	170.99.9912.63045	\$0	\$1,395			N/A
PUBLIC SERVICE - Curt's Cafe	170.99.9912.63166	\$23,693	\$0			N/A
Total Community Violence Intervention:		\$323,334	\$198,612			N/A
Business District Strategies						
OTHER IMPROVEMENTS	170.99.9922.65515	\$63,655	\$58,845	\$130,000		N/A
Total Business District Strategies:		\$63,655	\$58,845	\$130,000		N/A
Guranteed Income Program						
OTHER PROGRAM COSTS	170.99.9937.62490	\$168,626	\$474,997	\$17,000	\$956,000	5,523.5%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Total Guranteed Income Program:		\$168,626	\$474,997	\$17,000	\$956,000	5,523.5%
Vehicle Lead Service Rplcmnt						
AUTOMOTIVE EQUIPMENT	170.99.9952.65550	\$292,014	\$18,335	\$680,000	\$690,000	1.5%
Total Vehicle Lead Service Rplcmnt:		\$292,014	\$18,335	\$680,000	\$690,000	1.5%
ARPA Admin						
REGULAR PAY	170.99.9971.61010	\$9,060	\$0		\$88,866	N/A
HEALTH INSURANCE	170.99.9971.61510				\$16,251	N/A
IMRF	170.99.9971.61710				\$3,955	N/A
SOCIAL SECURITY	170.99.9971.61725				\$5,510	N/A
MEDICARE	170.99.9971.61730				\$1,289	N/A
SERVICE AGREEMENTS/ CONTRACTS	170.99.9971.62509	\$28,658	\$213,682	\$500,000	\$350,000	-30%
OTHER CHARGES- CHARGEBACK	170.99.9971.62740	\$80,112	\$93,482	\$100,000	\$100,000	0%
MINOR EQUIPMENT & TOOLS	170.99.9971.65085	\$0	\$1,179			N/A
Total ARPA Admin:		\$117,830	\$308,343	\$600,000	\$565,871	-5.7%
Participatory Budgeting-Nu						
OTHER PROGRAM COSTS	170.99.9972.62490	\$7,720	\$92,308			N/A
OTHER IMPROVEMENTS	170.99.9972.65515	\$0	\$0	\$3,000,000	\$0	-100%
Total Participatory Budgeting-Nu:		\$7,720	\$92,308	\$3,000,000	\$0	-100%
Lead Service Line Replacement						
OTHER IMPROVEMENTS	170.99.9902.65515	\$17,760	\$265,239	\$1,900,000	\$25,000	-98.7%
Total Lead Service Line Replacement:		\$17,760	\$265,239	\$1,900,000	\$25,000	-98.7%
Living Room Program						
OTHER IMPROVEMENTS	170.99.9911.65515	\$0	\$0	\$900,000	\$0	-100%
COMMUNITY SPONSORED ORGANIZATIONS	170.99.9911.67010				\$800,000	N/A
Total Living Room Program:		\$0	\$0	\$900,000	\$800,000	-11.1%
The Aux Project						
OTHER IMPROVEMENTS	170.99.9913.65515	\$123,000	\$377,079	\$665,900		N/A
Total The Aux Project:		\$123,000	\$377,079	\$665,900		N/A
The Northlight Theatre						
OTHER IMPROVEMENTS	170.99.9914.65515	\$0	\$577,959	\$2,000,000	\$745,000	-62.7%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Total The Northlight Theatre:		\$0	\$577,959	\$2,000,000	\$745,000	-62.7%
Streetplus Clean Team						
SERVICE AGREEMENTS/ CONTRACTS	170.99.9915.62509	\$0	\$507,458			N/A
Total Streetplus Clean Team:		\$0	\$507,458			N/A
Workforce Development-Aspire						
REGULAR PAY	170.99.9921.61010	\$0	\$99,151			N/A
PERMANENT PART-TIME	170.99.9921.61050		\$327			N/A
SEASONAL EMPLOYEES	170.99.9921.61060	\$18,707	\$225,254		\$37,080	N/A
OVERTIME PAY	170.99.9921.61110	\$0	\$5,002			N/A
HEALTH INSURANCE	170.99.9921.61510		\$19,998			N/A
LIFE INSURANCE	170.99.9921.61615		\$23			N/A
IMRF	170.99.9921.61710	\$905	\$4,273			N/A
SOCIAL SECURITY	170.99.9921.61725	\$1,160	\$20,417			N/A
MEDICARE	170.99.9921.61730	\$271	\$4,509			N/A
OTHER PROGRAM COSTS	170.99.9921.62490				\$21,020	N/A
Total Workforce Development-Aspire:		\$21,044	\$378,956		\$58,100	N/A
Rehiring Public Sector Staff						
REGULAR PAY	170.99.9923.61010	\$1,176,541	\$103,211			N/A
PERMANENT PART-TIME	170.99.9923.61050	\$4,744	\$2,257			N/A
SEASONAL EMPLOYEES	170.99.9923.61060	\$12,826	\$0			N/A
OVERTIME PAY	170.99.9923.61110	\$28,423	\$2,703			N/A
HEALTH INSURANCE	170.99.9923.61510	\$202,403	\$18,663			N/A
LIFE INSURANCE	170.99.9923.61615	\$1,109	\$71			N/A
CELL PHONE ALLOWANCE	170.99.9923.61626	\$570	\$30			N/A
IMRF	170.99.9923.61710	\$53,188	\$2,990			N/A
SOCIAL SECURITY	170.99.9923.61725	\$66,021	\$5,370			N/A
MEDICARE	170.99.9923.61730	\$17,378	\$1,501			N/A
Total Rehiring Public Sector Staff:		\$1,563,205	\$136,795			N/A
One Stop Shop						
OTHER IMPROVEMENTS	170.99.9932.65515	\$50,000	\$75,000	\$400,000	\$450,000	12.5%
Total One Stop Shop:		\$50,000	\$75,000	\$400,000	\$450,000	12.5%
Small/Medium Landlord Assistance						
OTHER PROGRAM COSTS	170.99.9933.62490	\$0	\$124,012	\$375,000		N/A
Total Small/Medium Landlord Assistance:		\$0	\$124,012	\$375,000		N/A

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Crosswalk Improvements						
OTHER IMPROVEMENTS	170.99.9935.65515	\$0	\$91,719	\$200,000	\$208,300	4.2%
Total Crosswalk Improvements:		\$0	\$91,719	\$200,000	\$208,300	4.2%
Welcoming Center - Family Focus						
OTHER PROGRAM COSTS	170.99.9936.62490	\$0	\$137,462	\$317,191	\$80,000	-74.8%
Total Welcoming Center - Family Focus:		\$0	\$137,462	\$317,191	\$80,000	-74.8%
HDOC						
SERVICE AGREEMENTS/ CONTRACTS	170.99.9938.62509	\$0	\$0	\$1,500,000	\$1,500,000	0%
Total HDOC:		\$0	\$0	\$1,500,000	\$1,500,000	0%
MCGAW YMCA						
OTHER PROGRAM COSTS	170.99.9939.62490	\$0	\$0	\$3,000,000	\$1,866,000	-37.8%
Total MCGAW YMCA:		\$0	\$0	\$3,000,000	\$1,866,000	-37.8%
Family Focus Rehab						
OTHER PROGRAM COSTS	170.99.9940.62490	\$0	\$274,700	\$3,000,000	\$2,148,300	-28.4%
Total Family Focus Rehab:		\$0	\$274,700	\$3,000,000	\$2,148,300	-28.4%
City Workers Payout						
REGULAR PAY	170.99.9941.61010	\$405,482	\$0			N/A
Total City Workers Payout:		\$405,482	\$0			N/A
Childcare Workers Premium Pay						
OTHER PROGRAM COSTS	170.99.9942.62490	\$483,900	\$0			N/A
Total Childcare Workers Premium Pay:		\$483,900	\$0			N/A
Comprehensive Plan						
OTHER PROGRAM COSTS	170.99.9943.62490	\$0	\$0	\$150,000	\$139,028	-7.3%
SERVICE AGREEMENTS/ CONTRACTS	170.99.9943.62509	\$0	\$0	\$600,000	\$750,000	25%
Total Comprehensive Plan:		\$0	\$0	\$750,000	\$889,028	18.5%
Permit Software						
SOFTWARE MAINTENANCE	170.99.9950.62236	\$135,909	\$266,376	\$675,000	\$340,000	-49.6%
Total Permit Software:		\$135,909	\$266,376	\$675,000	\$340,000	-49.6%
General Fund Operations						

