

# City of Evanston 2014 One-Year Action Plan

Community Development Block Grant,  
HOME Investment Partnerships &  
Emergency Solutions Grant Programs

Adopted by the Evanston City Council  
November 11, 2013  
Updated with 2014 grant amounts  
April 3, 2014





# SF 424

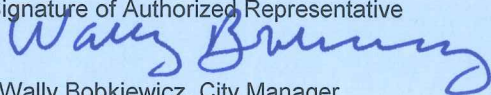
The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: 04/04/2014	Applicant Identifier: 36-6005870	<b>Type of Submission</b>	
Date Received by state	State Identifier	<b>Application</b>	<b>Pre-application</b>
	Federal Identifier:		
	B14MC170012	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Evanston		IL172238 EVANSTON	
2100 Ridge Avenue		DUNS #: DUNS #: 07-439-0907	
		City of Evanston	
Evanston	Illinois	Community Development Department	
60201	Country U.S.A.	Planning Division	
<b>Employer Identification Number (EIN):</b>		Cook	
36-6005870		Program Year Start Date 01/01	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: City		0	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Federal Domestic Assistance Numbers: B14MC170012, M14MC170018 & E14MC170012			
<b>Community Development Block Grant</b>		14.218 Entitlement Grant	
CDBG Project Title: CDBG Program Year 2014		Description of areas affected by CDBG Project(s): Evanston, IL, with focus on two NRSAs and CDBG Target Area	
CDBG Grant: \$ 1,624,680			
\$0		\$0	
\$0		\$700,000 Mental Health Board Funds	
Estimated CDBG Program Income: \$91,369		Other: \$52,288 in unexpended prior year CDBG funds	
Total Estimated Funds for CDBG-based projects: \$1,768,337			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Title: HOME Program Year 2014		Description of areas affected by HOME Project(s): Evanston, IL	
HOME Grant: \$270,217		\$0	
\$		\$	

\$67,554 (Match amount)		Grantee Funds Leveraged: \$500,000 (Foreclosure Settlement Funds from the Illinois Attorney General)	
Program Income: \$27,384			
Total Estimated Funds for HOME Projects: \$365,155			
<b>Emergency Solutions Grants Program</b>			
Emergency Solutions Grants Program		14.231 ESG	
ESG Program Year 2014		Description of areas affected by ESG Project(s): Evanston, IL	
ESG Grant: \$135,550	\$1,286,569	McKinney-Vento Homeless Assistance Funds (estimated)	
\$0		\$	
Locally Leveraged Funds: \$135,550 match amount			
\$0			
Total Estimated Funding for ESG-Based Projects: \$271,100			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
IL-9 <sup>th</sup>	IL-9 <sup>th</sup>	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
Sarah	K.	Flax
Housing & Grants Administrator	847-448-8684	847-448-8126
sflax@cityofevanston.org	www.cityofevanston.org	Other Contact
Signature of Authorized Representative  Wally Bobkiewicz, City Manager		Date Signed 04-01-14



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



4/3/2014

Signature/Authorized Official

Date

Wally Bobkiewicz

Name

City Manager

Title

2100 Ridge Avenue

Address

Evanston. IL 60201

City/State/Zip

847-866-2936

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2014, 2\_\_\_, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


**Excessive Force** -- It has adopted and is enforcing:

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

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

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

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



4/3/2014

Signature/Authorized Official

Date

Wally Bobkiewicz

Name

City Manager

Title

2100 Ridge Avenue

Address

Evanston, IL 60201

City/State/Zip

847-866-2936

Telephone Number

This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

4/3/2014

Date

Wally Bobkiewicz

Name

City Manager

Title

2100 Ridge Avenue

Address

Evanston, IL 60201

City/State/Zip

847-866-2936

Telephone Number



## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Wally Bullock  
Signature/Authorized Official

7-4-14  
Date

City Mgr.  
Title

<input type="checkbox"/> This certification does not apply. <input checked="" type="checkbox"/> This certification is applicable.
--

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- All "direct charge" employees;
- all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



---

Signature/Authorized Official

4/3/2014

Date

Wally Bobkiewicz

Name

City Manager

Title

2100 Ridge Avenue

Address

Evanston, IL 60201

City/State/Zip

847-866-2936

Telephone Number

# TABLE OF CONTENTS

<b>ACTION PLAN.....</b>	<b>1</b>
Executive Summary .....	1
Substantial Amendment to the 2013 Action Plan - HOME Program .....	3
Citizen Participation.....	4
Resources and Objectives .....	4
Description of Activities.....	5
Geographic Distribution/Allocation Priorities .....	5
Annual Affordable Housing Goals.....	6
Public Housing .....	9
Actions to Reduce Lead-Based Paint Hazards.....	10
Homeless and Special Needs .....	11
Barriers to Affordable Housing.....	14
Other Actions .....	15
<b>PROGRAM SPECIFIC REQUIREMENTS .....</b>	<b>16</b>
Community Development Block Grant (CDBG) .....	16
HOME Investment Partnerships (HOME).....	22
Emergency Solutions Grant (ESG).....	25
HOPWA .....	29
<b>TABLES</b>	
3A	
3C	
<b>APPENDICES</b>	
Housing & Community Development Needs Table	
CDBG Target Area, NRSAs & NSP2 map	
Public Comment submitted in written form (full text)	
Summary of unexpended CDBG funds for reallocation	

