

City of Evanston FY2012 One Year Action Plan

CDBG, HOME and ESG Funds
Adopted by the Evanston City Council
November 14, 2011



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Executive Summary

Resources

The City of Evanston expects to receive approximately \$2 million in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) entitlement funding from the Department of Housing and Urban Development (HUD) for its 2012 program year. In 2011, the City changed its fiscal year from a March 1 start to a January 1 start in order to better align City spending with property tax revenues. Therefore, the 2012 fiscal year is calendar year 2012. The City’s 2012 Action Plan matches the City’s 2012 fiscal year, so it covers the 12-month period from January 1 to December 31, 2012.

The One Year Action Plan outlines how the City’s estimated 2012 CDBG, HOME and ESG funds, along with program income and unspent CDBG funds from prior years shown in the chart below, will be used to improve the quality of life primarily for low and moderate income Evanston residents. HOME funds will be matched with \$113,950 from the Affordable Housing Fund, the Federal Home Loan Bank and developers’ contributions. ESG funds will be matched with \$84,885 in local government and private funds. The matching funds, estimated entitlement funds and program income total \$2,435,713.

	2012 Grant (est.)	Program Income (est.)	Prior Year Funds	HUD Funds Subtotal	Matching Funds	Total Funds Committed
CDBG	\$ 1,490,500	\$ 140,000	\$65,693	\$ 1,696,193	\$ -	\$1,696,193
HOME	\$ 455,800		\$ -	\$ 455,800	\$ 113,950	\$ 569,750
ESG	\$ 84,885	\$ -	\$ -	\$ 84,885	\$ 84,885	\$ 169,770
Total	\$ 2,031,185	\$ 140,000	\$65,693	\$ 2,236,878	\$ 198,835	\$2,435,713

The above-noted funding will be used to carry out activities that address priority needs of the target population. These funds will leverage additional federal, state and local government funds, as well as private funds, to support the wide range of housing, public facilities and improvements, public services and economic development activities outlined in this plan.

Summary of Specific Annual Objectives

The City of Evanston’s 2012 One Year Action Plan implements the third year of the City’s 2010-2014 Consolidated Plan using CDBG, HOME and ESG funds. The Action Plan addresses three federal statutory goals:

- Provide decent housing
- Provide a suitable living environment
- Expand economic opportunities.

The activities to be carried out with these funds also contribute to the implementation of the City of Evanston’s Strategic Plan, whose vision is to create the most livable city in America for its diverse population. The goals and strategies of that plan, developed in a collaborative process involving City Council, staff and citizens, are consistent with, and complementary to, the Consolidated Plan.

For the 2012 program year, CDBG, HOME and ESG funds will be allocated among the objectives and outcome categories established by HUD as shown in the table below. Additional detail may be found in Table 3A that follows the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$367,317	16%	\$ 423,220	19%	\$415,000	19%	\$1,205,537	54%
Suitable Living Environment	\$ 273,779	12%	\$ 15,000	1%	\$352,638	16%	\$ 641,417	29%
Economic Opportunity	\$ 42,000	2%	\$ -	0%	\$ -	0%	\$ 42,000	2%
Project Totals:	\$ 683,096	31%	\$ 438,220	20%	767,638	34%	\$1,888,954	84%
Admin & Planning	NA	NA	NA	NA	NA	NA	\$ 347,924	16%
Total CDBG, HOME & ESG							\$2,236,878	100%

Because CDBG allocations have been made based on an estimated entitlement grant, the Housing & Community Development Act Committee expects that adjustments to allocations for specific programs and projects will be made following receipt of the City’s CDBG 2012 grant amount. If the grant is smaller than estimated, reductions will be determined on a case-by-case basis in order to minimize impact, especially on small grants. If the City’s CDBG grant is reduced from the estimate used to prepare this Action Plan by 5% or more and any funded program or project is cut as a result, this will not constitute a substantial amendment to the Action Plan.

If the City’s CDBG grant is larger than estimated, programs and projects that were funded at less than the request may be increased; increases will be considered on a case-by-case basis. Programs or projects for which funds were requested that were not funded may be reconsidered and funded on a case-by-case basis. In addition, funds may be reserved to address needs that arise throughout the year based on the economic climate and housing market. The City may also increase spending in the Administration category above the amount allocated, but to no more than 20% of entitlement plus current year program income, based on need and actual funds available. In addition, the City may evaluate progress of programs and projects funded in prior years that are not underway or have not been completed in March 2012 to determine if those commitments should be canceled and funds reallocated to programs or projects in this Action Plan that were funded at less than the request. Because there have been organizations funded in the last two fiscal years that have been unable to use their CDBG allocations as granted due to capacity and funding issues, this review process will enable the City to reallocate funding in a more timely manner. If implemented, any of the changes described above will not constitute a substantial amendment to the Action Plan.

Evaluation of Past Performance

The City’s 2010-2014 Consolidated Plan sets ambitious goals to address the needs of Evanston’s low- and moderate-income residents. The City has used HUD funding effectively to address a broad range of community development objectives and leverage resources. Despite the delay in release of funds in 2011, most programs and projects funded with CDBG, HOME and ESG are underway and the City expects to meet or exceed most objectives in the 10-month 2011 program year.

Despite the challenges to housing development, the City was successful in committing HOME funds for the rehabilitation of existing units for affordable rental by layering HOME with Neighborhood Stabilization Program 2 funds. This strategy will create much-needed additional rental units for households at or below 50% and 60% of the area median income beginning in 2012 and ensures capable management of those units.

The City and Brinshore Development, LLC, made significant progress on the scattered site acquisition

and rehab portion of the NSP2 project in both census tracts 8092 and 8102, as well as the redevelopment project in 8092. The following accomplishments are anticipated by year end 2011:

- Approximately 75 housing units acquired or under site control
- 20 units in rehab or completed
- 10 units sold and/or occupied (mix of rental and ownership properties)

Other accomplishments to date include:

- Of \$1.7 million in subcontracts, 78% was awarded to M/W/EBEs and 37% to Section 3 Business concerns.
- Brinshore secured an allocation of Low Income Housing Tax Credits from the Illinois Housing Development Authority for the first phase of Emerson Square, a mixed income housing development on underutilized industrial property. This phase will have approximately 30 rental units and approximately \$1.4 million of NSP2 funds are allocated for this project.

Evanston continues to suffer the effects of the soft economy, including continuing foreclosures and high unemployment. The ability of non-profits that provide services to those most in need is being further challenged by reductions in state, federal and private funding. Evanston Community Development Corporation, whose economic development and community building work was focused in the City's west NRSA, is one example. ECDC's interim executive director and program manager resigned. The organization is undergoing a strategic planning process and developing a plan to rebuild capacity. Youth Action Ministry was unable to take students on the planned college tour of east coast schools in summer 2011 due to funding reductions and delays. YAM has redesigned its program for 2012 to reduce costs by visiting Midwestern colleges and universities.

The State of Illinois continues to reduce funding for virtually all social services and its Prevention program and Evanston expects to expend its Homelessness Prevention and Rapid Re-housing grant by the first quarter of 2012, significantly before the three-year deadline for use of funds, raising concerns of how to address the housing and other needs of individuals and families who are homeless or on the verge of homelessness. The 2012 estimated Emergency Shelter/Solutions Grant amount used in this Plan is based on 2011 funds received to date, however the City is hopeful that implementation of the HEARTH Act will move forward.

Citizen Participation

Citizen input on the 2012 Action Plan is being sought in the 30-day Public Comment period running from October 7 to November 7, 2011. Notice of the 30-day public comment period and the public hearing on October 18 was published in the *Chicago Triblocal*, which provides greater reach in our community than publications used in past years, on October 6 and 13, 2011. Notice of the public comment period was also featured on the City's website homepage beginning September 30, 2011, and sent by e-mail or US mail to the City's e-mail newsletter list of over 1,500 and to over 75 individuals and organizations that regularly receive information on the City's CDBG program. Notice of the meeting and its purpose was also included on the agenda for the September 27, 2011 meeting of the Housing & Community Development Act Committee and on the City's online calendar.

Evanston continues to expand its efforts to reach non-English speaking residents by publicizing the availability of accommodations for persons with disabilities and language differences in both English and Spanish on meeting agendas and public notices. A Spanish language version of the notice of the 30-day public comment period for the Action Plan was developed by the City's Outreach Specialist and

distributed to Spanish-language media and organizations that serve significant numbers of Hispanics, including the Evanston Coalition for Latino Resources (ECLR).

The public hearing for input on the draft of the City's 2010/11 CAPER held in May 2011 also offered opportunity for citizens to provide input on unmet needs for 2012 planning. No comment was received at that meeting, despite efforts to publicize the opportunity via a paid newspaper notice, e-mailings to over 1,500 people, posting on the City's website and calendar and in the Civic Center. The City continues to explore new strategies to solicit public input for needs in our community.

Summary of Citizen Comments

At the public hearing for input on the draft Action Plan at the October 18, 2011 meeting of the Housing & Community Development Act Committee, Ald. Rainey asked all persons present if they would like to comment on the Action Plan or CDBG estimated allocations. Ann Rappelt and Lindsay Percival, both with the Child Care Center of Evanston, said they had come to observe only.

Mary Friedl commented that she had picked up the binder of CDBG applications on Friday and noted many of the applicants were the same as in prior years. She thanked committee members for their work, noting that she watched the telecast of the September 27 funding decision meeting, and recognizing the importance of their responsibilities and the difficult decisions they had to make. She explained that she had sent an email asking who is responsible for what had been Brian Barnes' function of reviewing CDBG-funded programs and projects for accessibility and received a response by email. She noted that the process seems more complicated.

Staff explained that Myra Gorman would provide ADA expertise relating to programs and Anil Khatkhate would do the same for buildings. Ald Rainey noted that Public Works staff retained responsibility for curbs and sidewalks, with support from Anil as needed.

Ald. Holmes noted that in her many years of experience with CDBG, there had never been a year as difficult for allocations because of the scarcity of funds and the expanded need. Ald. Rainey related that the director of YOU was grateful that they received an allocation and would use those funds effectively and efficiently.

Staff noted a correction to the Action Plan on page 5, paragraph on Local Resources, the estimated funds allocated in 2012 through the Mental Health Board should be \$661,000, not \$885,000.

No additional public comment on the 2012 Action Plan or 2012 CDBG estimated allocations were received.

Explanation of Comments Not Accepted

No comments were received during the 30-day public comment period that were not accepted.

Resources and Objectives

As noted above, the City of Evanston expects to receive approximately \$2 million in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) formula grant funding from the Department of Housing and Urban Development (HUD) for its 2012 program year. These new entitlement funds will be combined with program income and unspent CDBG and HOME funds from prior years to improve the quality of life for low and moderate income Evanston residents. ESG and HOME funds will be matched with local government, private funds and other sources including the Federal Home Loan Bank and developers' contributions.

The estimated funding governed by the 2012 Action Plan is \$ \$2,435,713.

Other Federal, State and Local Resources

Neighborhood Stabilization Program 2: The City of Evanston's Neighborhood Stabilization Program 2 grant of \$18.15 million that will be expended in two census tracts, 8092 and 8102, is the largest infusion of funding the City has ever received for affordable housing. NSP2 funds are being used to purchase and rehabilitate 100 units of foreclosed and abandoned housing and to jump start implementation of the City's West Evanston Master Plan with the development of Emerson Square, a New Urbanist development on a vacant and blighted industrial site in west Evanston. Approximately \$7 million has been expended to date, with the first rehabbed properties brought to market in September 2011.

Homelessness Prevention and Rapid Re-housing: The City of Evanston received \$801,460 in HPRP funds to provide assistance with rent and utilities, including arrearages, and provide case management, housing location and credit repair/budgeting services to individuals and families who are homeless or at high risk of homelessness. Approximately \$700,000 has been expended through September 2011; all funds will be expended significantly in advance of the September 2012 deadline.

McKinney-Vento Homeless Assistance Programs: The Evanston Continuum of Care merged with the Suburban Cook County Continuum in summer 2011. Therefore, Evanston is part of the Suburban Cook County application for funds in the FY2011 NOFA that is currently underway. The projects funded in Evanston through the 2010 competition totaling \$1,097,501 are shown below in the Homeless and Special Needs section.

Housing Choice (Section 8 Rental Housing) Vouchers: Evanston does not administer the Housing Choice Voucher program in Evanston; it is managed by the Housing Authority of Cook County (HACC). The City will continue to work to maintain and expand units for Housing Choice Voucher holders.

Lead Hazard Control Programs: Evanston received a renewal grant in the amount of \$80,000 in 2011 from Cook County's Lead Poisoning Prevention Program. This grant is used in conjunction with CDBG funds on housing rehab projects where the occupants meet the criteria of both funding sources, enabling more substantial rehab projects to be undertaken.

Local Resources: The City's Affordable Housing Fund has a balance of approximately \$435,000. Anticipated uses include housing related services such as foreclosure prevention, landlord-tenant issues and as matching funds for the Homeless Management Information System (HMIS) database used by the Continuum of Care. An estimated \$661,000 in City of Evanston funds allocated by the Mental Health Board will support a wide range of needed services. In addition, the City of Evanston plans to spend over \$15 million on infrastructure and capital needs.

Evanston Township manages Evanston's General Assistance funds, which provide an important source of funding to help low-income Evanston residents. General Assistance funds support a broad range of needs of approximately 80 low income residents each year.

Tax Increment Financing and the City's Economic Development Fund will continue to be used for infrastructure improvements and to support private development and economic activity that creates or retains jobs. Portions of the City's two Neighborhood Revitalization Strategy Areas are within TIF districts. Evanston has expanded staffing and resources for economic development in order to attract interest and new investment from developers and provide support to existing businesses.