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
SERVICE AGREEMENTS/ CONTRACTS	170.99.9964.62509	\$0	\$35,538			N/A
OTHER IMPROVEMENTS	170.99.9964.65515	\$0	\$299,617	\$313,000	\$313,000	0%
Total General Fund Operations:		\$0	\$335,155	\$313,000	\$313,000	0%
Participatory Budgeting						
OTHER PROGRAM COSTS	170.99.9973.62490	\$770	\$68,991	\$435,000	\$435,000	0%
FOOD	170.99.9973.65025	\$1,840	\$19,558			N/A
OFFICE SUPPLIES	170.99.9973.65095	\$2,406	\$493			N/A
COMMUNITY SPONSORED ORGANIZATIONS	170.99.9973.67010				\$1,742,000	N/A
Total Participatory Budgeting:		\$5,017	\$89,042	\$435,000	\$2,177,000	400.5%
Evanston Thrives						
OTHER PROGRAM COSTS	170.99.9924.62490		\$0		\$2,751,376	N/A
Total Evanston Thrives:			\$0		\$2,751,376	N/A
Total Non-Departmental:		\$7,659,448	\$7,434,037	\$25,108,091	\$18,062,975	-28.1%
Total Expenditures:		\$7,659,448	\$7,434,037	\$25,108,091	\$18,062,975	-28.1%



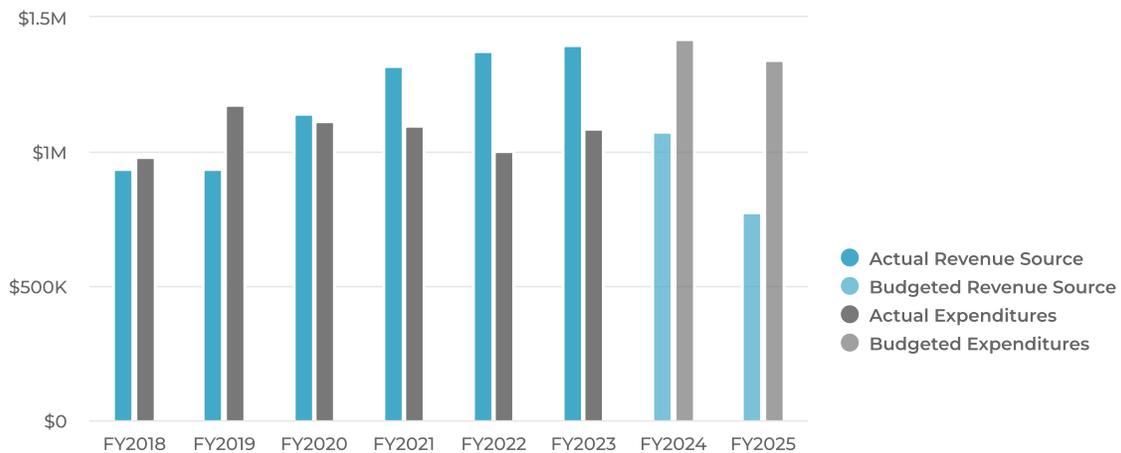
General Assistance Fund (175)

The General Assistance Program is mandated by the State of Illinois, is administered by the City of Evanston, and is supported by Evanston tax revenues. The program provides monthly financial assistance to Evanston residents who are not eligible for other forms of state or federal financial assistance and do not have the resources to support their basic needs. The goals of the General Assistance Program are to assist individuals and prepare them to become employment-ready through resources available in the General Assistance program as well as through programs administered by other City departments. Services will be delivered through a comprehensive system of care, which emphasizes identifying the most appropriate, least restrictive setting to promote the highest level of functioning.

The Emergency Assistance Services Program is administered through the General Assistance Program and is available to all City of Evanston residents who meet income and asset guidelines as established by the General Assistance Office. The Emergency Assistance Program is operated and funded by the General Assistance Program and is provided according to adopted and written standards set forth by the General Assistance Program. Emergency Assistance benefits can only be issued once in a 12-month period and must meet the definition of an emergency or life-threatening situation, such as imminent eviction, utility disconnection, and/or food insecurities.

Summary

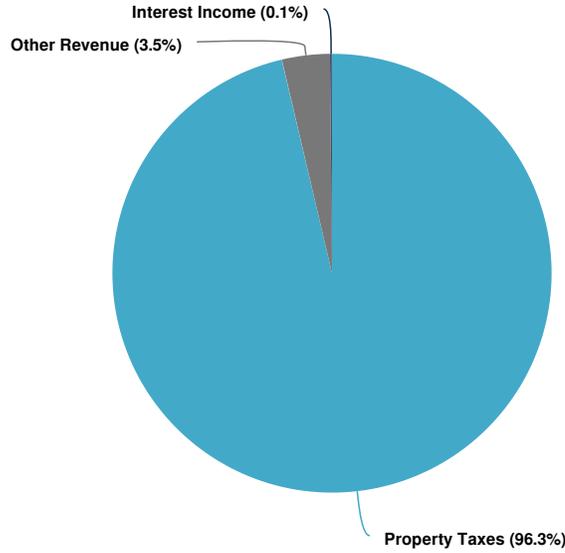
The General Assistance Fund is projecting \$778,500 in revenues and \$1,342,920 in expenses in the FY 2025 budget.



Revenues by Source

The General Assistance Fund is supported primarily through a dedicated property tax levy.

Projected 2025 Revenues by Source

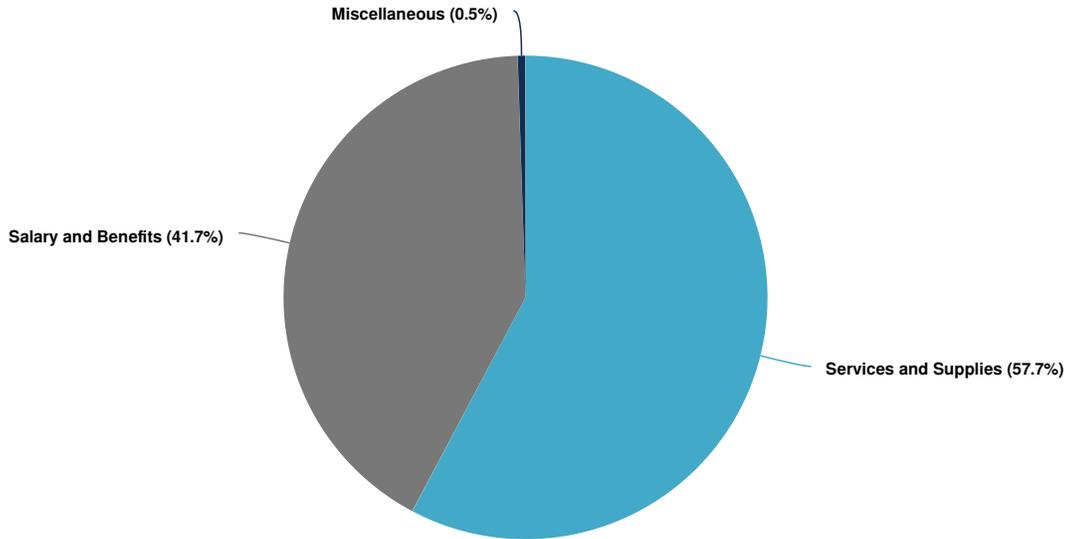


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Property Taxes	\$1,340,034	\$1,342,956	\$1,050,000	\$750,000	-28.6%
Other Revenue	\$27,828	\$0	\$27,500	\$27,500	0%
Interest Income	\$12,267	\$56,678	\$1,000	\$1,000	0%
Total Revenue Source:	\$1,380,128	\$1,399,634	\$1,078,500	\$778,500	-27.8%

Expenditures by Type

The General Assistance Fund supports 4.25 FTE employees. Services and Supplies includes amounts distributed through General Assistance and Emergency Assistance programs.