## **Executive Summary**

### **Resources**

The City of Evanston will receive approximately \$2 million in Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) entitlement funding from the Department of Housing and Urban Development (HUD) for its 2014 program year. The City’s 2014 Action Plan covers the 12-month period from January 1 to December 31, 2014 and is the final Action Plan for the 2010-2014 Consolidated Plan.

The One-Year Action Plan outlines how the City’s estimated 2014 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. 2014 entitlement grant amounts, along with program income from 2013 for CDBG and HOME, as well as matching funds for HOME and ESG are shown in the table below.

	<b>2014 Grant</b>	<b>2013 Program Income</b>	<b>Reallocations from Prior Yrs</b>	<b>HUD Funds Subtotal</b>	<b>Matching Funds</b>	<b>Total Funds</b>
CDBG	\$1,624,680	\$91,369	\$52,288	\$1,768,337	-	\$1,768,337
HOME	\$270,217	\$27,384	-	\$297,601	\$67,554	\$365,155
ESG	\$135,550	-	-	\$135,550	\$135,550	\$271,100
<b>Total</b>	<b>\$2,030,447</b>	<b>\$118,753</b>	<b>\$52,288</b>	<b>\$2,201,488</b>	<b>\$203,104</b>	<b>\$2,404,592</b>

HOME requires a 25% match of \$67,554; matching funds will be required for each development project and may be from the Affordable Housing Fund, Federal Home Loan Bank, and/or developers’ contributions or other sources. ESG requires a 100% match, which will be made up of subrecipients’ revenues from non-federal grants and gifts. The 2014 entitlement funds, program income, reallocated prior year funds and matching funds total \$2,404,592.

This combined funding will be used to carry out activities that address priority needs of the target population, individuals, families and households whose incomes do not exceed 80% of the area median income. In addition, they will leverage additional federal, state, local government and private funds to provide the 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 2014 One-Year Action Plan implements the fifth and final year of the City’s 2010-2014 Consolidated Plan using CDBG, HOME and ESG funds. The Action Plan addresses three federal statutory goals to improve living conditions for primarily low- and moderate-income residents by:

- Providing decent housing
- Providing a suitable living environment
- Expanding 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 City’s 2010-2014 Consolidated Plan.

For the 2014 program year, CDBG, HOME and ESG funds are being allocated among the objectives and outcome categories established by HUD as shown in the table below. Housing continues to receive the largest share of total funding, reflecting the priorities of the Consolidated Plan. 2014 funding will be used to continue programs such as CDBG Targeted Code Enforcement and Housing Rehab programs. HOME funds are expected to be allocated for development or rehab of rental units. The City does not expect to commit additional HOME funds for Tenant-Based Rental Assistance in 2014, as the commitment made in 2013 will fund that program for an estimated 36 months. Emergency Solutions Grant funds that will be used for re-housing and homeless prevention also address the Decent Housing objective.

Maintaining a suitable living environment follows Housing in terms of priority in the City's Consolidated Plan and is reflected in the funding allocation. A wide variety of activities that will be undertaken, including most CDBG-funded Public Services, Public Improvements and Facilities, as well as ESG-funded activities, address this objective. Funding for activities that expand Economic Opportunity is almost 30% lower in terms of dollars allocated.

Additional detail, including objective and outcome categories, budgets and anticipated beneficiaries by activity, are shown in Tables 3A and 3C that follow the narrative.

	Availability/Accessibility		Affordability		Sustainability		Total	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Decent Housing	\$ 308,888	14%	\$ 307,334	14%	\$ 355,000	16%	\$ 971,222	44%
Suitable Living Environment	\$ 207,464	9%	\$ 5,000	0%	\$ 438,500	20%	\$ 650,964	30%
Economic Opportunity	\$ 89,288	4%	\$ -	0%	\$ -	0%	\$ 89,288	4%
<b>Project Totals:</b>	<b>\$ 605,640</b>	<b>28%</b>	<b>\$ 312,334</b>	<b>14%</b>	<b>\$ 793,500</b>	<b>36%</b>	<b>\$1,711,474</b>	<b>78%</b>
Administration & HMIS	NA	NA	NA	NA	NA	NA	\$ 368,901	17%
Unallocated CDBG							\$ 121,113	6%
<b>Total Funding</b>							<b>\$2,201,488</b>	<b>100%</b>

Because CDBG allocations were based on an estimated entitlement grant of \$1,500,000 and estimated program income of \$70,000, the Housing & Community Development Act Committee will allocate the additional funds, with consideration being given to programs and projects that were funded at less than the request in 2014. The allocation for Administration & Planning has been increased to 20% of the actual 2014 grant. The City does not estimate 2014 program income in its allocation but may increase funds for Administration & Planning based on its receipt but not to exceed 20% of 2014 entitlement plus 2014 program income. Increases or decreases to any program or project allocation that are less than 10% of the total grant will not trigger a Substantial Amendment to this Action Plan, following the City's 2010-2014 Consolidated Plan.