Description of Activities

The activities that will be undertaken with CDBG, HOME and ESG funds in 2012 to address priority needs of Evanston's low- and moderate-income residents are outlined in Table 3A and Table 3C. They are categorized based on the HUD-defined objectives and outcomes they address.

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Narrative descriptions may also be found in the CDBG, HOME and ESG sections below.

Geographic Distribution/Allocation Priorities

Evanston continues to use the CDBG Target Area defined in its 2005-2009 Consolidated Plan to define the geography for the CDBG Targeted Code Enforcement Program. The CDBG Target Area was developed based on 2000 census data and comprises an area of the City in which at least 50.3% of the residents are low- or moderate-income based on Evanston's status as an exception community. Most public infrastructure projects are within the City's two Neighborhood Revitalization Strategy Areas (NRSA), further concentrating CDBG resources on areas of greatest need. Though programs in which participants are income-qualified are available on a citywide basis, such as the Single- and Multi-Family Rehabilitation, Alley Special Assessment Assistance, they will be focused in the NRSA's based on need and eligibility.

In 2011, the US Census Bureau released demographic data from the 2010 decennial count. This 100% count of all residents living in Evanston during 2010 revealed that our population continued to grow, yielding a total population of 74,486. During this time however, the City of Evanston experienced its largest vacancy rate of housing units, with 9.45% of the housing stock in 2010 unoccupied. This could indicate that families are doubling up and were not counted during the Census process, accounting for the higher vacancy rate and lower population count in census tracts including 8092. The continued efforts to stabilize neighborhoods with high foreclosures and vacancies, including Census tracts 8092 and 8102, will continue to be a priority in 2012.

The majority of Evanston's African American and Hispanic populations, as well as Housing Choice Voucher holders, live in the CDBG Target Area, particularly in census tracts 8092 and 8102, which comprise the City's NSP2 target geography. Census tract 8096, block groups 2 and 3, and census tract 9097, block groups 2 and 3, in the west NRSA, have a substantial Hispanic population. In 2010, the Hispanic population grew over 30% from 2000 to represent 9.05% of the total population. The far southwest corner of Evanston has also seen growth in its Hispanic population based on elementary school demographic data.

Annual Affordable Housing Goals

Maintaining the quality of existing housing stock so that residents live in safe and sanitary housing is a high priority. Ensuring the availability of a range of prices and unit sizes to address the needs of very low, low and moderate income households is also a priority. In 2012, the City will continue to pursue opportunities to increase affordable housing choices using HOME, CDBG and Affordable Housing funds in conjunction with NSP2.

The City plans to use CDBG and HOME funds to help provide for the housing needs of low- and moderate-income households, as well as households with special needs in 2012. Rental housing that is affordable for a range of household sizes with incomes between 30% and 80% AMI, targeted primarily at households below 60% AMI, will be the primary focus of the HOME program. Much of the HOME-assisted rental rehabilitation will likely be in conjunction with NSP2 and focused on units for households whose incomes do not exceed 50% AMI. Any ownership housing projects undertaken in 2012 with HOME funds will be targeted to households between 60 and 80% AMI. Ownership projects will require strong home ownership education and buyer identification components.

Housing types may include single family homes, town homes or duplexes, and condominium units. The City will encourage rental proposals from both for-profit and not-for-profit developers. Rehabilitation of foreclosed units for rental will most likely be small properties, with two to four units, based on the current inventory of foreclosed and Real Estate Owned properties. The City will also evaluate Tenant Based Rental Assistance (TBRA) using HOME funds. This could have multiple benefits including creating affordable housing more rapidly than with project-based assistance using existing rental housing and integrating affordable housing in neighborhoods where the cost of real estate can make project-based assistance unfeasible. The Families in Transition Program (FIT), funded through the Affordable Housing Fund, has been used to address the needs of households at or below 40% AMI by providing rental subsidies through sponsoring organizations. The City will evaluate the FIT program as part of its evaluation of TBRA.

HOME funded projects will be reviewed and approved throughout the year as applications are submitted, so specific funding amounts and project types are unknown at this time. The Housing Planner works with applicants and underwrites proposed projects before they are presented to the Housing Commission for review and approval. Applications are then reviewed by the Planning and Development Committee before going to City Council. Council approval is required before HOME funds are committed to a project. All Commission, Committee and Council meetings are open to the public and offer the opportunity for public comment.

The CDBG Targeted Code Enforcement Program will continue to be a primary tool for maintaining decent quality housing in the CDBG Target Area. Activities include routine inspections of rental housing units on a three year schedule to identify internal and external code violations and require corrective actions. Area inspections for external code violations and conditions including fly dumping will be made on a weekly basis in two census tracts, 8092 and 8102, as well as in portions of 8096 and 8097 and also result in citations of violations. In addition, property inspectors will respond to complaints regarding properties in the CDBG Target Area.

The City's Housing Rehabilitation program will continue to assist income-eligible property owners with low interest and title transfer loans to rehab single-family and multi-family units, ensuring that residents live in decent, safe and sanitary housing. Housing Rehab Administration is funded by CDBG and the loans for the rehabilitation projects are provided from the City's CDBG Revolving Fund. Loan repayments returned to the Fund have been sufficient to fund additional rehabilitation projects, however CDBG entitlement funds allocated in prior years for housing rehabilitation but not expended because of the balance in the revolving loan fund will continue to be used for rehab loans in 2012 as the Revolving Loan Fund balance is substantially lower than prior years. Grants of up to \$450 will continue to be issued to income-eligible residents for exterior paint projects they undertake themselves.

CEDA/Neighbors at Work will continue to provide minor home repairs and interior and exterior painting funded by CDBG grants for income-eligible single-family property owners, primarily senior citizens. Houses that have been cited for code violations receive priority consideration.

Dilapidated and dangerous garages will be demolished and new concrete pads laid; liens for demolitions are placed on the property title. Dangerous trees will be removed for income-eligible property owners, with liens placed on the properties for the expenses incurred.

CDBG funds will continue to support Homesharing, Interfaith Housing Center of the Northern Suburbs' program that matches people seeking affordable housing with home owners who have an extra room to rent. The home seeker pays rent to the home provider and, in some cases, provides services like shopping and meal preparation in addition or in lieu of rent. Rents are significantly below market rate and often in neighborhoods with primarily single-family housing.

The City's Handyman program will continue to help income-eligible senior citizens, primarily low-income women, make small repairs to their homes, including securing railings, installing grab bars, repairing or replacing locks on doors and windows, installing weather stripping and caulking to improve energy efficiency, installing smoke and carbon monoxide detectors and fixing leaky faucets to reduce water consumption.

The following table summarizes housing goals for 2012:

2012 Annual Housing Goals (Table 3B)

	CDBG		HOME		Total	
	Goal	Completed	Goal	Completed	Goal	Completed
Annual Affordable Rental Housing (Section 215)						
Acquisition of existing units	0		0		0	0
Production of new units	0		0		0	0
Rehabilitation of existing units	6		10		16	0
Rental Assistance	0		5		5	0
Total Section 215 Rental Goals	6	0	15	0	21	0
Annual Affordable Owner Housing (Section 215)						
Acquisition of existing units	0		2		2	0
Production of new units	0		0		0	0
Rehabilitation of existing units	10		2		12	0
Homebuyer Assistance	0		3		3	0
Total Section 215 Owner Goals	10	0	7	0	17	0
Annual Affordable Housing (Section 215)						
Homeless	0		5		5	0
Non-Homeless	16		17		33	0
Special Needs	0		0		0	0
Total Section 215 Affordable Housing	16	0	22	0	38	0
Annual Housing*						
Rental Housing	6		15		21	0
Owner Housing	134		7		141	0
Total Annual Housing	140	0	22	0	162	0

Public Housing

Public Housing in Evanston is owned and managed by the Housing Authority of Cook County (HACC) which also administers the Housing Choice Voucher program. HACC manages 45 scattered site apartments and two senior/disabled buildings with 100 units each in Evanston. City staff has worked intensively with HACC management, Cook County Commissioner staff and residents on issues at the Walchirk and Perlman apartment buildings that house seniors and persons with disabilities.

As of September 2011, there were 590 Housing Choice Voucher holders residing in Evanston. This marks the continuing increase of Voucher holders. However, as of September 2011, HACC is not taking any additions to its waiting list for Cook County Housing Choice Vouchers.

The geographic distribution of voucher holders in Evanston remains concentrated in tracts 8092 in west Evanston and 8102 in south Evanston. The City will continue to work closely with the Housing Authority and private landlords on property code and landlord management issues. There are no plans to work with public housing residents on homeownership efforts, as the City's home ownership efforts are targeted to households at or above 60% AMI that are more likely to have the financial resources needed for successful home ownership.

Actions to Reduce Lead-Based Paint Hazards

The City of Evanston's grant from Cook County's Lead Poisoning Prevention Program to abate lead-based paint hazards in dwellings occupied by families with young children was extended in 2011 with a grant of \$80,000. The funding will be used for stand-alone projects that mitigate lead hazards as well as in combination with Housing Rehab projects in order to expand the scope of individual projects with significant lead abatement costs.

The City is a delegate agency for the State of Illinois and enforces its lead act and codes. City staff receives lead test information for children residing in Evanston, investigates all cases when elevated lead levels are found and takes appropriate action. Children with Elevated Blood Lead (EBL) levels between above 5 mg/dl (micrograms/deciliter) receive nursing and case management services to educate the families about potential sources and lead safe practices. Any child with an EBL between 6 and 9 is contacted by the Health Department and an assessment of the home is performed if requested by their physician. The Health Department contacts the parent or guardian of any child testing at a level of 10 mg/dl or greater and performs a lead assessment of the property. Lead Assessments are performed by the City's Licensed Lead Assessors in the Health Department. In addition, families concerned about lead that have children under 6 years of age may have their home tested.

Health Department staff responds to complaints from residents about demolition and rehab projects to determine if lead is present and ensure safe practices. Staff also files affidavits when windows are being replaced in buildings constructed before 1978 to ensure proper lead procedures and disposal of contaminated materials.

Homeless and Special Needs

The City of Evanston has convened a Task Force on Homelessness, comprising business, civic, service, education and faith-based leaders in the community as well as City staff appointed by Mayor

Tisdahl. The Task Force is responsible for developing a plan to address and prevent homelessness in Evanston through a community-wide effort. The Plan will be presented to the City Council for approval and adoption. Task Force members will be invited to assist in the implementation of the plan through private and public channels. Work began in January 2011 with the goal of completing the Plan by February 2012.

In 2012, the City of Evanston expects to continue to use ESG, CDBG 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, as well as employment and housing services.

Homelessness Prevention and Rapid Re-housing funds have filled some of the gap in funding created by the loss of Prevention funding from the State of Illinois. However, there are differences in eligible program costs and target populations for HPRP, so not all households eligible for State Prevention funding can be assisted with HPRP. The City of Evanston launched the HPRP program in September of 2009. Through August 2011, 122 households, totaling 201 persons, have been assisted. As of October 1, 2011, approximately 85% of total funds have been expended. The City is ramping down the program and only two subrecipients, Connections for the Homeless and the McGaw YMCA, continue to provide services in the close out phase. HPRP will continue in 2011 and early 2012 until all funds are expended.

The City's Affordable Housing Fund awards grants to non-profit sponsors that apply for the City's Families In Transition (FIT) program. It provides a rental subsidy of up to 50% of contract rent to the sponsor for up to two years while the sponsoring organization works with the very low income family on a plan for self sufficiency. The City is evaluating the FIT program in the context of a larger Tenant Based Rental Assistance (TBRA) program.

There continues to be significant demand for basic services at social services agencies including Connections for the Homeless, the Salvation Army and area soup kitchens. City staff will continue to work with Connections for the Homeless and the faith-based community to provide an emergency shelter program for homeless people during the winter months on nights when the temperature forecast is zero degrees Fahrenheit or below. Connections for the Homeless handles program intake and church near downtown Evanston serves as the shelter. Volunteers handle much of the on-site work.

Historically, Evanston's homeless population was between 200 and 250 annually; most were single adults. Currently, the number of single homeless individuals in Evanston is approximately 550 people annually. Approximately 45% are chronically homeless, therefore candidates for Permanent Supportive Housing (PSH). The number of homeless families has increased dramatically. School District 65 has identified approximately 259 families that are homeless and District 202 identified approximately 100 homeless teens. There is likely some duplication between the two districts and, though homeless, they are not necessarily unsheltered, but may be doubling up with other families or couch surfing.

Evanston has a shortage of PSH and emergency shelter beds. Evanston's Continuum of Care estimates the unmet need for PSH beds at between 90 and 150, including capacity to house families. The number of beds at Hilda's Place, a transitional shelter, is 20. However, case managers continue to provide supportive services to individuals who have left the shelter or moved directly off the street into permanent housing. Some of these individuals have been assisted with HPRP funds. Evanston does not have any Safe Haven beds; Safe Haven housing allows homeless individuals to enter housing without any commitment to become involved in services or treatment. This model can be effective in

getting chronically homeless people who choose to not enter facilities like Hilda's Place off the streets.

HOME, ESG and CDBG funds can be used as sources of funding to develop additional supportive housing units and shelters, however, additional funding for supportive services would be required as well. The FIT program could be more efficiently managed as an annual grant with periodic reporting rather than on a case-by-case basis with City staff underwriting each application and presenting each to the Planning & Development Committee for consideration.