Budgeted Expenditures by Expense Type Expenditures by Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$475,290	\$542,276	\$539,408	\$560,420	3.9%
Services and Supplies	\$524,590	\$527,722	\$874,482	\$775,500	-11.3%
Miscellaneous	\$4,178	\$21,178	\$7,000	\$7,000	0%
Total Expense Objects:	\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	-5.5%

Line Item Detail - Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Health						
General Assistance Admin						
PROPERTY TAXES	175.24.4605.51015	\$1,340,034	\$1,342,956	\$1,050,000	\$750,000	-28.6%
SSI REIMBURSEMENT	175.24.4605.56057	\$27,828	\$0	\$27,500	\$27,500	0%
INVESTMENT INCOME	175.24.4605.56501	\$12,267	\$56,678	\$1,000	\$1,000	0%
Total General Assistance Admin:		\$1,380,128	\$1,399,634	\$1,078,500	\$778,500	-27.8%
Total Health:		\$1,380,128	\$1,399,634	\$1,078,500	\$778,500	-27.8%
Total Revenue:		\$1,380,128	\$1,399,634	\$1,078,500	\$778,500	-27.8%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Health						
General Assistance Admin						
REGULAR PAY	175.24.4605.61010	\$362,848	\$421,831	\$423,390	\$436,767	3.2%
PERMANENT PART-TIME	175.24.4605.61050	\$615	\$0			N/A
OVERTIME PAY	175.24.4605.61110	\$439	\$4,119	\$1,500	\$1,500	0%
HEALTH INSURANCE	175.24.4605.61510	\$66,358	\$68,295	\$68,082	\$70,856	4.1%
VISION INSURANCE	175.24.4605.61513	\$256	\$256	\$256	\$256	-0.1%
LIFE INSURANCE	175.24.4605.61615	\$212	\$138	\$154	\$158	2.5%
AUTO ALLOWANCE	175.24.4605.61625	\$934	\$934	\$934	\$934	0%
CELL PHONE ALLOWANCE	175.24.4605.61626	\$729	\$603	\$729	\$225	-69.1%
IMRF	175.24.4605.61710	\$16,922	\$14,567	\$12,321	\$16,720	35.7%
SOCIAL SECURITY	175.24.4605.61725	\$21,024	\$25,528	\$25,877	\$26,655	3%
MEDICARE	175.24.4605.61730	\$4,954	\$6,006	\$6,164	\$6,350	3%
MEDICAL/HOSPITAL SERVICES	175.24.4605.62270	\$813	\$0			N/A
POSTAGE CHARGEBACKS	175.24.4605.62275	\$0	\$0	\$800	\$0	-100%
TRAINING & TRAVEL	175.24.4605.62295	\$907	\$200	\$2,500	\$1,000	-60%
MEMBERSHIP DUES	175.24.4605.62360	\$0	\$0	\$300	\$0	-100%
COPY MACHINE CHARGES	175.24.4605.62380	\$0	\$0	\$500	\$0	-100%
OTHER PROGRAM COSTS	175.24.4605.62490	\$4,178	\$20,678	\$7,000	\$7,000	0%
BANK FEES	175.24.4605.62703				\$1,000	N/A
CREDIT CARD FEES	175.24.4605.62705	\$736	\$738	\$2,050	\$0	-100%
TELECOMMUNICATIONS - WIRELESS	175.24.4605.64540	\$1,687	\$0			N/A

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
RENTAL EXPENSE- GA CLIENT	175.24.4605.64566	\$291,296	\$304,408	\$466,000	\$400,000	-14.2%
PERSONAL EXPENSE- GA CLIENT	175.24.4605.64567	\$167,230	\$166,686	\$285,000	\$250,000	-12.3%
TRANSPORTATION EXPENSE- GA CLIENT	175.24.4605.64568	\$0	\$0	\$5,000	\$0	-100%
CHILDCARE EXPENSES - GA CLIENT	175.24.4605.64569	\$0	\$0	\$15,000	\$0	-100%
CLIENT OTHER NEEDS- GA CLIENT	175.24.4605.64570	\$337	\$2,061	\$11,000	\$5,000	-54.5%
ALL OTHER PHYSICIANS- GA CLIENT	175.24.4605.64573	\$0	\$0	\$500	\$0	-100%
MEDICAL EXPENSES - GA CLIENT	175.24.4605.64574	\$0	\$0	\$300	\$0	-100%
PSYCH OUTPATIENT/MENTAL- GA CLIENT	175.24.4605.64578	\$0	\$0	\$800	\$0	-100%
MORTGAGE/RENTAL EXPENSE-EAS CLIENT	175.24.4605.64582	\$38,352	\$34,893	\$50,000	\$100,000	100%
FOOD VOUCHERS - EMERGENCY-EAS CLIENT	175.24.4605.64584	\$0	\$0	\$1,000	\$0	-100%
UTILITIES - COMED-EAS CLIENT	175.24.4605.64585	\$21,407	\$17,793	\$15,000	\$15,000	0%
UTILITIES - NICOR-EAS CLIENT	175.24.4605.64586	\$0	\$0	\$8,000	\$0	-100%
UTILITIES - COE WATER -EAS CLIENT	175.24.4605.64587	\$1,005	\$134	\$5,000	\$1,000	-80%
CLIENT OTHER NEEDS - EAS CLIENT	175.24.4605.64588	\$532	\$535	\$1,500	\$1,000	-33.3%
FOOD	175.24.4605.65025	\$0	\$66	\$1,000	\$500	-50%
OFFICE SUPPLIES	175.24.4605.65095	\$288	\$208	\$3,232	\$1,000	-69.1%
FITNESS INCENTIVE	175.24.4605.65141		\$500			N/A
Total General Assistance Admin:		\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	-5.5%
Total Health:		\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	-5.5%
Total Expenditures:		\$1,004,058	\$1,091,177	\$1,420,890	\$1,342,920	-5.5%



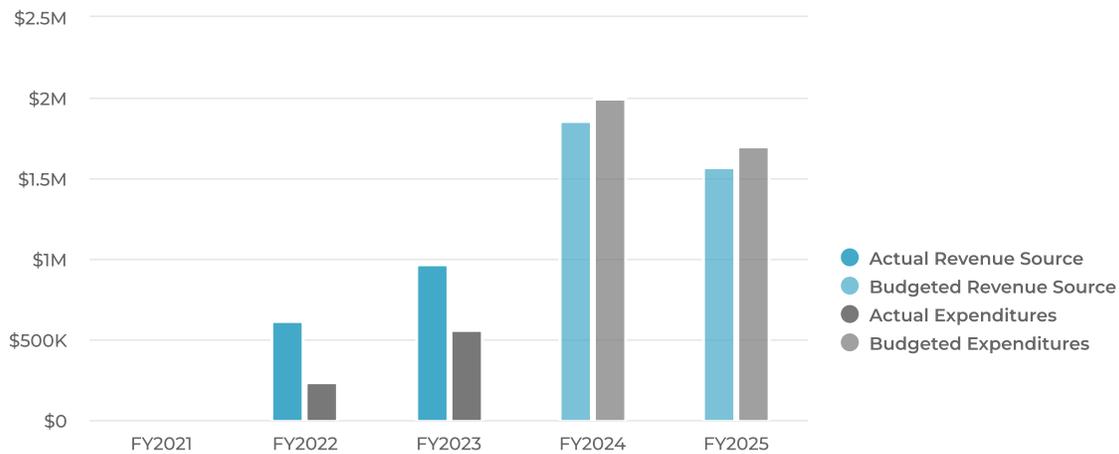
Sustainability Fund (178)

The Sustainability Fund was created as part of the 2022 Budget in order to advance the implementation of the Climate Action and Resilience Plan (CARP), including the continued implementation of the recommendations of the Environmental Justice Resolution and the enforcement of the Energy and Water Benchmarking Ordinance, among other CARP-related legislation.

Beginning with the FY 2024 budget, the City Council approved the transfer of \$500,000 from the Good Neighbors Fund to the Sustainability Fund in accordance with the community benefits agreement with Northwestern University.

Summary

The Sustainability Fund is projecting \$772,000 in revenues (excluding \$800,000 in transfers in) and \$1,706,513 in expenses in the FY 2025 budget.



Accomplishments in 2024

- Two Sustainability & Resilience Specialists were hired in April 2023.
- Renewable Energy Certificates were purchased for Evanston accounts as a part of the Community Choice Aggregation agreement.
- 3 Grants were received totaling \$11 Million dollars
 - \$10.7 M - Department of Energy Inflation Reduction Act Support for Building Energy Codes and Innovative Codes to develop, adopt and implement a building performance standard that will reduce building emissions, while ensuring equitable decision making, ongoing affordability, workforce development opportunities, and energy cost savings.
 - \$150,000 Climate and Equitable Jobs Act (CEJA) EV Charging Round 2 to install charging stations at Levy Senior Center, South End Community Center, and the Evanston Public Library.
 - \$150,000 Invest in Cook grant to expand the Divvy bike share network and retrofit stations for scooters.
- A contract for the Environmental Equity Investigation has been awarded.
- \$639,000 in Sustain Evanston funding was disbursed to over 40 businesses.

Performance Measures

Department Goal: Reduce communitywide greenhouse gas emissions through decarbonization programs available to households and businesses and conduct community outreach to educate community members about the Climate Action & Resilience Plan and environmental justice efforts.