In addition, activities funded in prior years that are stalled or that have been completed under budget will be reviewed to determine if funds should be reallocated to 2014 programs or projects to make the best use of limited resources to address priorities and unmet needs. Any action that cancels funding for a subrecipient, program or project will require a Substantial Amendment to the Action Plan in which it was funded.

### Evaluation of Past Performance

The City of Evanston continues to use its HUD funding effectively to address a broad range of community development objectives and leverage outside resources to achieve the goals and objectives of the City's 2010-2014 Consolidated Plan. Our 2013 fiscal year has been marked by major accomplishments in the Housing category. The City approved funding for a 36-month Tenant Based Rental Assistance program with Connections

for the Homeless using HOME funds. This implements one of the strategies to address the needs of homeless families with children as recommended by the Mayor's Task Force to Address Homelessness in 2012. HOME funds were also committed to Community Partners for Affordable Housing to acquire and rehab two units of rental housing in west Evanston neighborhoods impacted by foreclosures but not in the census tracts targeted by our Neighborhood Stabilization Program 2 grant.

In addition, the City and its development partner, Brinshore Development, met or exceeded the goals of its \$18.15 million Neighborhood Stabilization Program 2 grant. Sixty eight properties, comprising 101 units of foreclosed housing, have been acquired in census tracts 8092 and 8102. Rehab or redevelopment of 63 of those properties will be complete by early 2014. One property will be redeveloped in 2014 as an affordable for-sale home in a creative partnership with Evanston Township High School and Community Partners for Affordable Housing, and a plan to land bank the remaining four properties for up to 10 years following grant closeout will be submitted to HUD prior to grant closeout. In addition, Emerson Square, the 32-unit New Urbanist development on a vacant and blighted industrial parcel in census tract 8092, has been completed and occupied.

The late release of 2014 entitlement funds created challenges in the implementation of the City's CDBG funded activities and is resulting in the carryover of some Public Facilities and Infrastructure projects to 2014. The City continued to use CDBG and local revenues to support a wide variety of social services programs that address the needs of its low- and moderate-income residents, however, social services agencies continue to struggle to meet the high demand for services due to reductions in funding by the State of Illinois and other sources. No Economic Development projects have been funded as of this date, however two are under evaluation by staff and may be presented to the City's Economic Development Committee for consideration in fall of 2013 or early 2014.

The reduction in the City's Emergency Solutions Grant in 2013 impacted our ESG subrecipients. The City continued to fund Connections for the Homeless and the YWCA from our 2013 grant and funding for Interfaith Action's day shelter, the Hospitality Center, was maintained at a reduced level by allocating unspent Emergency Shelter Grant funds in the City's line of credit, though funding for Family Promise's day shelter for families with children was eliminated. The increase in ESG funding in 2014 over 2013 will enable the City to allocated more funds to re-housing and prevention programs as envisioned in the HEARTH Act while maintaining much needed shelter beds and street outreach services.

## **Substantial Amendment to the 2013 Action Plan – HOME Program**

A substantial amendment to the City's HOME funding process as outlined in the 2013 Action Plan is included and made part of the 2014 Action Plan. The 2013 Action Plan included setting a deadline for HOME applications in the fall of 2013. The amendment postpones setting a HOME application until 2014. This will allow the City to modify its HOME policies and procedures based on the HOME Final Rule that was released in late summer of 2013. The City will consider setting one or more application deadlines for HOME funding in 2014 and will provide appropriate notice for any such deadline to potential applicants via announcements on the City website and outreach to developers that have indicated an interest in working in Evanston. The City reserves the option to commit HOME funds to projects at any time in order to take advantage of development opportunities that may arise throughout the year. All HOME funding commitments, whether submitted in response to a RFP or developed individually to address development opportunities that arise, will be subject to the City's HOME underwriting standards and approval by City Council following the public process for HOME funding.



## Citizen Participation

Citizen input on the 2014 Action Plan was sought in the 30-day Public Comment period running from October 4 to November 4, 2013. Notice of the 30-day public comment period and two public meetings at which public comment was sought, on October 15 and 25, was published in the Evanston RoundTable, a newspaper that provides the best reach of residents in our Evanston's low- and moderate-income neighborhoods, on September 26, 2013. Notice of the public comment period was also featured on the City's website homepage beginning October 4 and in City e-mail newsletters that reach over 23,000 subscribers. Notice was emailed to more than 100 individuals and organizations that regularly receive information about the City's CDBG and HOME programs. Notice of the public meetings, including their agendas, was posted in the Lorraine H. Morton Civic Center and on the City's website.