The Evanston Alliance on Homelessness, composed of service providers for homeless persons, mentally ill, victims of domestic violence, veteran's organizations, the business community and City staff, meets monthly to discuss homeless issues in Evanston and to develop policies and strategies for garnering funding for the homeless assistance programs in Evanston. The Evanston Alliance on Homelessness recently completed a merger with the Cook County Alliance on Homelessness so the Suburban Cook County Alliance on Homelessness, which oversees the Suburban Cook County Continuum, will prepare Evanston's Continuum of Care plan and oversee its implementation.

The Evanston Continuum of Care is in the process of applying for 2011 funding through the Cook County Alliance on Homelessness. Funding awards are expected to be announced by HUD in December 2011. Individual projects funded through the Continuum of Care in 2010 are shown in the following chart:

Request	Award	Applicant	Project Name
\$22,869	\$22,869	Connections for the Homeless	Permanent Supportive Housing expansion - renewal
106,975	106,975	Connections for the Homeless	Permanent Supportive Housing - renewal
190,602	187,847	Connections for the Homeless	Family Transitional Housing - renewal
71,526	71,526	YWCA Evanston/North Shore	Transitional Housing - renewal
120,413	120,413	Housing Options	Pathways Plus Permanent Supportive Housing - renewal
112,560	112,560	Connections for the Homeless	Entry Point Outreach & Supportive Services - renewal
112,962	112,962	Housing Options	Pathways Permanent Supportive Housing - renewal
17,750	17,750	Housing Opportunity Devel. Corp	Claridge Apts Permanent Supportive Housing - renewal
83,560	83,560	Housing Options	Claire/Ganey Permanent Supportive Housing - renewal
117,197	117,197	Connections for the Homeless	Hilda's Place Transitional Housing - renewal
43,682	43,682	Connections for the Homeless	Homeless Management Information System - renewal
100,160	100,160	Connection for the Homeless	Permanent supportive Housing expansion 2
\$1,100,256	\$1,097,501		

Housing Activities for Non-Homeless Special Needs

The City of Evanston anticipates undertaking some housing activities to benefit special needs populations in 2012, most likely single-family home rehabilitation in the form of access ramps, lifts, accessible bathrooms, etc., for persons with physical disabilities through the CDBG-funded Housing Rehab program. The City will continue to monitor the progress of the Williams Consent Decree which may result in residents currently living in Institutes of Mental Disease (IMDs) moving into community-based settings. Currently Evanston has two IMDs, totaling 562 beds. The availability of affordable and accessible housing is critical to the success of the Williams Consent Decree's Implementation Plan. City staff has had preliminary discussions with Housing Options, an agency that provides permanent supportive housing, and will continue to explore opportunities to expand housing for persons with mental illness and other disabilities. In addition, foreclosed homes acquired through the City's NSP2 program will be rehabbed as accessible housing where practical, based on the individual properties.

One single-family home purchased has been identified for rehab as an accessible unit and a second in being evaluated.

This summer, the Anixter Center was forced to close its 8-unit residential home in Evanston because of severe state funding cut-backs. This residence housed eight young adults with severe developmental disabilities. The City will continue to look for ways to provide housing options for person with developmental disabilities.

Barriers to Affordable Housing

The City of Evanston will use a variety of strategies and tactics to continue to address barriers to affordable housing in 2012 including:

- Implementation of its NSP2 grant that will ultimately provide over 100 units of rental and ownership housing for households whose incomes do not exceed 120% of the area median income; first units have been brought to market in the fall of 2011
- Introduction of new housing types, including small lot homes and granny flats, in areas of new development
- Programs that support homeownership among low- and moderate-income households including the Downpayment Assistance Program
- Programs including the City's CDBG Housing Rehab and CEDA Neighbors at Work Minor Repairs and Painting that enable income-eligible homeowners to address needs from substantial rehabilitation using below market rate loans to minor repairs using grants to maintain their properties and address and code violations.

Historically, market conditions have presented the greatest barrier to affordable housing. Evanston's built-up character, with only scattered sites available for development, along with consistent demand for land, has historically driven up acquisition prices. High property taxes are often cited as a deterrent to affordable housing, though City taxes comprise only a small percentage of the tax bill.

The economy has greatly impacted the ability of many households at or below 80% AMI to acquire housing. Households in this income range have a harder time obtaining mortgages with the rigorous underwriting guidelines many banks now use. In addition, area median incomes have declined in 2010 and 2011 because incomes have stagnated or dropped during the same period, while the cost of living has increased, squeezing home ownership out of the reach of more families. Low and moderate income owners of housing developed with City assistance and subject to resale restrictions that keep the price affordable to future low income buyers may take advantage of the Cook County Assessor's Affordable Housing Incentive. These properties are then assessed at the restricted value rather than market value. As a result, their property taxes are reduced.

Foreclosure activity is anticipated to carry into 2012, largely due to continuing high unemployment and the inability of many owners to refinance mortgages because their loan amounts exceed the property value or their credit scores are too low. Foreclosures are found in all census tracts in Evanston but are concentrated in the NRSAs, where household incomes are lower than other parts of the City. The City of Evanston continues to educate homeowners about how to deal with mortgage problems and to support housing counseling organizations. The City uses Affordable Housing Funds to provide one-on-one foreclosure prevention counseling and education by Interfaith Housing Center of the Northern Suburbs' staff to Evanston residents at the Lorraine H. Morton Civic Center.

Impediments to Fair Housing

Evanston is completing data collection needed for its updated *Analysis of Impediments to Fair Housing Choice*. In 2011, the City engaged Interfaith Housing Center of the Northern Suburbs to conduct an audit of rental and for-sale housing throughout the city.

Methodology

Interfaith's Coordinator conducted audit testing under the supervision of the Director of Fair Housing to uncover evidence of discrimination based on race, familial status or disability. A total of 20 audit tests were performed by a pool of approximately 10 testers. All testers successfully completed Interfaith's sales and rental tester training program prior to the audits. Testers used to conduct disability/accessibility tests were chosen based on prior specialized disability training, or received specialized training in this area of testing. The methodology for each type of test varied based on the specific requirements and needs of the situation being tested.

To keep the testing process as objective as possible, testers were not told whether the tests were part of an audit or in response to a complaint. In addition, testers were not informed as to what protected class was being tested, with the exception of disability testing.

Housing Sales

Interfaith conducted a sales audit in 2011 to test Evanston real estate agencies and condominium developments to look for evidence of differential treatment of potential buyers based on race or national origin, including steering in or out of Evanston. Based on that testing, realtors did not appear to have discriminatory marketing or sales practices for residential properties. However there was a difference in both the quantity of housing units shown and the geographic locations shown to Caucasian families versus African American families. Caucasian families were shown more homes, while African American families were shown homes in geographic locations not shown to Caucasian families.

There were no discriminatory comments or obvious agent misconduct. Only subtle differential treatment of families of different races was seen. However, the testing identified a need to continue realtor education regarding their responsibility to provide information on fair housing to all buyers.

Rental Housing

In recent years, both City of Evanston and Interfaith Housing of the Northern Suburbs staff have received reports of discriminatory practices:

- Families with children and single parent households report they have been offered less favorable lease terms than households without children
- Latino tenants report being charged higher rates than non-Latinos
- College students report being charged higher rates than other renters
- Various groups report being charged higher security deposits than others

Interfaith Housing's 2011 rental housing audit in Evanston found many similarities to the Housing Sales audit that was conducted concurrently. Any signs of discrimination that were found in the rental testing were only discernable through a direct comparison of both testers' reports. Regardless of race, testers were treated courteously and were all able to view apartments in which they voiced interest.

The rental testing did identify steering relating to familial status, as well as differences in fees for

married and non-married couples, which is illegal. Two of the three ads for rental properties that were evaluated as part of the test made mention of or were directly geared towards Northwestern students. This has the potential to dissuade families with children from even calling about a unit for rent. When testers posing as a student with a family called in relation to an ad for student housing, they were steered away from the campus area to areas positioned as more family friendly.

While student status is not protected under fair housing laws, familial status is, and a student-only preference can violate fair housing laws by actively discouraging families. Interfaith's research and other testing over the years have shown that within the immediate area of Northwestern, there is a large number of 2, 3 and 4 bedroom units that are specifically advertised to students. This is likely because landlords can charge a higher per room rent, as opposed to rent per unit.

As detailed in the 2010-2014 Evanston Consolidated Plan, there is a shortage of larger rental housing for families with children in the city (pages 42-43). 2-3 bedroom units for larger families is a high need and this practice of renting to students presents an impediment to fair housing.

Zoning

The City continues to evaluate the impact of zoning and ensure that the needs of diverse household sizes, lifestyles and incomes are addressed. For example:

- Form-based zoning that includes incentives for affordable housing is being proposed as part of the City's Downtown Master Plan
- The West Evanston Master Plan expands the types of dwellings in an area dominated by single-family dwellings to include small multi-family buildings, townhomes and granny flats to help maintain affordability.

An issue identified through the NSP2 program implementation is the re-zoning of parts of the city that occurred in years past to reduce development of higher density housing. Because of this, major zoning variations or planned development applications must be used to build modern, affordable housing within the existing context of the neighborhood. This is primarily due to the non-conforming lot size that existed prior to the rezoning efforts of these neighborhoods.

Other issues or concerns relating to fair housing

There is concern that some landlords truncate tenancy by not providing a minimum level of services such as proper maintenance of a building or unit, including not paying utilities, resulting in the tenant leaving by choice or in the forced dislocation by City officials for lack of essential utilities in the rental unit.

Another issue identified by Interfaith Housing throughout their 16-community service area is the use of non-refundable fees. For example, a household may be charged a pet fee or a move-in fee. These fees circumvent regulations on security deposits.

In the current housing market, much higher credit scores are being required both for renting and purchasing, and subsequent denials of housing have been perceived as discrimination based on race/ethnicity, marital status, primary language or sexual orientation.

Actions to address impediments to fair housing

The City of Evanston continues to work to educate realtors, apartment owners/managers and people seeking housing about potential types of discrimination. The City has expanded its partnership with Interfaith Housing of the Northern Suburbs to respond to issues relating to Evanston's landlord/tenant

ordinance and fair housing. Interfaith staff mediates disputes and investigates complaints, including allegations of housing discrimination. Working with Interfaith Housing Center, the City plans to update its Fair Housing brochure and will continue to use flyers developed by Interfaith that have been translated into several languages, including Spanish. As noted above, the City is reviewing its zoning for potential institutional impediments to fair housing and will consider changes based on any findings.

Other Actions

As noted above, Evanston continues to be significantly impacted by mortgage foreclosures. Census tracts 8092, 8096, 8097 and 8102, all within our CDBG Target Area and NRSAs, are most heavily affected. A number of initiatives have been undertaken in response to these needs:

- The City of Evanston is using \$18.15 million in Neighborhood Stabilization Program (NSP2) funding to acquire foreclosed or abandoned properties and develop units of rental and ownership housing that are affordable to households at or below 120% of the area median.
- The first phase of Emerson Square, a new infill development comprising 32 units of mixed income rental housing in west Evanston, is underway, beginning the implementation of the West Evanston Master Plan. Funding includes NSP2, Low Income Housing Tax Credits, TIF, HOME, private financing and other sources. The City and Brinshore Development LLC will continue to seek additional sources of funding for Emerson Square.
- The City's Property Standards division has expanded its work to monitor and maintain vacant properties to reduce the negative impact on neighborhoods. The City has a vacant building registry to identify owners and places liens on properties to recover the costs of boarding and maintaining the exteriors of those buildings.

Foreclosure prevention services and counseling is currently provided by Interfaith Housing Center of the Northern Suburbs. The City of Evanston entered into an agreement with Interfaith for calendar year 2011 to provide Evanston homeowners in danger of foreclosure with one-on-one counseling, educate Evanston residents about foreclosure, provide fair housing and predatory lending information through workshops and review and investigate loans for predatory lending practices. As of August 1, 2011, Interfaith has provided one-on-one counseling to 15 residents and educated 53 residents through workshops; loans have not yet been reviewed or investigated for predatory practices for any Evanston residents. The City is discussing continuation of this program in 2012.

PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant

The City's priorities for non-housing community development needs are summarized in the Housing & Community Development Table from the City's Consolidated Plan that follows the narrative. Neighborhood planning is an essential tool to involve residents in the identification of needs and opportunities, and to assist residents and businesses access resources and develop partnerships to improve low- and moderate-income neighborhoods. The evaluation of infrastructure, city services, private investment, security, housing and economic development is the focus of the neighborhood planning process.

Projects and programs receiving 2012 CDBG funds are described in brief below. Objectives and outcomes, as well as CDBG eligible activity categories and the amount of assistance for each project or program is shown in Table 3A that follows the narrative section of this Plan.

If the City's 2012 CDBG grant is larger than estimated, additional funds may be used for program administration up to the 20% cap or may be granted to programs and projects that were funded at levels below their request, or not funded at all. These actions would not trigger an amendment to the Consolidated Plan or Action Plan.

Public Facilities and Infrastructure

Parks and Recreation facilities were identified as a high priority in the City's Consolidated Plan. In 2012, the City will use \$35,000 in CDBG in combination with Capital Improvement funds to renovate the playground portion of Fireman's Park, bringing equipment up to current safety requirements and providing new options for active play for children in the neighborhood. This complements work completed in 2011 with a donation from Evanston firefighters that funded new walkways and a memorial to Evanston fire fighters who have given their lives in the line of duty.

The Grandmother Park Initiative, a non-profit organization formed by residents of a neighborhood in the west Evanston NRSA that is underserved by parks, is raising funds for a new tot lot; \$7,000 in CDBG funds are allocated to this project. Open Lands has acquired the property on their behalf; the land and funds raised for the development of the park will be turned over to the City; the park will be designed and its construction overseen by City staff. Upon completion, the park will become part of the City park system.