Measure	Type of Measure	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2025 Projected
Activity: Provide financial support for deep decarbonization to households and businesses					
% community wide greenhouse gas emissions reduction as a result of deep decarbonization grants	Effectiveness	0%	<1%	unknown	1%
# of total households and businesses that receive grants	Output	0	18	66	100
# of low-income and BIPOC households/businesses that receive grants	Equity, Output	0	6	50	75
Activity: Conduct Community Engagement					
# of paid Ambassadors	Output	0	0	10	10
# of engagement events and activities	Output	0	21	40	25
# of unique individuals reached	Output, Equity	450	700	2,500	5,000
Activity: Capital Improvements					
# of capital projects that support CARP implementation	Output	0	10	15	20
kWs of solar installed on City facilities	Output	0	0	0	850
EV charging stations installed (public and municipal)	Output	0	0	0	20

Factors Impacting the 2025 Budget

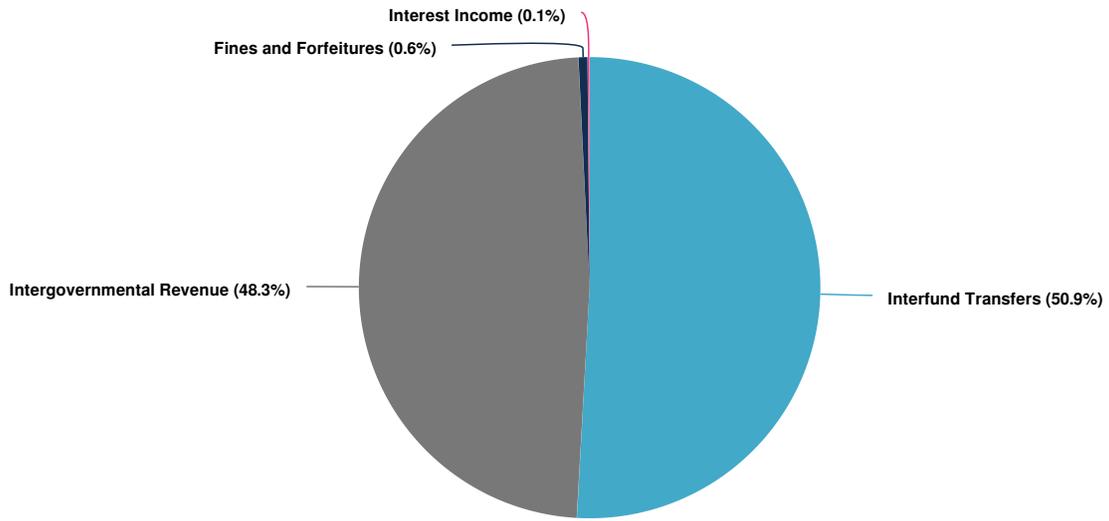
- Grants will bring in significantly more revenue.
- Staff await responses to RFPs related to electricity procurement which will impact revenues and expenses.

Upcoming Initiatives

- Continue to implement the Climate Action and Resilience Plan.
- Continue to implement recommendations of the Environmental Justice Resolution.
- Disseminate grant funding through the Accessible Solar Program, Community Grants, and the Sustain Evanston Program.
- Conduct community outreach to educate community members about the Climate Action & Resilience Plan and environmental justice initiatives.
- Support capital improvement projects through the Sustainability Fund.
- Implement the Healthy Buildings Ordinance
- Continue to implement the Climate Action and Resilience Plan.
- Complete the Environmental Equity Investigation.
- Disseminate grant funding through the Accessible Solar Program, Green Homes Pilot, Equity Priority Building Decarbonization Program, and the Sustain Evanston Program.
- Conduct community outreach to educate community members about the Climate Action & Resilience Plan and environmental justice initiatives.

Revenues by Source

Budgeted Revenues by Source

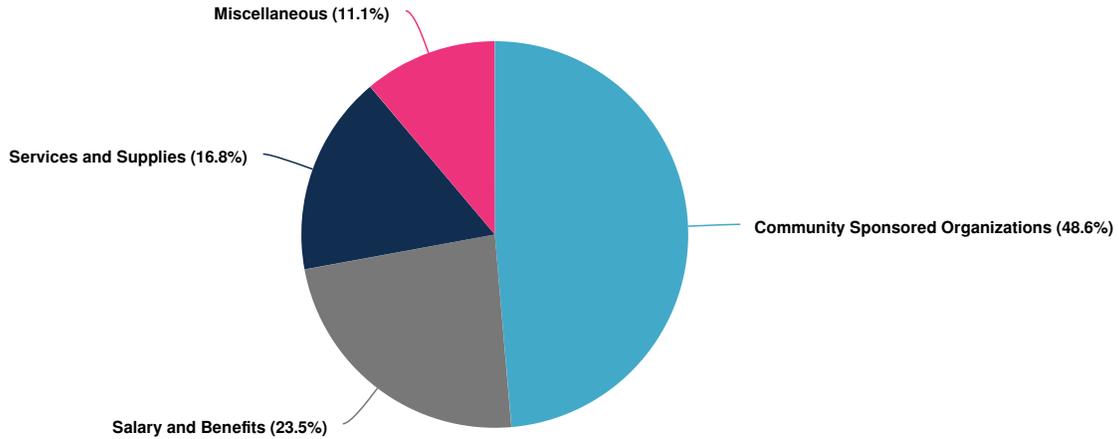


Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Licenses, Permits and Fees	\$504,992	\$480,754	\$500,000	\$0	-100%
Fines and Forfeitures				\$10,000	N/A
Intergovernmental Revenue	\$0	\$0	\$510,000	\$760,000	49%
Interest Income	\$0	\$13,130	\$2,000	\$2,000	0%
Interfund Transfers	\$117,969	\$476,570	\$850,000	\$800,000	-5.9%
Total Revenue Source:	\$622,961	\$970,454	\$1,862,000	\$1,572,000	-15.6%

Expenditures by Type

The Sustainability Fund supports 4.0 FTE employees. Services and Supplies and Community Sponsored Organizations include amounts to attain sustainability goals.

Budgeted Expenditures by Expense Type Expenditures by Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$0	\$186,613	\$250,368	\$400,513	60%
Services and Supplies	\$238,368	\$381,134	\$725,120	\$286,000	-60.6%
Miscellaneous	\$0	\$0	\$525,000	\$190,000	-63.8%
Community Sponsored Organizations	\$0	\$0	\$500,000	\$830,000	66%
Total Expense Objects:	\$238,368	\$567,747	\$2,000,488	\$1,706,513	-14.7%

Line Item Detail- Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Non-Departmental						
ELECTRICITY INFRASTRUCTURE MAINTENANCE FEE	178.99.9910.51577	\$504,992	\$480,754	\$500,000	\$0	-100%
REGULAR FINES	178.99.9910.52510				\$10,000	N/A
ACCESSIBLE SOLAR PROGRAM	178.99.9910.55135	\$0	\$0	\$500,000	\$500,000	0%
GRANTS AND AID	178.99.9910.55251	\$0	\$0	\$10,000	\$10,000	0%
DOE HEALTHY BUILDINGS GRANT	178.99.9910.55320				\$250,000	N/A

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
INVESTMENT INCOME	178.99.9910.56501	\$0	\$13,130	\$2,000	\$2,000	0%
TRANSFER FROM GENERAL FUND	178.99.9910.57005	\$117,969	\$200,004	\$200,000	\$300,000	50%
TRANSFER FROM GOOD NEIGHBOR FUND	178.99.9910.57058			\$500,000	\$500,000	0%
MC SQUARED (COMMUNITY & MUNI AGG)	178.99.9910.57101	\$0	\$276,566	\$150,000		N/A
Total Non-Departmental:		\$622,961	\$970,454	\$1,862,000	\$1,572,000	-15.6%
Total Revenue:		\$622,961	\$970,454	\$1,862,000	\$1,572,000	-15.6%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Sustainability Fund						
REGULAR PAY	178.99.9910.61010	\$0	\$163,139	\$222,646	\$325,150	46%
PERMANENT PART-TIME	178.99.9910.61050	\$0	\$1,445			N/A
SEASONAL EMPLOYEES	178.99.9910.61060	\$0	\$0	\$5,000	\$5,000	0%
HEALTH INSURANCE	178.99.9910.61510	\$0	\$3,912	\$4,007	\$37,087	825.6%
VISION INSURANCE	178.99.9910.61513	\$0	\$19	\$19	\$57	200%
LIFE INSURANCE	178.99.9910.61615	\$0	\$124	\$180	\$197	9.4%
IMRF	178.99.9910.61710	\$0	\$5,448	\$6,480	\$13,145	102.9%
SOCIAL SECURITY	178.99.9910.61725	\$0	\$10,152	\$13,806	\$20,161	46%
MEDICARE	178.99.9910.61730	\$0	\$2,374	\$3,230	\$4,716	46%
STUDIES	178.99.9910.62180	\$0	\$18,900			N/A
CONSULTING SERVICES	178.99.9910.62185	\$0	\$420	\$10,000		N/A
TRAINING & TRAVEL	178.99.9910.62295	\$0	\$3,457	\$15,000	\$5,000	-66.7%
MEMBERSHIP DUES	178.99.9910.62360	\$0	\$0	\$5,000	\$5,000	0%
OTHER PROGRAM COSTS	178.99.9910.62490			\$500,000	\$170,000	-66%
SERVICE AGREEMENTS/ CONTRACTS	178.99.9910.62509	\$0	\$4,935	\$30,000	\$20,000	-33.3%
SUSTAIN EVANSTON PROGRAM	178.99.9910.62650	\$0	\$0	\$250,000	\$250,000	0%
BANK FEES	178.99.9910.62703				\$1,000	N/A
CREDIT CARD FEES	178.99.9910.62705	\$0	\$317	\$120		N/A
ACCESSIBLE SOLAR PROGRAM	178.99.9910.63110	\$0	\$0	\$500,000	\$500,000	0%
BUILDING DECARBONIZATION PROGRAM	178.99.9910.63205				\$250,000	N/A
RENEWABLE ENERGY CREDITS	178.99.9910.63210				\$80,000	N/A
ELECTRICITY	178.99.9910.64005	\$238,368	\$353,106	\$410,000	\$0	-100%
OUTREACH	178.99.9910.67107	\$0	\$0	\$25,000	\$20,000	-20%
Total Sustainability Fund:		\$238,368	\$567,747	\$2,000,488	\$1,706,513	-14.7%