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. The City's website uses Google Translate, so notices posted there may be accessed in multiple languages.

The public hearing for input on the draft of the City's 2012 Consolidated Annual Performance and Evaluation Report held in March 2013 also offered opportunity for citizens to provide input on unmet needs for 2014 planning. No comments were received at that meeting, despite paid newspaper advertising, e-mailings to over 15,000 people, posting on the City's website, online 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 and Explanation of Comments Not Accepted

Kathy Thomas, an Evanston resident, recommended that a subsidized transportation system similar to the one in Niles Township be developed for low-income Evanston residents. The City has a subsidized taxi program for seniors and an analysis of other transportation is being undertaken as part of the needs analysis for the 2015-2019 Consolidated Plan and 2015 Action Plan. Ms. Thomas' written input is included in the appendix.

## Resources and Objectives

As noted above, new entitlement funds combined with program income and unspent CDBG from prior years totals \$2,201,488. ESG and HOME matching funds from local government other sources add \$203,104 for a grand total of \$2,040,592.

### Other Federal, State and Local Resources

*Neighborhood Stabilization Program 2:* NSP2 program funds are expected to be expended by yearend 2014 for land banking expenses, administration and grant closeout. Program income may be retained after grant closeout for land banking and disposition costs of land banked properties, as well as for grant compliance.

*McKinney-Vento Homeless Assistance Programs:* Evanston is part of the Suburban Cook Continuum and our agencies are submitting their projects for funding in the FY2013 Notice Of Funds Available (NOFA) that is underway. The projects in Evanston for which funding is requested in the 2013 competition total \$1,286,569 and 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 with HACC to maintain and expand the number of Housing Choice Voucher holders.

*Lead Hazard Control Programs:* Evanston received a renewal grant in the amount of \$100,000 in 2013 from Cook County’s Lead Poisoning Prevention Program. This grant is used for standalone lead abatement projects and 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 \$700,000. Anticipated uses include continued funding for landlord-tenant services and as matching funds for the Homeless Management Information System (HMIS) database required for ESG and Continuum of Care projects. An estimated \$767,740 in City of Evanston and Evanston Township funds will be allocated by the Mental Health Board to support a wide range of social services. In addition, the City of Evanston plans to spend over \$30 million on infrastructure and capital projects.

Evanston Township provides General Assistance and Emergency Assistance in Evanston and is an important resource for low-income Evanston residents. Evanston Township provides services that address a broad range of needs for over 100 individuals on a monthly basis.

Tax Increment Financing and the City’s Economic Development Fund will continue to be used to attract new businesses and new investment from developers as well as to provide support to existing businesses. Projects may include infrastructure improvements and support private development that creates/retains jobs and increases sales and property tax revenues. Portions of the City’s two Neighborhood Revitalization Strategy Areas are within TIF districts.

## Description of Activities

The activities that will be undertaken with CDBG, HOME and ESG funds in 2014 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

Until HUD releases new information on low and moderate income neighborhoods based on the American Community Survey data, Evanston will continue to use the CDBG Target Area from its 2005-2009 Consolidated Plan to define the geography for the CDBG Targeted Code Enforcement Program. The CDBG Target Area was developed using 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 such as the Single- and Multi-Family Housing Rehab and Alley Special Assessment Assistance are available on a citywide basis, expenditures are expected to be focused in the NRSAs based on need and eligibility.

The majority of Evanston's African American and Hispanic residents, as well as Housing Choice Voucher holders, reside in the CDBG Target Area, particularly in census tracts 8092 and 8102, 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. The Hispanic population grew over 30% from 2000 to 2010, to 9.05% of the total population. The Hispanic population also grew in the far southwest section of Evanston based on elementary school demographic data from School District 65.

## **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 2014, the City will continue to pursue opportunities to increase affordable housing choices using HOME, CDBG and Affordable Housing funds.

The City will continue to use CDBG and HOME funds to address the housing needs of low- and moderate-income households, as well as households with special needs in 2014. Because of the continued high housing cost burden, particularly on extremely low and low income rental households, the City will prioritize HOME funding for rental. Specifically, the City will look to fund projects that are affordable for a range of household sizes with incomes between 30% and 60% AMI. The City does not anticipate funding ownership projects with HOME in 2014. If an ownership housing project were undertaken, it would likely target households between 60% and 80% AMI. Any ownership activities would be subject to rigorous underwriting and include home ownership education.