Infrastructure improvements were identified as a high priority in the Consolidated Plan. 2012 CDBG funds have been allocated for the following projects:

- \$190,000 for Alley Paving. In 2011, funds originally slated for alley paving were reallocated to Block Curb & Sidewalk through a substantial amendment to the 2011 Action Plan because the alley paving project could not be completed in 2011. IN 2012, the City will use CDBG funds in conjunction with Capital Improvement funds to install needed drainage and pave three alleys. Two of the alleys are in census tract 8092 and are included in the west NRSA. The third is in south Evanston in census tract 8103; the City will submit a survey to establish income eligibility of this area to HUD for approval, as the population of this census tract is less than 51% LMI.
- \$15,000 in CDBG has been allocated for Alley Special Assessment Assistance to pay the special assessments for alley paving for income-qualified owner-occupied households, relieving them of the financial burden of this important infrastructure improvement. Beneficiaries will be property owners whose alleys were paved in 2011 using Capital Improvement Funds and homeowner special assessments. In addition, homeowners whose alleys were paved in prior years but did not apply for or were not eligible for reimbursement at that time will be considered on a case-by case basis if income qualified.
- Street lighting improvements will be made in a neighborhood in the south or west NRSA as part of the Safer Neighborhood Area Project (SNAP) Lighting for Safety program. Additional lighting has been identified as one of the primary Crime Prevention Through Environmental Design principles to address issues of chronic crime. The location for 2012 SNAP lighting will be determined with input from the Evanston Police, Public Works and Community & Economic Development staff in consultation with aldermen whose wards include the City's two NRSAs.

CDBG funds have been allocated for Public Facilities improvements that serve primarily low and moderate income persons:

- The Child Care Center of Evanston will receive \$15,000 in CDBG funds to re-grade and pave a portion of its property to correct drainage issues from snow melt and heavy rainfall in 2011. Water pools against the building, causing water seepage and mold, which creates a health hazard for the children served at the facility, over 66% of whom are LMI.
- The Evanston Day Nursery (EDN) will receive \$15,000 in CDBG funds to replace aging playground equipment with new equipment designed for 2-3 year olds that meets current safety requirements. EDN has added a classroom for 2 year olds to its programming in response to market demand for child care for that age group. This project will provide age-appropriate outdoor play facilities for that age group and address requirements for recertification by the National Association for the Education of Young Children (NAEYC).
- The Youth Organizations Umbrella (YOU) will receive \$29,638 for capital improvements to its Nichols Youth Center. YOU is the largest provider of out of school services to low income children in Evanston. The Nichols Youth Center provides program space for middle school age youth and houses the administrative offices of the organization.
- The YWCA Evanston-North Shore will receive \$24,638 in CDBG funds for exterior improvements to its domestic violence shelter, including repairs to stucco and soffits, and replacement of gutters and downspouts.
- The McGaw YMCA will receive \$8,000 in CDBG to lower light switches in rooms that have accessible doorways that house low-income men who use wheel chairs, walkers and other mobility aids. Ground fault interrupters will also be installed in Residence rooms with sinks to meet current safety requirements
- The Oakton Elementary School PTA will receive \$5,000 in CDBG funds to create an outdoor classroom space that complements other improvements to the school grounds including raised beds in which students grow vegetables. The produce is used in the school cafeteria and is donated to low income families whose children attend Oakton School. Oakton's student body is primarily LMI and its grounds provide much-needed open space in census tract 8102, one of Evanston's most densely populated areas and its south NRSA.

Public Services

Senior services. Two programs that provide for the needs of primarily low- and moderate-income Evanston seniors will receive CDBG funding:

- Meals at Home will receive \$13,000 in CDBG funding to provide home-delivered meals to low-income Evanston homebound seniors and disabled residents.
- The North Shore Senior Center's Evanston Skokie Valley Senior Services will receive \$18,000 in CDBG for case management services for low income Evanston seniors, many of whom are frail elderly.

Youth services that address the needs of low and moderate income residents will receive CDBG funds:

- The Moran Center for Youth Advocacy, formerly the Evanston Community Defender, will receive \$33,000 of CDBG funding to provide a combination of legal and case management services to Evanston youth aged 21 and younger with criminal and school-related issues such as suspensions. The Moran Center provides social services support to its clients following court with parole and other requirements to reduce recidivism.
- The Open Studio Project will receive \$3,500 for its Art & Action program that uses art, journaling and other creative methods to enable youth to channel strong emotions of anger and frustration to positive, creative outlets.
- The Girl Scouts of Greater Chicago and Northwest Indiana will receive \$5,000 to serve low-income children in their Healthy Living Initiative after school. This program helps girls expand their physical activity, develop healthy eating habits, positive self image and sound decision making skills that enable them to avoid drug and alcohol use and other unhealthy behaviors.

- The City's Youth and Young Adult Job Training and Employment program will receive \$49,000 in CDBG to continue to provide workforce experience and training to low-income youth ages 14-25. Originally designed to serve high school students in the summer, the program was expanded in 2011 to include developing career paths for out of school youth who are not college bound or who have dropped out of school. It provides soft skills and "on the job" training working with City staff or for-profit businesses' employees through 6-month mentoring/apprenticeship relationships.
- Youth Action Ministry will receive \$5,000 in CDBG to take low-income high school age students to visit Midwest colleges and universities in summer of 2012 as part of its youth development program that expands the number of economically disadvantaged Evanston youth that pursue higher education.

The YWCA Evanston-North Shore will receive \$25,000 in CDBG funding to provide a wide range of services to women and children who are victims of domestic violence.

Connections for the Homeless will receive \$3,000 in CDBG funding for its Entry Point outreach program that provides vital services to Evanston's homeless population, including case management, medical and mental health services; toiletries, food and clothing; CTA passes for transportation to medical appointments and job interviews; and identification including social security cards, drivers licenses and state IDs that are needed for employment and to access benefits for which they are eligible.

Interfaith Housing Center of the North Suburbs will receive \$13,000 in CDBG funds for its Homesharing program, which matches low-income people seeking affordable housing with home owners who have a room to rent in their home or apartment and need additional income in order to pay their mortgage, property taxes, etc.

Employment training. Two programs that provide services to the unemployed will be funded in 2012:

- The Youth Job Center of Evanston will receive \$35,000 in CDBG to provide job readiness training, job placement and follow up services to over 1,000 low-income youth between the ages of 14-25 with barriers to employment.
- Interfaith Action of Evanston will receive \$2,000 in CDBG funds for its job counselors, who help clients of Connections for the Homeless' Entry Point and Hilda's Place find employment.

The Legal Assistance Foundation of Metropolitan Chicago will receive \$7,000 in CDBG funding to provide free legal assistance to low income residents for civil law matters. The majority of LAF's clients are low-income seniors. Legal issues include foreclosures, evictions and securing social security and other benefits.

The City's Graffiti Removal program will receive \$33,000 in CDBG funding to remove graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.

Economic Development

The Technology Innovation Center will receive \$5,000 in CDBG funds for its Evanston Business Ownership Initiative which provides business consulting to micro enterprises and entrepreneurs seeking to start a business with needs including establishing credit and securing loans, incorporating their business, negotiating leases and other needs..

Housing Rehabilitation

The City's Housing Rehab Administration program will be funded with \$180,317 in 2012 CDBG to continue to assist income-eligible single-family property owners with home repairs and improvements

that ensure they live in decent, safe and sanitary housing. Investor owned multi-family properties with 51% or more residents that are income eligible may also be served. Rehab work is funded with low interest and title transfer loans from the City's Revolving Fund. Program income/loan payments of \$75,000 will be returned to this fund and used for new rehabilitation projects. Entitlement funds allocated in prior years for Housing Rehabilitation will also be used when the loan fund balance is exhausted. In addition, vouchers for up to \$450 in paint and supplies will be issued to income-eligible residents for exterior painting projects.

CEDA/Neighbors at Work will receive \$93,000 in CDBG funding to continue to provide minor home repairs and interior and exterior painting funded by grants for income-eligible single-family property owners, primarily senior citizens. Houses that have been cited for code violations receive priority consideration.

The City's Handyman program will receive \$11,000 in CDBG funds to continue to help income-eligible senior citizens, primarily low-income women, make small repairs to their homes, including securing railings, installing grab bars, repairing or replacing locks on doors and windows, installing weather stripping and caulking to improve energy efficiency, smoke and carbon monoxide detectors for safety and fixing leaky faucets, toilets and other plumbing issues to conserve water.

Code Enforcement

In 2012, The CDBG Targeted Code Enforcement Program will receive \$415,000 in CDBG funds to continue routine inspections of rental housing units on a three year schedule to identify internal and external code violations and require corrective actions. Area inspections for external code violations and conditions including fly dumping are made on a weekly basis in two census tracts, 8092 and 8102, as well as in portions of 8096 and 8097, and also result in citations for violations. In addition, property inspectors will respond to complaints regarding properties in the CDBG Target Area (see map following the narrative).

Other

\$298,100 in CDBG funds has been allocated for grant administration and compliance and for neighborhood planning activities in the NRSAs and CDBG Target Area.

The following chart shows the funding recommendations made by the Housing & Community Development Act Committee on September 27, 2011. Additional detail may be found in Table 3A and the goals tables following the narrative section of this plan.

Organization	Program/Project	CDBG Funding
Public Facilities & Infrastructure		
City-Parks, Recreation & Comm Svcs	Fireman's Park Renovations	\$35,000
Grandmother Park Initiative	Building Grandmother Park	\$7,000
City-Public Works	Alley Paving Program	\$190,000
City-Public Works	Alley Special Assessment Assistance	\$15,000
City-Public Works	SNAP - Lighting for Safety	\$30,000
Child Care Center of Evanston	Repaving & Positive Grading	\$15,000
Evanston Day Nursery Association	Health & Safety for Children	\$15,000
Youth Organizations Umbrella	Rehab/Repair of Nichols Youth Center	\$29,638
YWCA Evanston-North Shore	Exterior Improvements	\$24,638
McGaw YMCA	Accessibility & Safety Improvements	\$8,000
Oakton School PTA	Outdoor Classroom	\$5,000
	Subtotal	\$374,276

Public Services		
Meals at Home	Food for Seniors and People w/Disabilities	\$13,000
North Shore Senior Center	Case Management Services	\$18,000
Moran Center for Youth Advocacy	Legal/Social Work	\$33,000
Legal Assistance Foundation	Evanston Legal Services	\$7,000
Open Studio Project	Art & Action Program for At-Risk Youth	\$3,500
City-Parks, Recreation & Comm Svcs	Youth/Young Adult Job Training	\$49,000
YWCA Evanston-North Shore	YWCA Domestic Violence Services	\$25,000
Interfaith Action of Evanston	Job Counselor for the Homeless	\$2,000
The Youth Job Center of Evanston	Youth Employment Initiative	\$35,000
Connections for the Homeless	Single Adult Services Programs	\$3,000
Girl Scouts of Greater Chicago/NW IN	Healthy Living Initiative	\$5,000
Youth Action Ministry	Annual College Retreat	\$5,000
Interfaith Housing of the North Suburbs	Homesharing Program	\$13,000
City-Community & Economic Develop	Graffiti Removal Program	\$33,000
	Public Services Subtotal	\$244,500
Housing Rehabilitation		
CEDA/Neighbors At Work, Inc.	Minor Repairs & Painting Program	\$93,000
City-Parks, Recreation & Comm Svcs	Handyman Program	\$11,000
City-Community & Economic Develop	Revolving Loan Fund	\$75,000
City-Community & Economic Develop	Housing Rehab Administration	\$180,317
	Subtotal	\$359,317

Organization	Program/Project	CDBG Funding
Code Enforcement		
City-Community & Economic Develop	CDBG Target Area Code Compliance	\$415,000
	Subtotal	\$415,000
Economic Development		
Technology Innovation Center	Evanston Business Ownership Initiative	\$5,000
	Subtotal	\$5,000
Other-Administration		
City-Community & Economic Develop	CDBG Administration & Planning	\$298,100
	Subtotal	\$298,100
	Grand Total	\$1,696,193

HOME Investment Partnerships

The City of Evanston anticipates receiving \$455,800 in HOME funds in 2012 for affordable housing projects. Up to 10%, estimated at \$45,580, will be used for administration of the HOME program. The remaining \$410,220 will fund affordable rental or ownership development by CHDOs, non-profit or for-profit developers. Based on the needs identified in the Consolidated Plan and the realities of the current real estate market, rental housing will be the focus of the City's HOME program. HOME funds will be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or forgivable loans/ grants, consistent with Section 92.205(b).

The City continues to participate in HOME training sessions on program regulations, written agreements and rental compliance. Staff anticipate receiving technical assistance in early 2012 on compliance and monitoring processes. The City is working with its CHDOs and HUD to take advantage of HOME technical assistance available to CHDOs. The Citizens' Lighthouse Community Land Trust and Evanston Community Development Association (ECDA) recently applied to the online CHDO management certificate program through the University of Illinois Chicago (UIC) and HUD.

HOME regulations require that 15% of a Participating Jurisdiction's annual allocation of funds be reserved for projects undertaken by CHDOs (CHDO reserve funds). The City has had preliminary discussions with two CHDOs: the Citizens' Lighthouse Community Land Trust (CLCLT), and Reba Place Development Corporation. CLCLT continues to focus on ownership projects; Reba Place Development Corporation's proposed project is a co-op renovation. Because Evanston has allocated significantly more than the required 15% of funds for CHDO projects in recent years, the City is not required to fund CHDO reserve projects in 2012. Up to 5%, or approximately \$25,353, may be granted to Community Housing Development Organizations (CHDOs) as operating support. To be eligible for operating support, a CHDO must have a HOME funded project underway or be undertaking one in the near future. The City is not obligated to award CHDO operating funds and may do so at its own discretion.