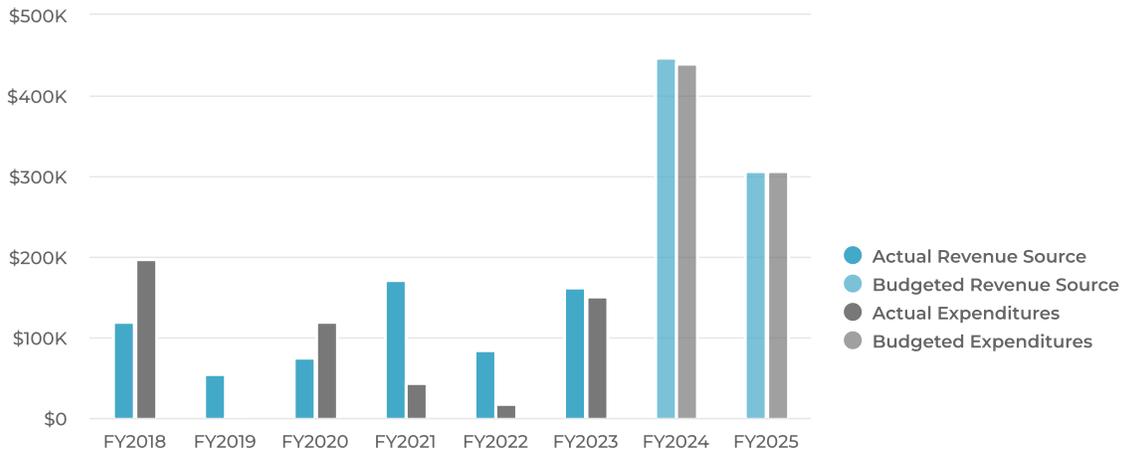


CDBG Loan Fund (220)

The CDBG Loan Fund is a revolving loan fund. Its purpose is to provide 0-3% interest loans that may be deferred or amortized to rehab income eligible one- and two-unit owner-occupied residential properties and multi-family rental properties that are occupied by income-eligible households under HUD regulations. It also provides deferred loans for income-eligible homeowners to demolish unsafe garages and dangerous trees. Funds are prioritized for properties with code violations, as well as for energy efficiency and accessibility. This fund was established with HUD approval using Community Development Block Grant funds. Principal and interest payments from loans are returned to the Revolving Loan Fund and are used to fund new eligible projects. Additionally, repayments on CDBG loans made to businesses are deposited into this fund and may be used for CDBG economic development activities. Revolving loan funds must be used before additional entitlement funds for eligible activities.

Summary

The CDBG Loan Fund is projecting \$306,565 in revenues and \$306,565 in expenses in the FY 2025 budget.



Revenues by Source

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Other Revenue	\$85,956	\$163,577	\$443,121	\$301,565	-31.9%
Interest Income	\$0	\$0	\$5,000	\$5,000	0%
Total Revenue Source:	\$85,956	\$163,577	\$448,121	\$306,565	-31.6%

Expenditures by Type

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Services and Supplies	\$17,638	\$151,862	\$440,000	\$306,565	-30.3%
Total Expense Objects:	\$17,638	\$151,862	\$440,000	\$306,565	-30.3%

Line Item Detail - Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Community Development						
INVESTMENT INCOME	220.21.5280.56501	\$0	\$0	\$5,000	\$5,000	0%
CITY REHAB REPAYMENTS	220.21.5280.56600	\$80,847	\$158,415	\$440,121	\$298,565	-32.2%
CITY REHAB REPAYMENTS	220.21.5285.56600	\$5,110	\$5,163	\$3,000	\$3,000	0%
Total Community Development:		\$85,956	\$163,577	\$448,121	\$306,565	-31.6%
Total Revenue:		\$85,956	\$163,577	\$448,121	\$306,565	-31.6%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Community Development						
REHAB LOANS	220.21.5280.65535	\$10,200	\$10,410	\$300,000	\$206,565	-31.1%
REHAB LOANS	220.21.5285.65535	\$7,438	\$141,452	\$140,000	\$100,000	-28.6%
Total Community Development:		\$17,638	\$151,862	\$440,000	\$306,565	-30.3%
Total Expenditures:		\$17,638	\$151,862	\$440,000	\$306,565	-30.3%



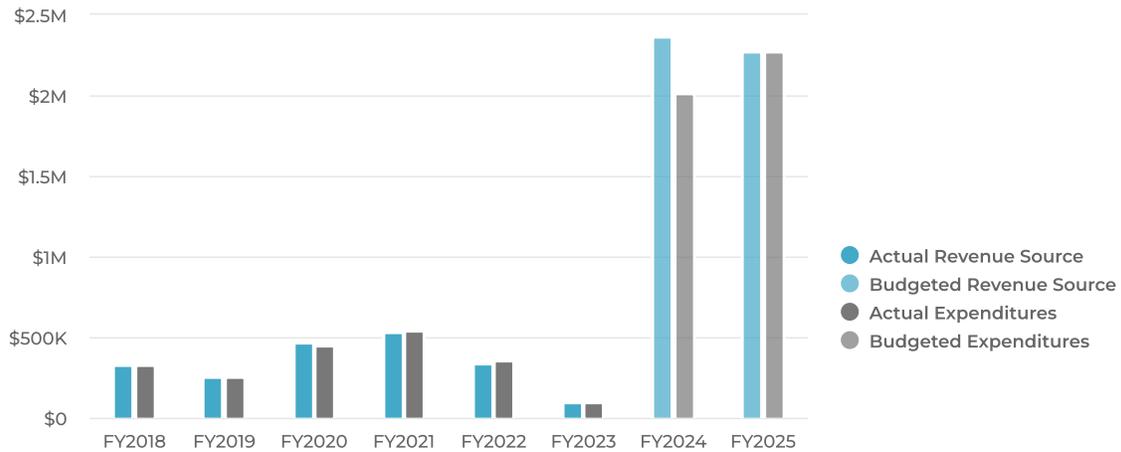
HOME Fund (240)

The HOME Investment Partnership Program addresses the affordable housing needs of low- and moderate-income individuals and families by preserving existing and producing new affordable housing, and by providing rent and utility assistance to low income households that enable them to afford market rate housing. HOME funds are used to:

- Finance the acquisition and/or rehabilitation of existing residential units;
- Fund new construction of affordable housing;
- Fund Tenant Based Rental Assistance (TBRA).

Summary

The HOME Fund is projecting \$2,281,619 in revenues and \$2,275,912 in expenses in the FY 2025 budget.