The City will encourage rental proposals from both for-profit and not-for-profit developers. Rehabilitation of rental units will most likely be small properties, with two to four units, based on the current inventory of properties in Evanston. Based on experience, the City has found the cost to purchase and rehab foreclosed and vacant buildings usually exceeds the maximum HOME per unit subsidy. Because other sources of financing for small affordable rental projects are very limited, developing new affordable rental continues to be very challenging. The City recently launched a Tenant Based Rental Assistance (TBRA) program using HOME funds as one way of addressing this issue. TBRA may provide additional benefits, including responding to needs more rapidly than with project-based assistance by using existing rental housing and integrating affordable housing in neighborhoods where project-based projects are infeasible due to real estate costs.

Historically, the City accepted HOME funding applications on a rolling basis. In 2012, the City implemented use of application deadlines for HOME funds. The Housing Commission and Staff recommended this change to help the City efficiently and effectively manage HOME funds to achieve City goals as described in the Consolidated Plan and comply with HUD deadlines for use of HOME funds. An application deadline enables a comparative review of development projects to ensure the City's limited HOME resources are recommended for the strongest project or projects. Due to the release of the new HOME Final Rule in the late summer of 2013, the City postponed any HOME application deadline until 2014 as noted above. A 2014 application deadline has not been established at this time but once an application deadline has been established, an announcement will be featured on the City's website homepage and in City e-mail newsletters that reach over 23,000 subscribers; past HOME recipients and

housing developers that have expressed an interest in Evanston will be notified directly. The Housing Planner works with applicants and underwrites proposed projects before they are presented to the Housing and Homelessness Commission for review and approval. Applications are then reviewed by the Planning and Development Committee or Human Services 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 City reserves the option of awarding HOME funds to projects proposed outside a formal application deadline process in order to retain the flexibility to take advantage of development opportunities that may arise. Any projects would be subject to the same underwriting standards and approval process.

The CDBG Targeted Code Enforcement Program will continue to inspect rental units in the CDBG Target Area in order to maintain housing quality for low- and moderate-income rental households. 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 continue to be made in two census tracts, 8092 and 8102, and portions of 8096 and 8097, to cite violations and require corrective actions. In addition, property inspectors will respond to complaints regarding properties in the CDBG Target Area.

The City's Housing Rehabilitation program will continue to help income-eligible property owners make needed repairs and rehabilitate their properties. Low-interest and title transfer loans will be used to rehab single-family and multi-family units, ensuring decent, safe and sanitary housing. Housing Rehab Administration is funded by CDBG and loans for the construction are provided from the City's CDBG Revolving Fund. Loan repayments returned to the Fund are usually sufficient to fund these rehabilitation projects, however CDBG entitlement funds allocated for housing rehabilitation in prior years but not expended because of available funds in the Revolving Loan Fund will likely be used in 2014, as payments to the Revolving Loan Fund are difficult to predict since most loans are title transfer. Grants of up to \$400 will continue to be issued to income-eligible residents for exterior paint projects they undertake themselves.

The City's Housing Rehab staff also implements the Essential Repair Program, established in 2012. This program is limited to income-eligible single-family owner occupied homes with life safety issues, including failed furnaces, roofs and lateral sewer lines, whose owners apply, but do not qualify for, a rehab loan. Usually this is because their loan to value exceeds 80% due to a drop in property value. Funds are restricted to one-time grants for work needed to address the life safety issue only, with additional limits based on the nature of that work. Separate activities will be opened for this program in the West and South NRSAs as needed in order to track spending in those areas. Eligible projects may be undertaken until funding is exhausted.

Another program under which dangerous garages are demolished for income eligible homeowners and a concrete parking pad provided to maintain zoning compliance will continue in 2014 on an as needed basis, using funds from the Revolving Loan Fund for title-transfer loans that are ultimately returned as Revolving Loan income. The removal of dangerous trees will also continue to be handled through this same process for income-eligible property owners as needed.

CDBG funds will continue to support Homesharing, Open Communities' 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 Neighborhood Security Program, which provides small matching grants to improve external safety and security features at income eligible rental and ownership housing, will continue to be offered using prior year funding. Improvements include exterior safety lighting, fences and gates and deadbolt locks. The Evanston Police Department conducts an assessment of the property and makes recommendations for safety improvements. Property owners contract for approved work and are reimbursed for up to 50% of the total cost of the improvements based on the number of units benefitting following an inspection by EPD.