The City will continue to layer HOME funds into the rehab of foreclosed properties purchased with NSP2 funds that will be rented to households at or below 50% AMI in 2012. In instances where HOME and NSP2 funds are layered, HOME affordability restrictions will apply.

Evanston has not used HOME funds to provide tenant-based rental assistance (TBRA), but plans to review and analyze the feasibility of providing TBRA or Project Based rental assistance programs in 2012. TBRA could enable the City to provide affordable housing more rapidly than with project-based assistance and with less risk. TBRA may also be appealing to Evanston rental property managers who have higher than average vacancies or high turnover of tenants. TBRA may also enable the City to achieve broader geographic disbursement of affordable housing.

The City will continue to consider applications for HOME funding on a rolling schedule, with recommendations from the Housing Commission and the Planning and Development Committee prior to final approval by the City Council. The City is considering issuing a Request for Proposals for rental projects that serve households under 60% AMI and for projects that rehab or redevelop foreclosed properties, particularly those outside census tracts 8092 and 8102.

HOME funds will continue to be used for the Downpayment Assistance Program. Loans of up to \$30,000 are available based on financial need. It is anticipated that up to \$90,000 in HOME funds will be used to benefit three new homeowners under 80% AMI.

HOME funds may be used to refinance existing debt secured on multi-family rehab projects, excluding projects whose debt is made or insured by any federal program. The City will consider using HOME funds to refinance existing debt in specific situations and the following guidelines would apply:

- a. HOME funds may only be used to refinance the rehabilitation portion of the loan and up to 40% of acquisition financing to demonstrate that rehabilitation is the primary eligible activity.
- b. The property must be inspected to ensure disinvestment has not occurred.
- c. The Project pro forma will be reviewed to ensure that the long-term needs of the project can be met and that serving the targeted population is feasible.
- d. It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

- e. Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- f. The investment of HOME funds would be allowed in any project within the City.
- g. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Evanston will not receive American Dream Down payment Initiative (ADDI) funds.

Affirmative Marketing

Any HOME funded projects with five or more HOME assisted units must submit an affirmative marketing plan describing the target audience, types of advertising or informational distribution and a list of contacts who will receive the information. The developer or sponsor must submit a statement that it will not discriminate in the selection of residents on the basis of protected classes. At least 60 percent of HOME-assisted households are expected to be minority households.

Recapture Provisions for Homebuyer Projects

The City will continue to use recapture provisions to maintain long-term affordability for ownership projects with direct homebuyer subsidies in the form of downpayment or closing cost assistance, or purchase price reductions (soft second mortgages) based on the amount of the subsidy. Subsidies are forgiven on a pro-rata basis according to the length of time the property has remained the owner’s primary residence and is totally forgiven at the end of the affordability period. The balance is due if the property is sold or is no longer owner-occupied before the end of the affordability period, subject to net proceeds.

Currently, recapture is based on the minimum HOME requirements. Subsidies of \$14,999 per unit or less are subject to recapture for five years, subsidies between \$15,000 and \$39,999 are subject to recapture for ten years and subsidies over \$40,000 are subject to recapture for 15 years. The affordability period may be increased with the approval of the Housing Commission and the City Council.

Amount of HOME Subsidy Per Unit	Minimum Affordability Period
\$1,000-\$14,999	5 years, at the rate of 1/60 th per month
\$15,000 to \$39,999	10 years, at the rate of 1/120 th a month
\$40,000 or more	15 years, at the rate of 1/180 th a month

The City records a Junior Mortgage and Affordable Housing Restriction to ensure that the HOME funds are subject to recapture if the unit does remain the principal residence of the purchaser for the length of the affordability period. Buyers also sign an Agreement with the City describing the HOME subsidy. The City will consider a request to subordinate its junior mortgage in a refinance of the first mortgage as long as the borrower does not receive any cash back as part of the refinancing and the new loan is for the same amount as the original first mortgage with allowances for generally accepted financing costs. The City will not subordinate to a negative amortization loan or any loan it deems to be predatory.

Resale Restrictions

Based on HOME regulations, HOME-assisted ownership projects that contain a development subsidy only, with no direct subsidy in the form of downpayment assistance or a soft second mortgage to the income eligible purchaser, must be subject to resale restrictions for 5, 10 or 15 years based on the amount of HOME funds invested. If the owner chooses to sell during the affordability period or no longer occupies the home as a principal residence, the property must be sold at an affordable price to an income-eligible purchaser as their primary residence. If the original homebuyer retains ownership for the full affordability period, no resale restrictions would apply. The City expects that any ownership

projects funded with HOME dollars in 2012 would include direct assistance to the homebuyer and recapture would be used to enforce the affordability restrictions. Land trust projects would be the exception; with any such projects, resale restrictions will be used to maintain consistency with Land Trust long-term affordability restrictions.

HOME Buyer Requirements

An eligible buyer must agree to occupy the property as their primary residence, and must be a household with an annual household income less than or equal to eighty percent (80%) of the Chicago-area Median Income, based on household size, as such annual income and Chicago-area median income are determined from time to time by the United States Department of Housing and Urban Development.

HOME Buyer and Renter Income Certification

The City of Evanston previously used two different methods for income verification with its homeownership and rental programs. Homeownership programs used adjusted gross income as defined by the IRS Form 1040, often referred to as the “1040 Long Form” method, while rental programs used the HUD definition from 24 CFR 5.609, referred to as “Part 5” or “Section 8” method. Beginning November 1, 2011, the City of Evanston will use the Part 5 definition for income verifications for all housing programs. Any HOME application received on or after November 1, 2011 will use the Part 5 income definition. Part 5 is also used in the CDBG Housing Rehab program and in the City’s NSP2 program.

Low Income Affordability

The City considers an affordable price to be one that results in monthly housing costs for Principal, Interest, Tax and Insurance of less than 33% of gross monthly income for a household between 60 and 80% of area median income. Such a target price will vary, however, depending on the income level of the actual purchaser and the mortgage financing structure. For instance, the area median percentile into which a household falls depends on the number of persons in the household. The amount of money a buyer provides for the down payment will affect the amount financed, which, along with mortgage interest rates and terms, will affect the monthly principal and interest payments, and thus affect affordability. Therefore, in order to provide guidance and predictability for a homeowner refinancing or reselling the property, the City designed a resale formula to keep the housing affordable to the target population throughout the affordability period, yet provide a fair return to the seller.

Resale Formula

The resale formula allows the owner to sell the property at a price that includes annual appreciation of 3% plus an average annual allowance for capital improvements. Each project may adjust the resale formula to their situation with approval of the staff and Housing Commission.

Enforcement Mechanism

The resale restriction is enforced through a Declaration of Covenants Regarding Transfer of Property that runs with the land that is recorded by the developer, as well as a Promissory Note and recorded Junior Mortgage, both signed by the homebuyer. In the event the homeowner refinances their first mortgage, the City would have to subordinate its mortgage, and can thus ensure that the amount financed doesn’t exceed the calculated resale price. Buyers also sign an Agreement with the City describing the HOME subsidy.

Needs of Public Housing

The Housing Authority of Cook County administers public housing in Evanston. The number of permanent public housing properties has remained stable over the last few years. The number of residents who receive Housing Choice Vouchers to subsidize rents from private landlords in the City had declined for several years, but increased from 529 in September 2009, 581 as of November 2010, and 590 as of September 2011. The City will continue to work with the Housing Authority of Cook County regarding its Housing Choice Voucher program, scattered site family housing and elderly/disabled housing, to ensure continued affordability of housing.

Emergency Shelter/Solution Grants (ESG)

The City of Evanston expects to receive approximately \$84,885 in FY 2012 Emergency Shelter Grants (ESG) funds for essential services, operating expenses of homeless shelters and prevention programs serving individuals and families. Evanston's ESG funds are usually allocated among three to four non-profit organizations that are members of the City's Continuum of Care and provide services to the homeless in Evanston. The City will solicit proposals through a request for proposals process following receipt of its 2012 grant amount and direction from HUD relating to any changes in ESG based on implementation of the HEARTH Act. The Human Services Committee will review and recommend funding allocations for approval to the City Council.

Evanston's 2012 ESG funds will be matched on a one-to-one basis using Mental Health Board funds from the City's general fund budget, State funds and other resources, including in-kind contributions, depending on the agencies funded, to meet the match requirement for ESG.

HOPWA

Not applicable, as the City of Evanston does not receive HOPWA funding.

Monitoring and Compliance

City staff monitors all activities funded through its CDBG, HOME and ESG programs to ensure that goals are met and federal funds are spent on items/activities in the agreed scope of work and that are grant eligible. In addition, Planning Division staff monitors the amount of funding allocated, committed and expended to assure compliance with grant agreements and HUD requirements, including timeliness of use of funds, using the City of Evanston's financial management software (IRIS) and HUD's IDIS system.

Progress in addressing the goals and objectives set forth in the City's Consolidated Plan will be evaluated at least annually and reported in the City's Consolidated Annual Performance and Evaluation Report. Measures such as the number of housing units improved, people served by programs, etc., will be compared against annual and five-year numeric goals and factors contributing to any underperformance will be identified so that plans can be developed to address them.

Community Development Block Grant

Desk reporting is used for all subrecipients and City programs and projects. Program Reports: CDBG-funded programs submit reports showing the number and demographics (income, gender, racial/ethnic

category, female head of household, etc.) of persons or households receiving assistance, progress toward achieving program goals, and program expenditures on a regular schedule as detailed in each grant agreement. Reports and source documents for CDBG-funded expenditures are reviewed by the Housing & Grants Administrator to ensure eligibility and to monitor program/project progress. Subrecipients are required to inform the City of significant changes from the agreed upon program plan or scope of work in their grant agreements. Examples include changes in schedules or program/project delays, reduced funding from other sources that may impact program capacity to serve the number of people projected and staffing changes. The Housing & Grants Administrator provides updates to the Housing & Community Development Act Committee at its regular meetings.

The Housing & Grants Administrator conducts subrecipient monitoring visits to review financial and record keeping procedures, methods for determining eligibility for programs and services, and outcome measures. Subrecipients are prioritized for monitoring based on a risk assessment model that uses several factors including the type of project, the subrecipient's experience with federal grants and compliance with reporting requirements. Reporting and monitoring for subrecipients that also receive City of Evanston Mental Health Board funds are coordinated with Health department staff. The Housing Rehab Specialist and Building Inspectors conduct site visits and inspections for capital projects to ensure compliance with building code and standards. Engineers and project managers in Public Works and Parks monitor all City capital projects funded with CDBG.

Davis-Bacon and Section 3 Compliance: The Project Manager for each CDBG-funded City or subrecipient project is responsible for ensuring compliance with Davis-Bacon and Related Acts and Section 3, as appropriate. The Project Manager reviews certified timesheets and is responsible for identifying any underpayments or incorrect job classifications and reports on outreach to potential Section 3 workers and any Section 3 workers hired. The Housing & Grants Administrator provides technical support to Project Managers regarding these procedures.

HOME

HOME funded projects are monitored by the City's Housing Planner to ensure that funds are being used for approved expenditures and that other contractual agreements are being followed. Rehab or construction projects with 12 or more HOME-assisted units are monitored for Davis-Bacon compliance as noted above. The Housing Planner conducts an annual review of completed multi-family rental projects to ensure that the required number of HOME eligible units are being maintained for low/moderate income families, per the project agreement and HOME program regulations.

For rental projects, tenant income and rent statements are requested annually and reviewed to ensure compliance with HOME regulations for assisted units. The property owner must obtain a signed statement of the household income and size for each HOME-assisted unit that allows for third party verification. Income statements that include source documents are required every six years. Onsite inspections of HOME-assisted rental projects with 5 to 25 assisted units are done every two years to verify compliance with the City's property standards. Smaller rental projects are inspected every three years. Inspections may be conducted by City property standards inspectors or the Housing Planner.

Emergency Shelter/Solutions Grant

In 2011, responsibility for the Emergency Shelter Grant and Homelessness Prevention & Rapid Re-housing programs moved to the Community & Economic Development Department as part of a City-wide reorganization of responsibilities. ESG-funded programs are administered and monitored by the City's Housing Planner. ESG subrecipients will submit quarterly reports that are reviewed by City staff and the Human Services Committee.

NEPA Compliance

Activities funded by CDBG and HOME are reviewed for compliance with the National Environmental Protection Act (NEPA). Many funded activities are exempt or categorically excluded and do not require a full environmental review. Infrastructure projects such as alley paving and curb/sidewalk replacement, and housing and rehab activities are subject to a site-specific review for historic preservation and environmental contaminants, including lead hazards, underground storage tanks and other issues, as specific project sites are identified.