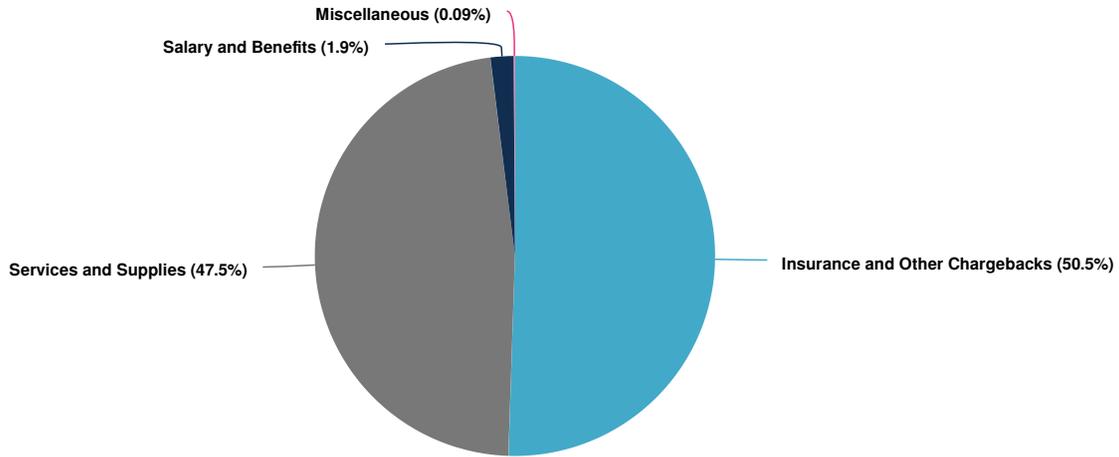


Revenues by Source

Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Intergovernmental Revenue	\$308,371	\$79,294	\$2,345,000	\$2,256,469	-3.8%
Other Revenue	\$32,162	\$25,227	\$25,000	\$25,000	0%
Interest Income	\$996	\$639	\$150	\$150	0%
Total Revenue Source:	\$341,530	\$105,160	\$2,370,150	\$2,281,619	-3.7%

Expenditures by Type

Budgeted Expenditures by Expense Type Expenditures by Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$53,062	\$70,919	\$68,137	\$42,847	-37.1%
Services and Supplies	\$328,096	\$48,213	\$801,065	\$1,081,065	35%
Miscellaneous	\$0	\$107	\$2,000	\$2,000	0%
Insurance and Other Chargebacks	-\$20,746	-\$15,081	\$1,150,000	\$1,150,000	0%
Total Expense Objects:	\$360,412	\$104,159	\$2,021,202	\$2,275,912	12.6%

Line Item Detail - Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Community Development						
Home Fund						
PROGRAM REIMBURSEMENTS - HUD PROGRAMS	240.21.5430.56001	\$303,285	\$51,212	\$1,095,000	\$1,056,469	-3.5%
Total Home Fund:		\$303,285	\$51,212	\$1,095,000	\$1,056,469	-3.5%
Home ARP						
PROGRAM REIMBURSEMENTS - HUD PROGRAMS	240.21.5435.56001	\$5,087	\$28,082	\$1,250,000	\$1,200,000	-4%
Total Home ARP:		\$5,087	\$28,082	\$1,250,000	\$1,200,000	-4%
Home Rehab Loan						
INVESTMENT INCOME	240.21.5440.56501	\$996	\$639	\$150	\$150	0%
Total Home Rehab Loan:		\$996	\$639	\$150	\$150	0%
HOME Acquisition and Financing						
CITY REHAB REPAYMENTS	240.21.5450.56600	\$32,162	\$25,227	\$25,000	\$25,000	0%
Total HOME Acquisition and Financing:		\$32,162	\$25,227	\$25,000	\$25,000	0%
Total Community Development:		\$341,530	\$105,160	\$2,370,150	\$2,281,619	-3.7%
Total Revenue:		\$341,530	\$105,160	\$2,370,150	\$2,281,619	-3.7%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Community Development						
Home ARP						
OTHER CHARGES- CHARGEBACK	240.21.5435.62740	\$5,087	\$28,082	\$1,150,000	\$1,150,000	0%
Total Home ARP:		\$5,087	\$28,082	\$1,150,000	\$1,150,000	0%
Home Fund						
REGULAR PAY	240.21.5430.61010	\$44,301	\$58,035	\$56,663	\$35,251	-37.8%
OVERTIME PAY	240.21.5430.61110	\$486	\$1,248			N/A
HEALTH INSURANCE	240.21.5430.61510	\$2,769	\$5,179	\$5,488	\$3,329	-39.3%
VISION INSURANCE	240.21.5430.61513	\$0	\$11			N/A
LIFE INSURANCE	240.21.5430.61615	\$14	\$9	\$1	\$1	-48%
IMRF	240.21.5430.61710	\$2,117	\$1,997	\$1,650	\$1,569	-4.9%

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
SOCIAL SECURITY	240.21.5430.61725	\$2,736	\$3,598	\$3,513	\$2,186	-37.8%
MEDICARE	240.21.5430.61730	\$640	\$841	\$822	\$512	-37.7%
TRAINING & TRAVEL	240.21.5430.62295	\$500	\$0	\$500	\$500	0%
MEMBERSHIP DUES	240.21.5430.62360	\$0	\$0	\$500	\$500	0%
OTHER PROGRAM COSTS	240.21.5430.62490	\$0	\$107	\$2,000	\$2,000	0%
OTHER CHARGES-CHARGEBACK	240.21.5430.62740	-\$25,833	-\$43,162			N/A
PERSONAL COMPUTER SOFTWARE	240.21.5430.64545	\$590	\$590			N/A
DEVELOPMENT GRANTS/FORGIVABLE LOANS	240.21.5430.65530	\$232,798	\$0	\$500,000	\$780,000	56%
TENANT-BASED RENTAL ASSISTANCE	240.21.5430.65538	\$94,146	\$47,562	\$300,000	\$300,000	0%
Total Home Fund:		\$355,263	\$76,016	\$871,137	\$1,125,847	29.2%
Home Rehab Loan						
BANK FEES	240.21.5440.62703				\$65	N/A
CREDIT CARD FEES	240.21.5440.62705	\$62	\$61	\$65		N/A
Total Home Rehab Loan:		\$62	\$61	\$65	\$65	0%
Total Community Development:		\$360,412	\$104,159	\$2,021,202	\$2,275,912	12.6%
Total Expenditures:		\$360,412	\$104,159	\$2,021,202	\$2,275,912	12.6%



Affordable Housing Fund (250)

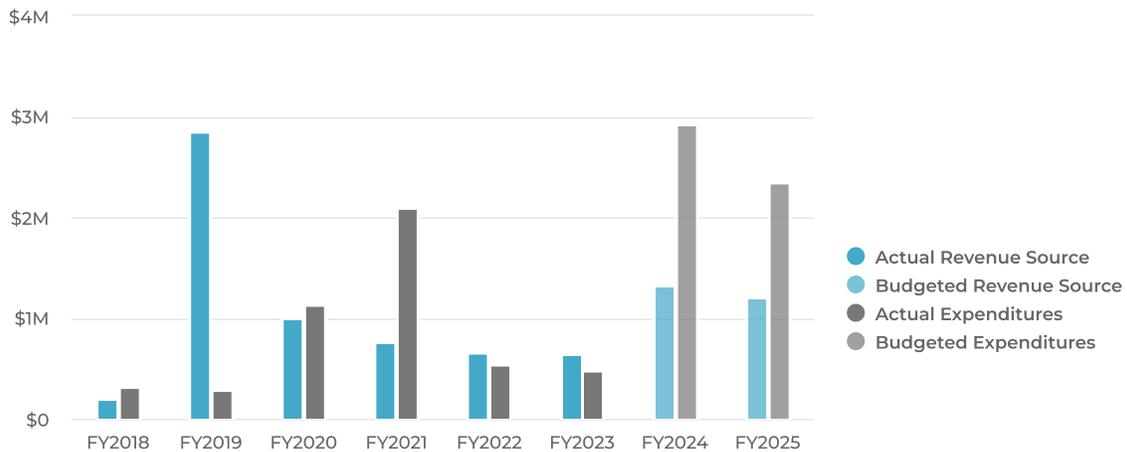
The Affordable Housing Fund must be used to address the housing needs of low-, moderate and middle-income individuals and families by promoting, preserving, and producing affordable housing; providing housing-related services; and providing support for agencies and organizations that actively address these housing needs, including:

- Funding a tenant/landlord program.
- Funding expenses relating to acquisition of vacant and blighted properties through the Cook County No Cash Bid program and to pursue judicial deeds on properties with City liens.
- Providing funds for the acquisition, rehabilitation, and new construction of affordable housing.
- Providing gap funding for affordable housing projects funded primarily with Low Income Housing Tax Credits or other sources, particularly for projects with units restricted to households with incomes that do not exceed 50% of the area median.
- Providing funding support for the Homeless Management Information System (HMIS).
- Providing funding support for transitional housing, housing education, and related services.
- Providing local match funds for Federal housing grants where appropriate.
- Funding housing programs including the Senior Handyman Program, Senior Bridge Housing, and management of the IHO Wait List.
- Administration of the Inclusionary Housing Ordinance, development of a comprehensive Affordable Housing Plan, and implementation of the strategies in that plan.