The following table summarizes goals for completed housing units and rental assistance commitments in 2014:

**2014 Annual Housing Goals - Table 3B**

	CDBG		HOME		Total	
	Goal	Completed	Goal	Completed	Goal	Completed
<b>Annual Affordable Rental Housing (Section 215)</b>						
Acquisition of existing units	0	0	0	0	0	0
Production of new units	0	0	0	0	0	0
Rehabilitation of existing units	5	12	12	17	17	17
Rental Assistance	0	10	10	10	10	10
<b>Total Section 215 Rental Goals</b>	<b>5</b>	<b>22</b>	<b>22</b>	<b>27</b>	<b>27</b>	<b>27</b>
<b>Annual Affordable Owner Housing (Section 215)</b>						
Acquisition of existing units	0	0	0	0	0	0
Production of new units	0	0	0	0	0	0
Rehabilitation of existing units	14	0	0	14	14	14
Homebuyer Assistance	0	0	0	0	0	0
<b>Total Section 215 Owner Goals</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>14</b>
<b>Annual Affordable Housing (Section 215)</b>						
Homeless	0	10	10	10	10	10
Non-Homeless	19	12	12	31	31	31
Special Needs	0	10	10	10	10	10
<b>Total Section 215 Affordable Housing</b>	<b>19</b>	<b>32</b>	<b>32</b>	<b>51</b>	<b>51</b>	<b>51</b>
<b>Annual Housing Goals (Total)</b>						
Rental Housing	9	22	22	31	31	31
Owner Housing	140	0	0	140	140	140
<b>Total Annual Housing</b>	<b>149</b>	<b>22</b>	<b>22</b>	<b>171</b>	<b>171</b>	<b>171</b>

\*Rental Assistance counts new households receiving commitments in 2014; households that began receiving rental assistance in 2013 and continue in 2014 are not included.

\*\*Goals for small-scale rehab programs, including the Handyman Program, Neighborhood Security Program and Self-Help Paint Program are included in totals, in addition to unit goals for substantial rehab shown in the above sections of the chart.

## **Public Housing**

Public Housing in Evanston is owned and managed by the Housing Authority of the County of Cook (HACC) which also administers the Housing Choice Voucher program. HACC owns and manages 45 scattered site units and two senior/disabled buildings, Walchirk and Perlman apartments, with 100 units each in Evanston.

As of September 2013, there were 629 Housing Choice Voucher holders residing in Evanston. This marks a slight decrease from 695 Housing Choice Voucher holders in 2012. Voucher holders continue to be concentrated in tracts 8092 in west Evanston and 8102 in south Evanston. The HACC reclassified census tract 8092 in west Evanston as a “traditional tract” and no longer permits the higher rent standard in the calculation of allowable rent limits. This change could have the effect of reducing the concentration of voucher holders in this area but may also negatively impact landlords in the area that depend on the higher rent limits.

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.

### **Needs of Public Housing**

The City supported HACC’s application for Low Income Housing Tax Credits (LIHTC) for substantial rehab of the Walchirk and Perlman apartments that was submitted to the Illinois Housing Development Authority (IHDA) in August of 2013. The City collaborated with Cook County to provide gap funding for the LIHTC application. HACC received notification of its LIHTC award in 2013. In 2014, the City will work with Cook County and determine its commitment of HOME or Affordable Housing funds for this project to enable Cook County to commit its HOME funds to the project, subject to the City’s approval process. The City lacks the capacity to provide gap funding for a development project of this size but will use its limited resources to leverage needed funds from Cook County and enable much needed rehab of 199 units of rental housing for low income seniors and persons with disabilities.

There is an unmet need for public housing resources, particularly for tenant-based voucher, in Evanston. The HACC has a waiting list of over 8,400 and it is currently closed to new applicants. The most recent American Community Survey data shows a significant increase in poverty levels in Evanston. Combined with Evanston’s high-cost housing market, the demand for affordable housing continues to outweigh the supply significantly. The City will continue to work with the HACC regarding its Housing Choice Voucher program, scattered site family housing and elderly/disabled housing, to maintain and increase affordable housing.

### **Public Housing Improvements and Resident Initiatives**

City inspectors works with property managers to ensure that the HACC buildings are safe and code compliant. The HACC submitted a LIHTC application to IHDA for rehabilitation of the Walchirk and Perlman buildings to address deficiencies related to the age of the buildings and flaws in the original design of the exterior wall assembly. The project will provide 20 UFAS/ADA compliant units and common areas for long-standing residents of the Evanston community. The rehabilitation of these two properties will improve essential housing for low income seniors and persons with disabilities.

The Housing Planner reached out to the property managers of HACC owned buildings for information about resident initiatives planned for 2014. Below is a summary of the programs currently available to residents at both of the HACC buildings and are expected to continue into 2014. Unless specified otherwise, these programs exist at both properties.

#### Health Related Programs:

1. Wellness Club sponsored by Northshore Senior Center (3rd Monday of each month).
2. Walgreens Pharmacy provides vaccinations (flu and shingles) as well as medical consultations.
3. New Foundations Center holds office hours at the property (walk-ins and appointments) once a week. NFC provides emotional/mental support and resources to tenants in need.
4. Top Box Foods delivers food orders on a monthly basis. Top Box Foods specializes in providing healthy foods at a discount. Tenants can order individual prepackaged meals, fruit and vegetables, and/or family prepackaged meals.
5. Northwestern University's Campus Kitchen delivers food to residents who are part of the program.
6. Meals at Home and other Meals on Wheels programs deliver food to residents who are part of the program.