TABLE 3A - 2012 ACTIVITIES

Availability/Accessibility of Decent Housing (DH-1)							
Specific Annual Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH-1	CEDA-Neighbors At Work -- Repair/rehab and exterior & interior painting program	CDBG	2010	Number of housing units improved LMH	20	28	140%
		CDBG	2011		20		0%
		CDBG	2012		20		0%
			2013				0%
			2014				0%
			Multi-Year Goal:	60	28	47%	
DH-1	Handyman Program -- Home repairs that do not require a licensed tradesperson serving low/moderate senior homeowners and renters	CDBG	2010	Number of housing units improved LMH	100	135	135%
		CDBG	2011		100		0%
		CDBG	2012		100		0%
			2013				
			2014				
			Multi-Year Goal:	300	135	45%	
DH-1	Housing Rehab Administration -- Administration of Weatherization (units listed), Self-Help Paint, Emergency Rehab, Garage Demolition and Dangerous Tree Removal housing rehab programs for low/moderate income households	CDBG	2010	Accomplishments reported in the Single-family, Multi-family activities	0	31	
		CDBG	2011		0		0%
		CDBG	2012		0		0%
			2013				0%
			2014				0%
			Multi-Year Goal:	0	31		
DH-1	Single-Family Rehab -- Rehab of low/moderate income owner occupied properties. Funded with low- or no-interest loans from the City's Revolving Loan Fund	Rev Loan	2010	Number of housing units improved LMH	8	3	38%
		Rev Loan	2011		8		0%
		Rev Loan	2012		8		0%
		Rev Loan	2013				
		Rev Loan	2014				
			Multi-Year Goal:	24	3	13%	
DH-1	Multi-Family Rehab -- Rehab of multi-family rental properties leased to low/moderate income households. Funded with low-interest loans from the City's Revolving Loan Fund.	Rev Loan	2010	Number of housing units improved LMH	8	0	0%
		Rev Loan	2011		8		0%
		Rev Loan	2012		8		0%
		Rev Loan	2013				
		Rev Loan	2014				
			Multi-Year Goal:	24	0	0%	
DH-1	Self-Help Paint Program - Income-eligible homeowners may qualify for up to \$400 in paint and supplies to paint their home exterior.	Rev Loan	2010	Number of housing units improved LMH	4	11	275%
		Rev Loan	2011		4		0%
		Rev Loan	2012		4		0%
		Rev Loan	2013				
		Rev Loan	2014				
			Multi-Year Goal:	12	11	92%	
DH-1	McGaw YMCA Accessibility & Safety Improvements - installation of ground fault interrupters in rooms with sinks and lowering light switches and buzzers in rooms accessible to persons in wheelchairs		2010	Facilities improved; housing units/rooms improved LMC			
			2011				
		CDBG	2012		49		0%
			2013				0%
			2014				0%
			Multi-Year Goal:	49	0	0%	
Affordability of Decent Housing (DH-2)							
DH-2	Homesharing Program -- Matches homeowners with an extra room with individuals seeking affordable housing	CDBG	2010	Number of people maintaining or acquiring affordable housing LMC	40	36	90%
		CDBG	2011		40		0%
		CDBG	2012		40		0%
			2013				
			2014				
			Multi-Year Goal:	120	36	30%	

TABLE 3A - 2012 ACTIVITIES

DH-2	HOME Ownership -- Funds for acquisition, construction or rehab of owner-occupied affordable homes	HOME	2010	Housing units acquired, constructed or rehabbed LMH	5	9	180%
		HOME	2011		5		0%
		HOME	2012		3		0%
		HOME	2013				
		HOME	2014				
		Multi-Year Goal:			13	9	69%
DH-2	HOME Rentals -- Funds for acquisition, construction or rehab of affordable rental housing	HOME	2010	Multi-family units acquired, constructed or rehabbed LMH	10	37	370%
		HOME	2011		10		0%
		HOME	2012		10		0%
		HOME	2013				
		HOME	2014				
		Multi-Year Goal:			30	37	123%
DH-2	HOME CHDO Reserve - Funds for acquisition, construction or rehab of affordable rental housing	HOME	2010	Multi-family units acquired, constructed or rehabbed LMH	1	0	0%
		HOME	2011		1		0%
		HOME	2012		1		0%
		HOME	2013				
		HOME	2014				
		Multi-Year Goal:			3	0	0%
Sustainability of Decent Housing (DH-3)							
DH-3	Target Area Housing Code Compliance -- Inspection of rental units, nursing homes, rooming houses, etc., in the CDBG Target Area for code violations	CDBG	2010	Housing units inspected, violations cited, re inspections LMA	3,000	3,750	125%
		CDBG	2011		3,000		0%
		CDBG	2012		3,000		0%
			2013				
			2014				
		Multi-Year Goal:			9,000	3,750	42%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL-1	Connections for the Homeless -- services for homeless clients of Entry Point outreach program for homeless men and women	CDBG	2010	Individuals served LMC	300	292	97%
		CDBG	2011		254		0%
		CDBG	2012		225		0%
			2013				0%
			2014				0%
		Multi-Year Goal:			779	292	37%
SL-1	Moran Center for Youth Advocacy -- Legal Assistance in criminal matters and social services for low/moderate income youth	CDBG	2010	Individuals served LMC	120	189	158%
		CDBG	2011		206		0%
		CDBG	2012		100		0%
			2013				0%
			2014				0%
		Multi-Year Goal:			426	189	44%
SL-1	Girl Scouts-Healthy Living Initiative - Life skills and self-esteem building programs for low/moderate income girls	CDBG	2010	Individuals served LMC	150	396	264%
			2011				
		CDBG	2012		100		0%
			2013				
			2014				
		Multi-Year Goal:			250	396	158%
SL-1	Legal Assistance Foundation of Chicago -- Free legal assistance for low/moderate income individuals and seniors in civil cases	CDBG	2010	Individuals served LMC	450	428	95%
		CDBG	2011		450		0%
		CDBG	2012		425		0%
			2013				
			2014				
		Multi-Year Goal:			1,325	428	32%
SL-1	Meals At Home -- Meals delivered to home-bound seniors and the disabled in Evanston	CDBG	2010	Individuals served LMC	75	71	95%
		CDBG	2011		75		0%
		CDBG	2012		75		0%
			2013				
			2014				
		Multi-Year Goal:			225	71	32%

TABLE 3A - 2012 ACTIVITIES

SL-1	North Shore Senior Center -- Evanston/Skokie Valley Senior Services provides case management for low-income seniors, helps them assess needs and access benefits	CDBG	2010	Individuals served LMC	1,500	1,822	121%
		CDBG	2011		1,500		0%
		CDBG	2012		1,500		0%
			2013				
			2014				
			Multi-Year Goal:			4,500	1,822
SL-1	Open Studio Project-Art & Action -- after-school program using art and writing for self expression and anger management	CDBG	2010	Individuals served LMC	36	25	69%
		CDBG	2011		35		0%
		CDBG	2012		35		0%
			2013				
			2014				
			Multi-Year Goal:			106	25
SL-1	Youth/Young Adult Employment Program -- summer jobs and employment training for low/moderate income 14-18 year olds	CDBG	2010	Individuals served LMC	150	146	97%
		CDBG	2011		200		0%
		CDBG	2012		150		0%
			2013				
			2014				
			Multi-Year Goal:			500	146
SL-1	Youth Action Ministry -- college tour for local high school age students to encourage them to pursue post high school education		2010	Individuals served LMC			
		CDBG	2011		40		0%
		CDBG	2012		10		0%
			2013				
			2014				
			Multi-Year Goal:			50	0
SL-1	YWCA Domestic Violence Services -- Housing, counseling, case management and legal advocacy for victims of domestic violence	CDBG	2010	Individuals served LMC	450	691	154%
		CDBG	2011		450		0%
		CDBG	2012		450		0%
			2013				
			2014				
			Multi-Year Goal:			1,350	691
SL-1	Grandmother Park Initiative -- building Grandmother Park in west Evanston NRSA		2010	Individuals served LMA			
			2011				
		CDBG	2012		1,400		0%
			2013				
			2014				
			Multi-Year Goal:			1,400	0
SL-1	Emergency Shelter Grant Program - Programs and services for the homeless in Evanston; providers include Connections for the Homeless, YWCA, Interfaith Action Council	ESG	2010	Individuals served LMC	400	855	214%
		ESG	2011		400		0%
		ESG	2012		400		0%
		ESG	2013				
		ESG	2014				
			Multi-Year Goal:			1,200	855
Affordability of Suitable Living Environment (SL-2)							
SL-2	Alley Special Assessment Assistance -- Program pays the special assessment for alley improvements for low/moderate income households	CDBG	2010	Households assisted LMH	20	23	115%
		CDBG	2011		20		0%
		CDBG	2012		20		0%
		CDBG	2013				
		CDBG	2014				
			Multi-Year Goal:			60	23
Sustainability of Suitable Living Environment (SL-3)							
SL-1	YWCA Evanston/Northshore - Exterior Improvements		2010	Facilities improved LMC			
			2011				
		CDBG	2012		1		0%
			2013				
			2014				
			Multi-Year Goal:			1	0

TABLE 3A - 2012 ACTIVITIES

SL-1	Youth Organizations Umbrella -- rehab/repair of Nichols Youth Center		2010	Facilities improved LMC			
			2011				
		CDBG	2012			1	0%
			2013				
			2014				
			Multi-Year Goal:			1	0
SL-3	Alley Paving -- Improvements to alleys in low/moderate income neighborhoods	CDBG	2010	Facilities improved LMA	1	1	100%
			2011				
		CDBG	2012			3	0%
			2013				
			2014				
			Multi-Year Goal:			4	1
SL-3	Fireman's Park Renovation -- renovation of an important neighborhood amenity in census block group 8093		2010	Facilities improved LMA			
			2011				
		CDBG	2012			1	0%
			2013				
			2014				
			Multi-Year Goal:			1	0
SL-3	SNAP Lighting Project -- new streetlighting in the west or south NRSA neighborhood	CDBG	2010	Individuals served LMA	300	1,313	438%
		CDBG	2011			500	0%
		CDBG	2012			500	0%
			2013				
			2014				
			Multi-Year Goal:			1,300	1,313
SL-3	Child Care Center of Evanston -- positive grading and repaving project		2010	Individuals served LMC			
			2011				
		CDBG	2012			90	0%
			2013				
			2014				
			Multi-Year Goal:			90	0
SL-3	Evanston Day Nursery Association - Health & Safety for Children		2010	Individuals served LMC			
			2011				
		CDBG	2012			40	0%
			2013				
			2014				
			Multi-Year Goal:			40	0
SL-3	Graffiti Removal Program -- Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	CDBG	2010	Area benefit - individuals benefiting LMA	24,000	24,632	103%
		CDBG	2011			24,000	0%
		CDBG	2012			24,000	0%
		CDBG	2013				
		CDBG	2014				
			Multi-Year Goal:			72,000	24,632
SL-3	Oakton School PTA -- Outdoor classroom project		2010	People benefitting from improved space LMC			
			2011				
		CDBG	2012			450	0%
			2013				
			2014				
			Multi-Year Goal:			450	0

TABLE 3A - 2012 ACTIVITIES

Availability/Accessibility of Economic Opportunity (EO-1)							
EO-1	Technology Innovation Center -- loan counseling for micro enterprises and entrepreneurs seeking to start up businesses	CDBG	2010	Businesses assisted and jobs created/ retained; individual activities may be LMCMC	5	7	0%
		CDBG	2011		10		0%
		CDBG	2012		5		0%
			2013				
			2014				
		Multi-Year Goal:		20	7	35%	
EO-1	Interfaith Action Council -- job counseling program for residents of Hilda's Place, transitional housing.	CDBG	2010	Individuals served LMC	75	62	83%
		CDBG	2011		80		0%
		CDBG	2012		80		0%
			2013				
			2014				
		Multi-Year Goal:		235	62	26%	
EO-1	Youth Job Center -- employment training and services for low-income individuals between 18 and 25 years of age	CDBG	2010	Individuals served LMC	800	615	77%
		CDBG	2011		900		0%
		CDBG	2012		800		0%
			2013				
			2014				
		Multi-Year Goal:		2,500	615	25%	
Other (O-1)							
O	CDBG Administration -- management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	CDBG	2010	Other			
		CDBG	2011				
		CDBG	2012				
		CDBG	2013				
		CDBG	2014				
		Multi-Year Goal:					
O	ESG Administration -- management and administration of all ESG programs	ESG	2010	Other			
		ESG	2011				
		ESG	2012				
		ESG	2013				
		ESG	2014				
		Multi-Year Goal:					
O	HOME Administration -- management of all HOME projects	HOME	2010	Other			
		HOME	2011				
		HOME	2012				
		HOME	2013				
		HOME	2014				
		Multi-Year Goal:					