Beginning with the FY 2024 budget, the City Council approved the transfer of \$1 million from the Good Neighbors Fund to the Affordable Housing Fund in accordance with the community benefits agreement with Northwestern University.

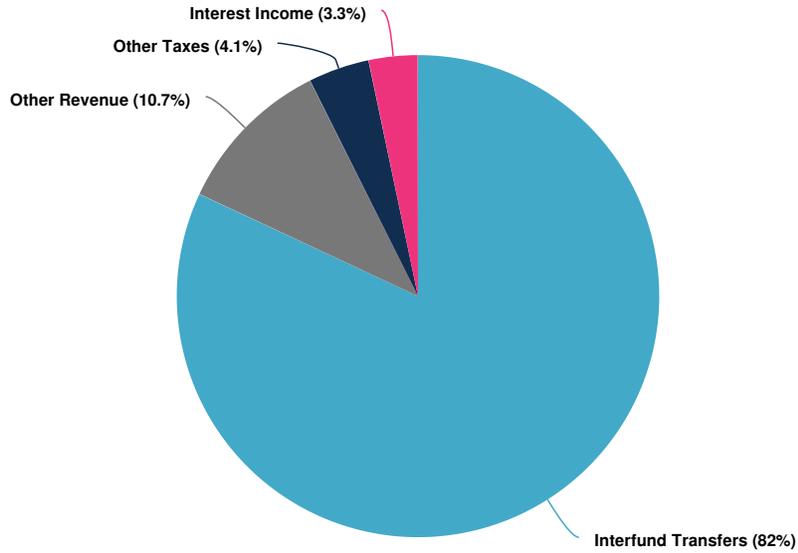
Summary

The Affordable Housing Fund is projecting \$220,000 in revenues (excluding \$1,000,000 in transfers in) and \$2,362,480 in expenses in the FY 2025 budget.



Revenues by Source

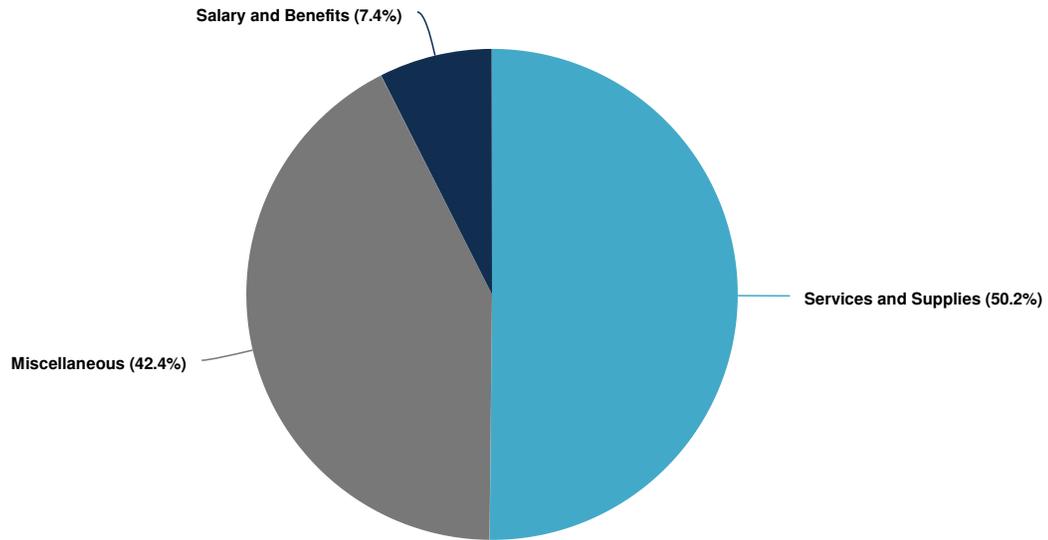
Projected 2025 Revenues by Source



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue Source					
Other Taxes	\$169,260	\$36,380	\$50,000	\$50,000	0%
Intergovernmental Revenue	\$335,858	\$154,765	\$145,000		N/A
Other Revenue	\$130,000	\$329,583	\$130,000	\$130,000	0%
Interest Income	\$35,081	\$135,022	\$8,000	\$40,000	400%
Interfund Transfers			\$1,000,000	\$1,000,000	0%
Total Revenue Source:	\$670,200	\$655,750	\$1,333,000	\$1,220,000	-8.5%

Expenditures by Type

Budgeted Expenditures by Expense Type Expenditures by Type



Name	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expense Objects					
Salary and Benefits	\$155,313	\$74,464	\$41,038	\$175,980	328.8%
Services and Supplies	\$124,154	\$241,078	\$1,670,000	\$1,185,000	-29%
Miscellaneous	\$3,420	\$27,897	\$1,051,500	\$1,001,500	-4.8%
Community Sponsored Organizations	\$322,120	\$136,364	\$154,000		N/A
Insurance and Other Chargebacks	-\$64,227	\$7,684	\$11,000		N/A
Total Expense Objects:	\$540,780	\$487,487	\$2,927,538	\$2,362,480	-19.3%

Line Item Detail - Revenue

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Revenue						
Community Development						
Emergency Solutions Grant						
PROGRAM REIMBURSEMENTS - HUD PROGRAMS	250.21.2128.56001	\$44,598	\$154,765	\$145,000		N/A
Total Emergency Solutions Grant:		\$44,598	\$154,765	\$145,000		N/A
Esg-Cv						
PROGRAM REIMBURSEMENTS - HUD PROGRAMS	250.21.2129.56001	\$291,261	\$0			N/A
Total Esg-Cv:		\$291,261	\$0			N/A
Affordable Housing						
AFFORDABLE HOUSING DEMOLITION TAX	250.21.5465.51631	\$169,260	\$36,380	\$50,000	\$50,000	0%
DEVELOPER CONTRIBUTIONS	250.21.5465.56111	\$125,000	\$325,000	\$125,000	\$125,000	0%
INVESTMENT INCOME	250.21.5465.56501	\$35,081	\$135,022	\$8,000	\$40,000	400%
CITY REHAB REPAYMENTS	250.21.5465.56600	\$5,000	\$4,583	\$5,000	\$5,000	0%
TRANSFER FROM GOOD NEIGHBOR FUND	250.21.5465.57058			\$1,000,000	\$1,000,000	0%
Total Affordable Housing:		\$334,341	\$500,985	\$1,188,000	\$1,220,000	2.7%
Total Community Development:		\$670,200	\$655,750	\$1,333,000	\$1,220,000	-8.5%
Total Revenue:		\$670,200	\$655,750	\$1,333,000	\$1,220,000	-8.5%

Line Item Detail - Expenses

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
Expenditures						
Community Development						
Emergency Solutions Grant						
OTHER CHARGES-CHARGEBACK	250.21.2128.62740	\$8,828	\$18,400	\$11,000		N/A
COMMUNITY SPONSORED ORGANIZATIONS	250.21.2128.67010	\$0	\$0	\$134,000		N/A
CONNECTIONS FOR THE HOMELESS	250.21.2128.67110	\$104,740	\$121,364			N/A
YWCA	250.21.2128.67111	\$15,000	\$15,000			N/A
Total Emergency Solutions Grant:		\$128,568	\$154,765	\$145,000		N/A
Esg-Cv						
OTHER CHARGES-CHARGEBACK	250.21.2129.62740	\$4,168	\$0			N/A
HMIS	250.21.2129.65500	\$8,361	\$0			N/A
CONNECTIONS FOR THE HOMELESS	250.21.2129.67110	\$194,761	\$0			N/A
Total Esg-Cv:		\$207,290	\$0			N/A
Nsp-General Administration						
BANK SERVICE CHARGES	250.21.5005.62705	\$368	\$0			N/A
Total Nsp-General Administration:		\$368	\$0			N/A
Affordable Housing						
REGULAR PAY	250.21.5465.61010	\$120,071	\$60,602	\$34,572	\$144,947	319.3%
OVERTIME PAY	250.21.5465.61110	\$486	\$1,248			N/A
TERMINATION PAYOUTS	250.21.5465.61415	\$3,669	\$0			N/A
HEALTH INSURANCE	250.21.5465.61510	\$14,898	\$5,831	\$2,779	\$14,309	414.9%
VISION INSURANCE	250.21.5465.61513	\$13	\$11	\$16		N/A
LIFE INSURANCE	250.21.5465.61615	\$109	\$10	\$16	\$16	1.2%
AUTO ALLOWANCE	250.21.5465.61625	\$622	\$0			N/A
CELL PHONE ALLOWANCE	250.21.5465.61626	\$382	\$0			N/A
IMRF	250.21.5465.61710	\$5,876	\$2,139	\$1,008	\$5,619	457.4%
SOCIAL SECURITY	250.21.5465.61725	\$7,446	\$3,747	\$2,145	\$8,987	319%
MEDICARE	250.21.5465.61730	\$1,741	\$876	\$502	\$2,102	318.7%
OTHER PROGRAM COSTS	250.21.5465.62490	\$2,830	\$27,307	\$1,050,000	\$1,000,000	-4.8%
CREDIT CARD FEES	250.21.5465.62705	\$60	\$60			N/A
OTHER CHARGES-CHARGEBACK	250.21.5465.62740	-\$77,223	-\$10,716			N/A
MISCELLANEOUS	250.21.5465.62770	\$591	\$590	\$1,500	\$1,500	0%
HANDYMAN PROGRAM	250.21.5465.63095	\$7,619	\$0	\$20,000		N/A