#### Social Activities:

1. During the spring/summer tenants have the opportunity to become a member of the "Garden Club". The Garden Club plants fruits and vegetables and maintains the garden throughout the season. Walchirk Apartments has 4 container gardens and Perlman Apartments has 2 container gardens.
2. Walchirk Apartments has a Tenant Council that coordinates monthly activities ranging from Bingo Night, Movie Night and holiday celebrations. Perlman Apartments does not have a Tenant Council so HACC works with interested tenants in planning social activities and holiday celebrations.
3. Field trips – this year tenants went to Brookfield Zoo.

#### Other Services:

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

## **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 2013 with a grant of \$100,000. As of September 2013, approximately \$85,000 of the \$100,000 has been spent and the remaining funds are expected to be spent down by year end. A renewal grant with an increase is expected in 2014. The funding will be used for stand-alone projects that mitigate lead hazards and layered with CDBG loan funds in Housing Rehab projects for eligible households.

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 above 5 mg/dl (micrograms/deciliter) receive 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 a 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. In 2013, the Health Department added Code Enforcement Officials and is tasked with performing rental inspections. It is projected this move, along with staff training will lead to increased recognition of lead issues and remediation in Evanston in 2014.

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**

In 2014, 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 and enable them to develop self sufficiency.

School District 65 has identified approximately 260 homeless children through its registration process and District 202 has identified approximately 100 homeless teens. Taken together this represents an estimated 210 homeless families. Though homeless, they are not necessarily unsheltered; most are doubling up with other families or couch surfing.

To address the housing needs of homeless families with children in the school districts, the City recently committed HOME funds for a Tenant Based Rental Assistance program to be used in conjunction with an education and job training program, Learn and Earn, at Connections for the Homeless. Using HOME for Tenant Based Rental Assistance was identified as a strategy to address unmet needs in the City's 2010-2014 Consolidated Plan and 2013 Action Plan and recommended by the Mayor's Task Force to End Homelessness. In addition to providing affordable housing for Evanston households, TBRA uses existing rental housing stock and has the added benefit of providing stable tenants, particularly for small landlords and owner occupied two- and three-flats, which comprise a substantial part of the City's rental units, particularly 2-bedrooms and larger. TBRA tenants are thoroughly screened and receive supportive services from Connections for the Homeless, the Sponsor agency. A program goal is to help locate TBRA families in their neighborhoods of choice based on their children's school attendance areas or other factors that contribute to family and neighborhood stability.

Doubled up and homeless families are ineligible for General Assistance through Evanston Township. Learn and Earn families will need a longer term rental subsidy and more comprehensive support services than can be provided using ESG to achieve stable housing and economic independence. The City's ESG re-housing program funds up to six months rental subsidy and ESG prevention funds are restricted to households with incomes below 30% of the area median income (AMI).

The Learn and Earn program targets Evanston households with children under the age of 18 that are homeless or unstably housed, most of which are identified in collaboration with School District 65 and/or 202. These households are unable to afford independent market rate rental housing because the head(s) of household lack the education and/or job skills to earn a living wage. HOME TBRA is used to establish and maintain stable housing



for up to 24 months for assisted households. Connections provides the wrap around services including case management and job training and education through partnerships with Oakton Community College, Inspiration Corporation, Jane Addams Resource Center, Evanston Rebuilding Warehouse, Truman and Wright Colleges, CDL Megatrucking Institute, Turkiendorf Health Training Institute and other organizations. This includes helping participants obtain part-time employment while in school/job training and full-time employment at completion of training. Connections also connects TBRA-assisted families to a wide range of mainstream services, drawing on the broad range of social services in the Evanston community, and assists them to obtain childcare as needed throughout the program.

In addition to homeless families, Evanston's unduplicated count of homeless individuals has historically been between 200 and 250 annually; most were single adults. In recent years, that number has risen to about 550 people annually. Of that total, about 45% come from other jurisdictions (primarily Chicago). Approximately 40% are chronically homeless and candidates for Permanent Supportive Housing (PSH).

Evanston has a shortage of shelter beds. Connections for the Homeless' 20-bed shelter serves about 120 adults each year. An estimated 30 additional shelter beds would be needed for the estimated 180 Evanston-connected homeless. During extremely cold weather, Connections collaborates with the City of Evanston and Interfaith Action to provide a 40-bed emergency shelter program. Family Promise provides overnight shelter for four families at a time but there is no general shelter program for families in Evanston.

The YWCA provides emergency shelter to women and children who are victims of domestic violence. Domestic violence programs typically do not house clients from the community in which they are located, but refer them to facilities in other communities to provide separation from their abusers. This makes it difficult to estimate the need for additional DV beds in Evanston.

Evanston does not have emergency shelters for runaway or locked out teens, however Youth Organizations Umbrella and the Harbour provide housing in nearby suburbs for unsheltered teens and transport them to school and other services.