**City of Evanston
2012 One Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	CDBG	HOME	ESG	2012 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Annual units-actual	Start Date	End Date	Priority Need
CEDA-Neighbors At Work	Housing	Minor home repair/rehab and exterior & interior painting program	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 93,000			\$ 93,000	570.202	LMH	housing units	28		1/1/2012	12/31/2012	H
Handyman Program	Rehabilitation	Minor home repairs that do not require a licensed tradesperson for low/moderate senior homeowners	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 11,000			\$ 11,000	570.202	LMH	housing units	100		1/1/2012	12/31/2012	H
Housing Rehab Administration	Rehabilitation	Administration of housing rehab programs for low/moderate income households, self-help paint program and emergency rehab; staff also handles garage demo & dangerous tree removal	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14H	\$ 180,317			\$ 180,317	570.202	NA		reported in Single- and multi-family rehab		1/1/2012	12/31/2012	H
Single-Family Rehab	Rehabilitation	Rehab of low/moderate income owner occupied properties. Funded with low- or no-interest loans from the City's Revolving Loan Fund	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$75,000 in PI plus RL funds and prior year EN			\$ 75,000	570.202	LMH	housing units	10		1/1/2012	12/31/2012	H
Multi-Family Rehab	Rehabilitation	Rehab of multi-family rental properties leased to low/moderate income households. Funded with low-interest loans from the City's Revolving Loan Fund.	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14B	Revolving loan & prior year EN			\$ -	570.202	LMH	housing units	6		1/1/2012	12/31/2012	H
McGaw YMCA Residence Accessibility & Safety Improvements	Public Facilities	Ground fault interrupters installed in rooms with sinks; lowered light switches and buzzers for ADA compliance	Decent housing	Availability/ accessibility	1000 Grove St.	TBD	3	\$ 8,000			\$ 8,000	570.201(c)	LMC	people	49		6/1/2012	12/31/2012	H
Homesharing Program	Public Services	Matches homeowners with an extra room with individuals seeking affordable housing	Decent housing	Affordability	Citywide	TBD	5	\$ 13,000			\$ 13,000	570.201(e)	LMC	people	40		1/1/2012	12/31/2012	H
HOME Ownership	Acq, rehab, new construct	Funds for acquisition, construction or rehab of owner-occupied affordable homes	Decent housing	Affordability	Citywide	TBD			TBD		TBD	92.205	LMH	housing units	7		1/1/2012	12/31/2012	M
HOME Rentals	Acq, rehab, new construct	Funds for acquisition, construction or rehab of affordable rental housing	Decent housing	Affordability	Citywide	TBD			TBD		TBD	92.205, 92.209	LMH	housing units	15		1/1/2012	12/31/2012	H
Target Area Housing Code Compliance	Code Compliance	Inspection of rental units, rooming houses, etc., in the CDBG Target Area for code violations	Decent housing	Availability/ accessibility	CDBG Target Area	TBD	15	\$ 415,000			\$ 415,000	570.202 (c)	LMA	housing units inspected	3,000		1/1/2012	12/31/2012	H
Connections for the Homeless	Public Services	Entry Point outreach program for homeless adults includes case management, medical services, IDs and other needs	Suitable living environment	Availability/ accessibility	Citywide	TBD	5	\$ 3,000			\$ 3,000	570.201(e)	LMC	people	225		1/1/2012	12/31/2012	M
Moran Center for Youth Advocacy	Public Services	Legal Assistance in criminal matters and social services for low/moderate income youth and their families	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 33,000			\$ 33,000	570.201(e)	LMC	people	100		1/1/2012	12/31/2012	H
Girl Scouts of Chicago/NW Ind	Public Services	Healthy Living Initiative out-of-school time program for girls that focuses on developing self esteem and sound decision making skills	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 5,000			\$ 5,000	570.201(e)	LMC	people	100		5/1/2012	12/31/2012	H
Legal Assistance Foundation of Chicago	Public Services	Free legal assistance for low/moderate income individuals, primarily seniors, in civil cases	Suitable living environment	Availability/ accessibility	Citywide	TBD	05C	\$ 7,000			\$ 7,000	570.201(e)	LMC	people	450		1/1/2012	12/31/2012	H
Meals At Home	Public Services	Meals delivered to home-bound seniors and the disabled in Evanston	Suitable living environment	Availability/ accessibility	Citywide	TBD	05A	\$ 13,000			\$ 13,000	570.201(e)	LMC	people	75		1/1/2012	12/31/2012	H
North Shore Senior Center	Public Services	Case management services for low-income seniors to assess needs and access benefits	Suitable living environment	Availability/ accessibility	Citywide	TBD	05A	\$ 18,000			\$ 18,000	570.201(e)	LMC	people	150		1/1/2012	12/31/2012	H
Open Studio Project	Public Services	Art & Action -- After school program that uses art and writing for self expression and anger management	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 3,500			\$ 3,500	570.201(e)	LMC	people	35		9/1/2011	12/31/2011	H
Youth and Young Adult Job Training and Employment Program	Public Services	Jobs and employment training for low/moderate income 14-21 year olds	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 49,000			\$ 49,000	570.201(e)	LMC	people	200		1/1/2012	12/31/2012	H
Youth Action Ministry NFP	Public Services	College tour for local high school age students to encourage them to pursue post high school education	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 5,000			\$ 5,000	570.201(e)	LMC		10		7/1/2012	8/1/2012	H
YWCA Domestic Violence Services	Public Services	Housing, counseling, case management and legal advocacy for victims of domestic violence	Suitable living environment	Availability/ accessibility	Citywide	TBD	05G	\$ 25,000			\$ 25,000	570.201(e)	LMC	people	450		1/1/2012	12/31/2012	H
Grandmother Park Initiative	Public Improvement	Building a new park/tot lot in West Evanston NRSA in an underserved neighborhood	Suitable living environment	Availability/ accessibility	West NRSA; census block group 8096.02	TBD	05D	\$ 7,000			\$ 7,000	570.201(c)	LMA	people	1,400		7/1/2011	9/1/2011	H

City of Evanston
2012 One Year Action Plan Goals

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	CDBG	HOME	ESG	2012 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Annual units-actual	Start Date	End Date	Priority Need
Emergency Shelter Grant Program	Operations, Prevention, Outreach	Programs and services for the homeless in Evanston provided by social services agencies such as Connections for the Homeless, YWCA and Interfaith Action	Suitable living environment	Availability/ accessibility	Citywide	TBD				\$ 80,641	\$ 80,641		LMC	people	400		1/1/2012	12/31/2012	H
Alley Special Assessment Assistance	Public Facilities	Program pays the special assessment for alley improvements for low/moderate income households	Suitable living environment	Affordability	Citywide	TBD	03K	\$ 15,000		\$ 15,000	\$ 15,000	570.201(c)	LMH	households	20		1/1/2012	12/31/2012	H
YWCA Evanston/North Shore	Public Facilities	Exterior rehab/repair of the DV shelter	Suitable living environment	Sustainability	Confidential	TBD	3	\$ 24,638		\$ 24,638	\$ 24,638	570.201(c)	LMC	facilities improved	1		5/1/2012	10/31/2012	H
YOU Nichols Youth Center rehab	Public Facilities	Rehab of YOU"s Nichols Youth Center to address obsolete systems and deferred maintenance	Suitable living environment	Sustainability	1027 Sherman Ave	TBD	03D	\$ 24,638		\$ 24,638	\$ 24,638	570.201(c)	LMC	facilities improved	1		5/1/2012	10/31/2012	
Alley Paving	Public Facilities	Paving and drainage of alleys in south and west Evanston	Suitable living environment	Sustainability	NRSAs	TBD	03K	\$ 190,000		\$ 190,000	\$ 190,000	570.201(c)	LMA	facilities improved	3		4/1/2012	11/1/2012	H
Fireman's Park Renovations	Public Facilities	Improvement of a neighborhood park in Evanston's Fifth ward	Suitable living environment	Sustainability	Census block group 8093.03	TBD	03F	\$ 35,000		\$ 35,000	\$ 35,000	570.201(c)	LMA	people benefitting	2,600		5/1/2012	10/31/2012	H
SNAP Lighting Project	Public Facilities	New streetlighting in the 2100 block of Darrow Avenue in the west NRSA	Suitable living environment	Sustainability	West or South NRSA	TBD	03K	\$ 30,000		\$ 30,000	\$ 30,000	570.201(c)	LMA	people benefitting	1,290		8/1/2012	10/31/2012	H
Child Care Center of Evanston	Public Facilities	Exterior grading and paving to address drainage problems that are causing building deterioration	Suitable living environment	Sustainability	1840 Asbury Avenue	TBD	03M	\$ 15,000		\$ 15,000	\$ 15,000		LMC	people benefitting	90		5/1/2012	8/31/2012	H
Evanston Day Nursery Association	Public Facilities	Replace outdated playground with new appropriate for 2 year olds, repair fencing for safety.	Suitable living environment	Sustainability	1835 Grant Street	TBD	03M	\$ 15,000		\$ 15,000	\$ 15,000		LMC	people benefitting	40		5/1/2012	8/31/2012	H
Graffiti Removal Program	Public Services	Elimination of graffiti from public property including signs and streetlights in the CDBG Target Area	Suitable living environment	Sustainability	CDBG Target Area	TBD	5	\$ 33,000		\$ 33,000	\$ 33,000	570.201(c)	LMA	people benefitting	24,000		1/1/2012	12/31/2012	H
Oakton School PTA	Public Facilities	School grounds beautification project	Suitable living environment	Sustainability	South NRSA	TBD	03E	\$ 5,000		\$ 5,000	\$ 5,000	570.201(c)	LMC	people benefitting	450		5/1/2012	7/15/2012	M
Technology Innovation Center	Economic Development	Technical assistance to micro enterprises and entrepreneurs seeking to start up businesses	Economic Opportunity	Availability/ accessibility	Citywide	TBD	18D	\$ 5,000		\$ 5,000	\$ 5,000	570.203	LMCMC	micro-enterprises assisted	5		1/1/2012	12/31/2012	H
Interfaith Action Council	Public Services	Job counseling program for residents of Hilda's Place, atransitional shelter	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 2,000		\$ 2,000	\$ 2,000	570.201(e)	LMC	people	80		1/1/2012	12/31/2012	H
Youth Job Center	Public Services	Employment training and services for low-income individuals between 18 and 25 years of age	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 35,000		\$ 35,000	\$ 35,000	570.201(e)	LMC	people	800		1/1/2012	12/31/2012	H
CDBG Administration	Administration	Management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	Other			TBD	21A	\$ 298,100		\$ 298,100	\$ 298,100		NA		-		1/1/2012	12/31/2012	
ESG Administration	Administration	Management and administration of all ESG programs	Other			TBD				\$ 4,244	\$ 4,244		NA		-		1/1/2012	12/31/2012	
HOME Administration	Administration	Management of all HOME projects	Other			TBD				\$ 45,580	\$ 45,580		NA		-		1/1/2012	12/31/2012	

Housing and Community Development Activities		Indicator	5-Year Quantities												% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source
			Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative					
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual				
01	Acquisition of Real Property 570.201(a)	facilities			1		1					2	0	0%	M		O	
02	Disposition 570.201(b)	facilities			1							1	0	0%	M	Y	C	
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	facilities										0	0	0%	H	Y	C	
	03A Senior Centers 570.201(c)	facilities										0	0	0%	L	N		
	03B Handicapped Centers 570.201(c)	facilities										0	0	0%	L	N		
	03C Homeless Facilities (not operating costs) 570.201(c)	facilities			1		1				1	3	0	0%	H	Y	E, C	
	03D Youth Centers 570.201(c)	facilities										0	0	0%	L	N		
	03E Neighborhood Facilities 570.201(c)	facilities	1		1		1		1		1	5	0	0%	M	Y	C	
	03F Parks, Recreational Facilities 570.201(c)	facilities	1		1		1		1		1	5	0	0%	H	Y	C	
	03G Parking Facilities 570.201©	facilities	1						1			2	0	0%	M	Y	C-R	
	03H Solid Waste Disposal Improvements 570.201(c)	facilities										0	0	0%	L	N		
	03I Flood Drain Improvements 570.201(c)	facilities										0	0	0%	L	N		
	03J Water/Sewer Improvements 570.201(c)	facilities										0	0	0%	L	N		
	03K Street Improvements 570.201(c)	projects	1		1		2		2		1	7	0	0%	H	Y	C	
	03L Sidewalks 570.201(c)	projects	2		2		2		2		2	10	0	0%	H	Y	C	
	03M Child Care Centers 570.201(c)	facilities	1		1		1		1		1	5	0	0%	H	Y	C	
	03N Tree Planting 570.201(c)	facilities			1		1				1	3	0	0%	M	N		
	03O Fire Stations/Equipment 570.201(c)	facilities										0	0	0%	L	N		
03P Health Facilities 570.201(c)	facilities										0	0	0%	L	N			
03Q Abused and Neglected Children Facilities 570.201(c)	facilities										0	0	0%	L	N			
03R Asbestos Removal 570.201(c)	facilities										0	0	0%	L	N			
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	facilities										0	0	0%	L	N			
03T Operating Costs of Homeless/AIDS Patients Programs	programs	2		2		3		3		3	13	0	0%	M	Y	E, C		
04	Clearance and Demolition 570.201(d)	housing units	1		1		1		1		1	5	0	0%	M	Y	O, C	
04A	Clean-up of Contaminated Sites 570.201(d)	businesses			1				1		1	3	0	0%	H	Y	O, C	
Public Services	05 Public Services (General) 570.201(e)	people	20,000		20,000		20,000		20,000		20,000	100,000	0	0%	M	Y	C	
	05A Senior Services 570.201(e)	people	350		350		350		350		350	1,750	0	0%	H	Y	C	
	05B Handicapped Services 570.201(e)	people	50		50		50		50		50	250	0	0%	H	Y	O	
	05C Legal Services 570.201(E)	people	500		500		500		500		500	2,500	0	0%	H	Y	C	
	05D Youth Services 570.201(e)	people	550		550		550		550		550	2,750	0	0%	H	Y	C	
	05E Transportation Services 570.201(e)	people	20		20		20		20		20	100	0	0%	H	Y	C, O	
	05F Substance Abuse Services 570.201(e)	people										0	0	0%	M	N		
	05G Battered and Abused Spouses 570.201(e)	people	650		650		650		650		650	3,250	0	0%	H	Y	C	
	05H Employment Training 570.201(e)	people	700		700		700		700		700	3,500	0	0%	H	Y	C	
	05I Crime Awareness 570.201(e)	people										0	0	0%	M	N		
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	people										0	0	0%	M	Y	O	
	05K Tenant/Landlord Counseling 570.201(e)	people										0	0	0%	M	Y	O	
	05L Child Care Services 570.201(e)	people	20		20		20		20		20	100	0	0%	H	Y	O	
	05M Health Services 570.201(e)	people	75		75		75		75		75	375	0	0%	L	Y	O, C	
	05N Abused and Neglected Children 570.201(e)	people	4		4		4		4		4	20	0	0%	M	Y	E	
	05O Mental Health Services 570.201(e)	people										0	0	0%	M	Y	O	
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	people										0	0	0%	M	Y	O	
05Q Substance Payments 570.204	people										0	0	0%	L				
05R Homeownership Assistance (not direct) 570.204	households	50		50		50		50		50	250	0	0%	M		H, C		
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	households										0	0	0%	H		H		
05T Security Deposits (if HOME, not part of 5% Admin c	households										0	0	0%	H		O		