Name	Account ID	FY2022 Actual	FY2023 Actual	FY2024 Adopted Budget	FY2025 Proposed Budget	FY2024 Adopted vs. FY2025 Proposed (%)
WAITLIST MANAGEMENT	250.21.5465.65496	\$43,000	\$50,000	\$60,000	\$100,000	66.7%
LANDLORD-TENANT	250.21.5465.65497	\$46,800	\$35,700	\$85,000	\$85,000	0%
HMIS	250.21.5465.65500	\$0	\$0	\$25,000		N/A
DEVELOPMENT GRANTS/FORGIVABLE LOANS	250.21.5465.65530	\$24,564	\$0	\$1,100,000	\$1,000,000	-9.1%
REHAB LOANS	250.21.5465.65535	\$1,000	\$155,318	\$400,000		N/A
Total Affordable Housing:		\$204,554	\$332,723	\$2,782,538	\$2,362,480	-15.1%
Total Community Development:		\$540,780	\$487,487	\$2,927,538	\$2,362,480	-19.3%
Total Expenditures:		\$540,780	\$487,487	\$2,927,538	\$2,362,480	-19.3%

APPENDIX

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

ARPA: American Rescue Plan Act. The City received \$43 million in federal COVID-19 relief funding from 2021 to 2022.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Balanced Budget: A budget in which the budgeted expenses are equal to or less than the budgeted revenues in a given fund.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. regarding wages, hours and working conditions.

Component Unit: Legally separate organizations for which the elected officials of a primary government are financially accountable. In addition, a component unit can be another organization for which the nature and significance of its relationship with the primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. A component unit has the ability to: a) remove appointed members of its board; b) modify or approve its budget or revenue; c) veto, overrule, or modify decisions of the board; or d) assume legal responsibility for financial deficits or provide financial assistance.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Deficit: When revenues minus expenses is less than \$0 in a Fiscal Year it is called a deficit. A budgeted deficit means a budget that has budgeted expenses to exceed budgeted revenues in a given fund.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Full-Time Equivalent (FTE): A full-time equivalent is a measurement of how many employees work for an organization. Full-Time employees count as 1.0 FTE. Part-Time employees are counted as less than 1.0 FTE based on the amount of hours they work and benefits they receive as a ratio of full-time position. Generally, part-time employees count between 0.25 and 0.75 FTE, with most part-time employees counting as 0.5 FTE.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Generally Accepted Accounting Practices (GAAP): GAAP is a standard of accounting principles established by the U.S. Securities and Exchange Commission.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Government Finance Officers Association (GFOA): The Government Finance Officers Association (GFOA) is a professional organization for government finance officials in the United States and Canada. the GFOA annual awards the Distinguished Budget Presentation Award to communities that meet the highest principles of governmental budgeting.

Government Fund: Government funds are used to account for all or most of the City's general activities, including the collection and disbursement of earmarked monies (special revenue funds), the acquisition or construction of general fixed assets (capital projects funds), and the servicing of general long-term debt (debt service funds). The general fund is used to account for all activities of the City not accounted for in some other fund.

IEPA Loans: The Illinois Environmental Protection Agency (IEPA) provides financial assistance to agencies for land, air, and water related projects. This includes Wastewater/Stormwater and Drinking Water Loans for projects to replace or maintain water and sewer lines.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Fund: See "Enterprise Fund."

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus: When revenues minus expenses is more than \$0 in a Fiscal Year it is called a surplus. A budgeted surplus means a budget that has budgeted revenues to exceed budgeted expenses in a given fund.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

WIFIA Loans: The Water Infrastructure Finance and Innovation Act of 2014 (WIFIA) established the WIFIA program, a federal credit program administered by EPA for eligible water and wastewater infrastructure projects.

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

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

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(Supp. No. 19, Update 3)

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)



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.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris
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.	Approved on Consent Agenda for Action 8 - 0 Absent: Geracaris

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
<p>A4.</p>	<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>
<p>A5.</p>	<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
<p>A6.</p>	<p>Contract Award to HDR-A for the Comprehensive Plan and Zoning Code (RFP No. 23-32</p>	<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>
<p>A7.</p>	<p>Participation in the “Putting Assets to Work” Incubator</p>	<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>

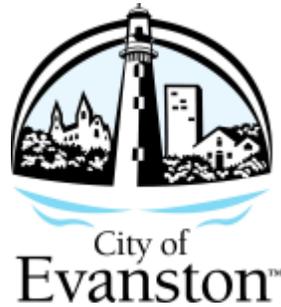
Item	Item Description	Motion	Disposition
A8.	Expression of Interest by Shell Equilon Enterprises LLC to Install Electric Vehicle Charging Stations in Public Parking Facilities	Staff recommended the City Council authorize the City Manager to execute an Expression of Interest with Shell Equilon Enterprises 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



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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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
<p>A10.</p>	<p>A Contract with Suburban Tree Consortium for the Purchase of Trees and Planting Services for Fall 2023</p>	<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>
<p>A11.</p>	<p>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>	<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, Revelle, 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, Revelle, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>

Item	Item Description	Motion	Disposition
<p>A16.</p>	<p>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"</p>	<p>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>	<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>
<p>A17.</p>	<p>Ordinance 103-O-23, Amending Title 9, Chapter 2, Section 3 "Fees Changed" to Increase Ambulance Fees</p>	<p>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>	<p>Approved for Adoption 9 - 0</p>

Item	Item Description	Motion	Disposition
<p>A18.</p>	<p>Ordinance 105-O-23, Amending City Code Section 8-4-11 to Revise Sanitation Service Charges</p>	<p>Staff recommended City Council adoption of Ordinance 105-O-23, Amending City Code Section 8-4-11 to Revise Sanitation Service Charges.</p>	<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>
<p>A19.</p>	<p>Ordinance 96-O-23, Authorizing the Donation of a Van to Turning Point Health Care Center</p>	<p>Staff recommended that the City Council adopt Ordinance 96-O-23, Authorizing the Donation of a Van to Turning Point Health Care Center.</p>	<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>

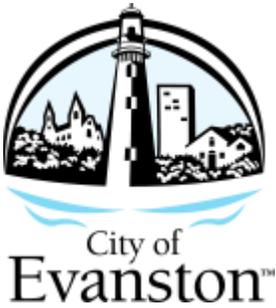
Item	Item Description	Motion	Disposition
<p>A20.</p>	<p>Ordinance 97-O-23, Amending City Code 7-12-17 “Charges, Rates, Fees and Penalties”</p>	<p>Staff recommended City Council adoption of Ordinance 97-O-23, Amending City Code 7-12-17 “Charges, Rates, Fees and Penalties.” The proposed ordinance would increase the water charges by 17.5%, with the exception of the affordable rate.</p>	<p>Held Indefinitely 8 - 0</p> <p>Ayes: Harris, Wynne, Nieuwsma, Burns, Suffredin, Reville, Reid, Geracaris</p> <p>Nayes: None</p> <p>Absent: Kelly</p>
<p>A21.</p>	<p>Ordinance 100-O-23, Amending Title 7, “Public Ways” of the City Code</p>	<p>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>	<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
<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
<p>P1.</p>	<p>Ordinance 99-O-23 Approving a Map Amendment and Special Use for a Planned Development at 504-514 South Boulevard</p>	<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"	<p>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>	<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	<p>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>	<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, Revelle, Reid, Geracaris</p> <p>Nayes: 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



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
<p>A6.</p>	<p>Contract Award to HDR-A for the Comprehensive Plan and Zoning Code (RFP No. 23-32</p>	<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>
<p>A7.</p>	<p>Participation in the “Putting Assets to Work” Incubator</p>	<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