Housing and Community Development Activities	Indicator	5-Year Quantities												% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source	
		Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
06 Interim Assistance 570.201(f)	people												0	0	0%			
07 Urban Renewal Completion 570.201(h)	businesses												0	0	0%	L		
08 Relocation 570.201(i)	households												0	0	0%	L		
09 Loss of Rental Income 570.201(j)	people												0	0	0%	L		
11 Privately Owned Utilities 570.201(l)	businesses												0	0	0%	L		
12 Construction of Housing 570.201(m)	housing units												0	0	0%	H		H
13 Direct Homeownership Assistance 570.201(n)	households												0	0	0%	H		H, O
14A Rehab; Single-Unit Residential 570.202	housing units	170		170		175		175		175			865	0	0%	H		C
14B Rehab; Multi-Unit Residential 570.202	housing units	20		20		20		20		20			100	0	0%	H		C
14C Public Housing Modernization 570.202	housing units												0	0	0%	M		O
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	housing units												0	0	0%	M		O
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	businesses												0	0	0%	H		C, O
14F Energy Efficiency Improvements 570.202	housing units												0	0	0%	H		O
14G Acquisition - for Rehabilitation 570.202	housing units												0	0	0%	H		H
14H Rehabilitation Administration 570.202	NA												0	0	0%	H		C
14I Lead-Based/Lead Hazard Test/Abate 570.202	housing units												0	0	0%	H		O
15 Code Enforcement 570.202(c)	housing units	3,000		3,000		3,000		3,000		3,000			15,000	0	0%	H		C
16A Residential Historic Preservation 570.202(d)	housing units												0	0	0%	L		O
16B Non-Residential Historic Preservation 570.202(d)	businesses												0	0	0%	L		O
17A CI Land Acquisition/Disposition 570.203(a)	businesses												0	0	0%	L		
17B CI Infrastructure Development 570.203(a)	businesses												0	0	0%	M		O
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	businesses												0	0	0%	M		O
17D Other Commercial/Industrial Improvements 570.203(a)	businesses												0	0	0%	M		O
18A ED Direct Financial Assistance to For-Profits 570.203(b)	businesses	3		5		5		5		5			23	0	0%	M		O, C
18B ED Technical Assistance 570.203(b)	businesses	10		10		10		10		10			50	0	0%	H		O, C
18C Micro-Enterprise Assistance	businesses	15		15		15		15		15			75	0	0%	H		C
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	None												0	0	0%	NA		
19B HOME CHDO Operating Costs (not part of 5% Admin ca	None												0	0	0%	H		H
19C CDBG Non-profit Organization Capacity Building	organizations												0	0	0%	M		C
19E CDBG Operation and Repair of Foreclosed Property	housing units												0	0	0%	M		
19F Planned Repayment of Section 108 Loan Principal	None												0	0	0%	L		
19G Unplanned Repayment of Section 108 Loan Principal	None												0	0	0%	L		
20 Planning 570.205	None												0	0	0%	H		C
21A General Program Administration 570.206	None												0	0	0%	H		C, H, E
21B Indirect Costs 570.206	None												0	0	0%	L		
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	None												0	0	0%	M		O, C
21E Submissions or Applications for Federal Programs 570.206	None												0	0	0%	M		C
21F HOME Rental Subsidy Payments (subject to 5% cap)	None												0	0	0%	M		
21G HOME Security Deposits (subject to 5% cap)	None												0	0	0%	L	N	
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	None												0	0	0%	NA		
21I HOME CHDO Operating Expenses (subject to 5% cap)	None												0	0	0%	H	Y	H

Housing and Community Development Activities		Indicator	5-Year Quantities												% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source	
			Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
22 Unprogrammed Funds		None												0	0	0%	L		
CDBG	Acquisition of existing rental units	housing units												0	0	0%	NA		
	Production of new rental units	housing units												0	0	0%	NA		
	Rehabilitation of existing rental units	housing units	16		16		20		20		20			92	0	0%	H	Y	RL
	Rental assistance	households												0	0	0%			
	Acquisition of existing owner units	housing units												0	0	0%			
	Production of new owner units	housing units												0	0	0%			
	Rehabilitation of existing owner units	housing units	10		15		12		12		12			61	0	0%	H	Y	RL
	Homeownership assistance	households												0	0	0%			
HOME	Acquisition of existing rental units	housing units												0	0	0%	L	N	
	Production of new rental units	housing units	2		6		6				8			22	0	0%	H	Y	H
	Rehabilitation of existing rental units	housing units	35		20		10		20		6			91	0	0%	H	Y	H
	Rental assistance	households					2		4		10			16	0	0%	M	Y	H
	Acquisition of existing owner units	housing units	2		2									4	0	0%	M	Y	H
	Production of new owner units	housing units					4		2		2			8	0	0%	M	Y	H
	Rehabilitation of existing owner units	housing units												0	0	0%	L	N	
	Homeownership assistance	households	10		10		10		10		10			50	0	0%	H	Y	H, O
Totals			46	26,272	0	26,272	0	26,272	0	26,275	0	26,275	0	131,366	0	0			

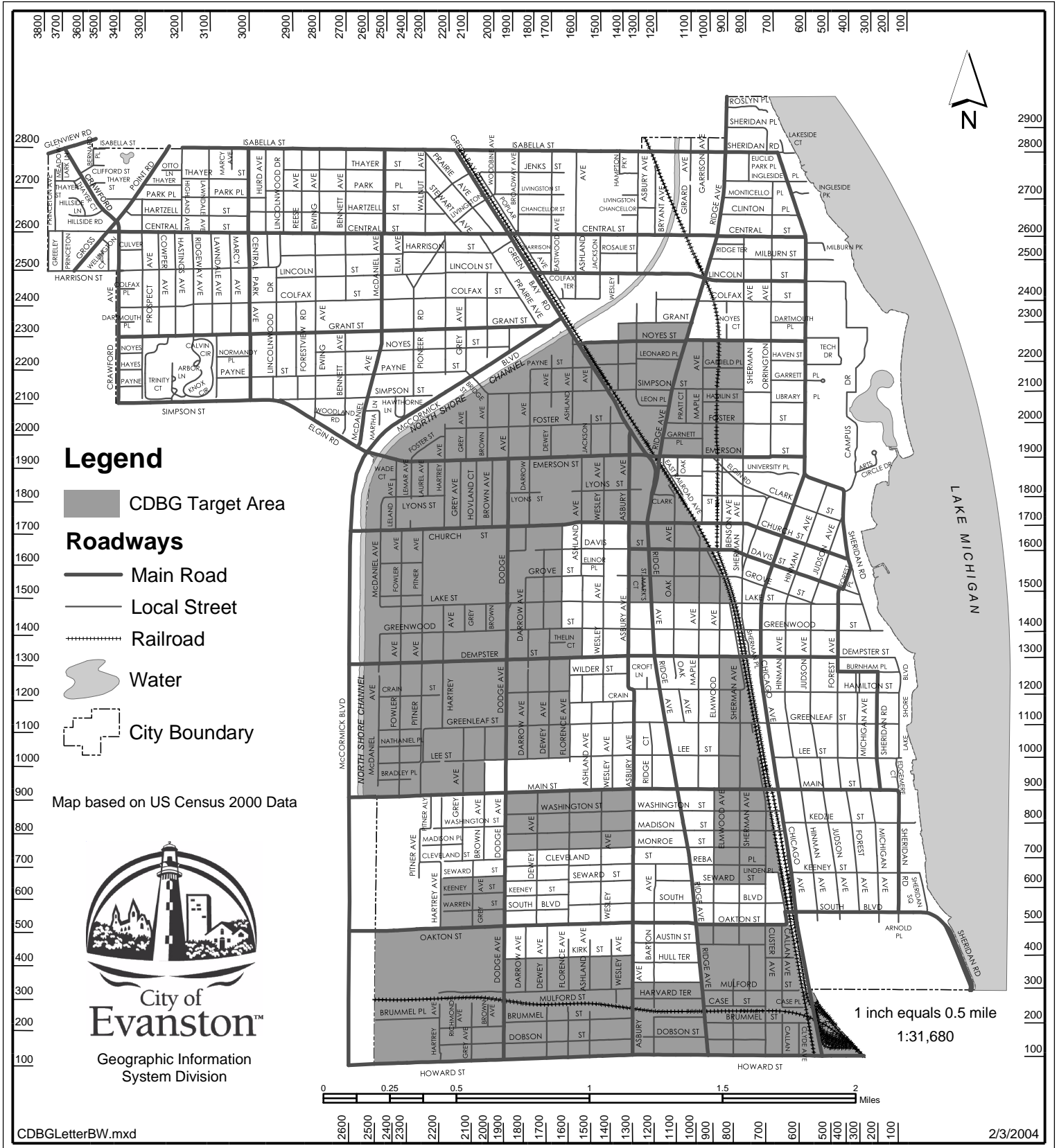
Priorities: H = high; M = medium; L = low; NA = not applicable

Funding sources: C = CDBG; H = HOME; E = ESG; O = Other; Revolving Loan = RL; C-R = CDBG-R; HP = HPRP

Note: Housing Rehab numbers reflected in 14A and 14B are small-scale projects through the Handyman, Minor Repair and similar programs.

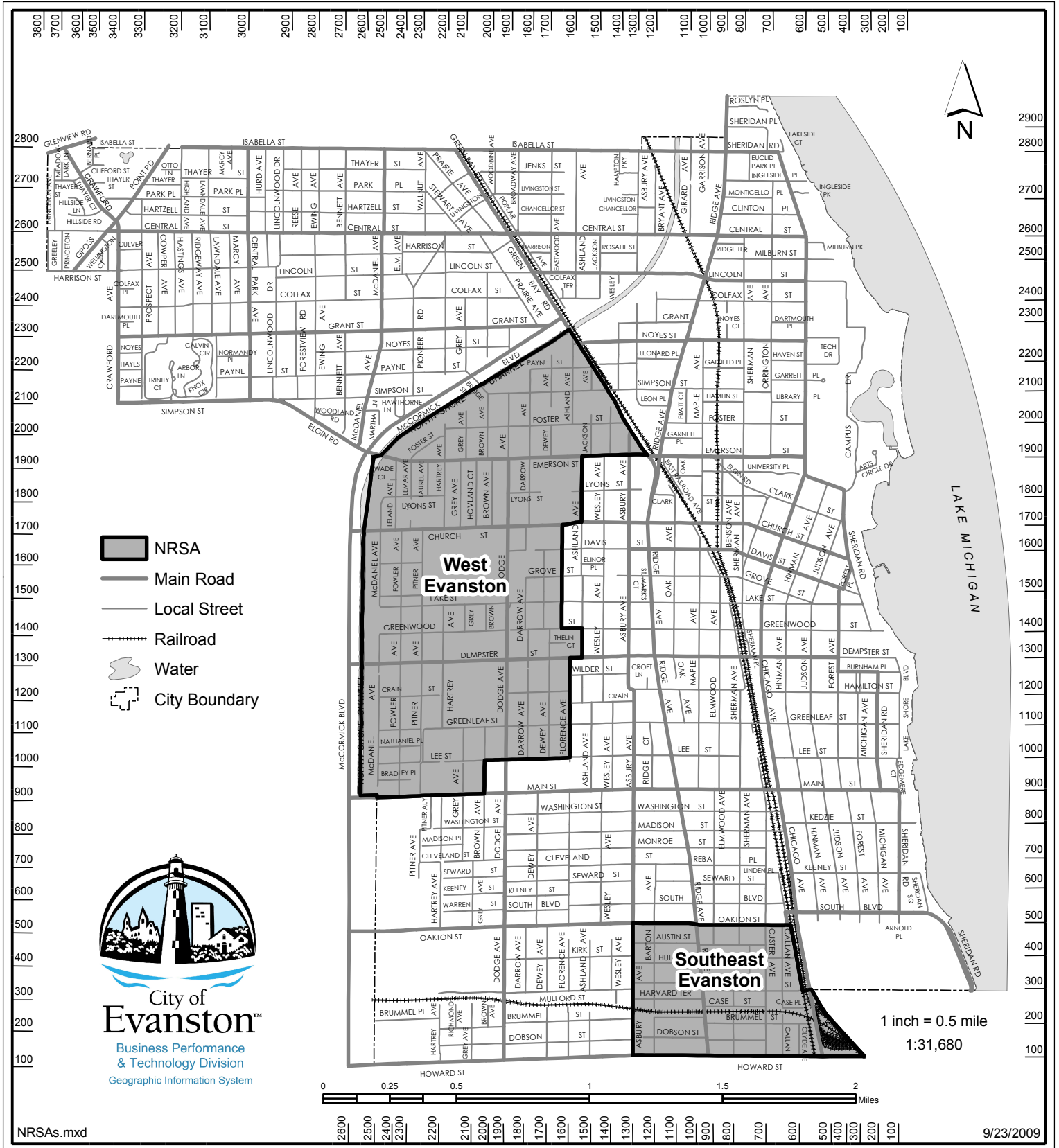
Housing rehab numbers reflected in the CDBG section under Unprogrammed Funds are emergency and substantial rehabs funded through the Revolving Loan

CDBG Target Area



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Neighborhood Revitalization Strategy Areas



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