Evanston has 50 permanent supportive housing beds for single adults and 11 units for families. To house only the chronically homeless who have an Evanston connection (about 300 individuals), approximately 120 additional beds would be needed. This estimate reflects a turnover rate of approximately 10% in current PSH beds. If only 25% of homeless and doubled up families are in need of PSH, Evanston has a shortage of at least 50 family PSH units (25% of 210 families).

There is also a shortage of affordable housing for very low- and low-income single adults who do not have a diagnosed disability. The McGaw YMCA is the largest provider of such housing with 172 single-room occupancy beds for men and has a turnover of about 20 beds a year. Availability through other subsidized programs adds about 10 vacancies a year. This leaves an estimated 150 individuals either homeless or with extreme rent burdens. Evanston continues to have a severe shortage of affordable housing for very low- and low-income families, providing very limited options for the estimated 160 homeless families (210 – 50 families) who are not eligible for permanent supportive housing.

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. An increase in need is anticipated in 2014 based on reductions to SNAP benefits from the 2013 sequester and the potential for additional cuts based on a \$39 billion reduction in that program recently passed by the House of Representatives.

The City’s Housing and Homelessness Commission (HHC) will continue to look at community-wide strategies to address gaps in housing and services. The HHC will also look at broader policy responses to homelessness, including discharge planning and the creation of additional affordable units appropriate for homeless households. HOME, ESG and CDBG funds may be used as sources of funding to develop supportive housing units and shelters, however, additional funding for supportive services would also be needed.

The Alliance to End Homelessness in Suburban Cook County, the lead agency for the Suburban Cook County Continuum of Care (CoC), prepares and oversees implementation of the CoC plan. Evanston maintains strong involvement in the Alliance to End Homelessness. The City’s Housing and Grants Administrator is a member of their board of directors and staff members of Evanston agencies are also board members in order to coordinate required uniform intake and assessments and other requirements of the HEARTH Act.

Evanston-based projects currently funded through the CoC are shown in the chart below. Nine of the ten projects are renewals.

<b>Award</b>	<b>Applicant</b>	<b>Project Name</b>
\$426,528	Connections for the Homeless	PSH for Families (includes funding for beds located outside of Evanston)
\$133,921	Connections for the Homeless	PSH for Single Adults
\$119,450	Connections for the Homeless	Hilda’s Place, 20-bed transitional shelter
\$114,726	Connections for the Homeless	Entry Point—street outreach and support services
\$100,160	Connections for the Homeless*	PSH 2010 Evanston Bonus
\$85,588	Housing Options	Claire/Ganey PSH
\$115,959	Housing Options	Pathways
\$123,514	Housing Options	Pathways Plus
\$18,257	Housing Opportunity Dev. Corp.	Claridge Apartments
\$48,466	Housing Opportunity Dev. Corp.	PHHH
\$1,286,569		

\*Only new project

## **Housing Activities for Non-Homeless Special Needs**

The City of Evanston anticipates undertaking some housing activities to benefit special needs populations in 2014, including home rehabilitation to provide 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 implementation of the Williams Consent Decree which will move some residents of Institutes of Mental Disease (IMDs) into community-based housing. Evanston has two IMDs with a total of 562 beds. Housing Options for the Mentally Ill, an Evanston agency that provides permanent supportive housing for persons with mental illnesses, is expected to complete the HOME-funded rehab 10 existing scattered-site rental units.

Evanston’s population is aging rapidly and will increase the need for senior housing and services. The City’s Senior Services Manager is currently working with Northwestern University to assess the age-friendliness of our community, including the availability of housing options suitable for seniors of all income levels, using standards developed by the World Health Organization. City staff is exploring housing options that would allow seniors to “age in the community” as part of this evaluation. A planned development that was approved in 2013 to expand and renovate the Northshore Retirement Hotel, which has provided affordable senior rental housing and meals,

as the North Shore Residence is resulting in the loss of affordable rental for seniors in Evanston. The renovation and expansion creates larger units with full kitchens, more upscale dining facilities and other amenities and targets younger, more affluent seniors. This has focused attention on the need for housing options for lower income seniors and persons with disabilities.

## **Barriers to Affordable Housing**

The City of Evanston will continue to use a variety of strategies and tactics to address barriers to affordable housing in 2014 including:

- Introduction of new housing types such as small lot homes and granny flats in new developments
- A variety of CDBG-funded rehab programs that address needs from substantial rehabilitation using below market rate loans to minor repairs using grants to maintain and improve housing quality and address code violations for units occupied by income-eligible households.

Historically, market conditions have presented the greatest barrier to affordable housing. Evanston's built-up character, with limited sites available for development and consistent high demand for land, has historically driven up acquisition prices. In addition, households with incomes below 80% of area median often have difficulty obtaining mortgages due to more rigorous underwriting standards.

High property taxes are often cited as a deterrent to affordable housing. Low and moderate income owners of housing developed with City assistance and subject to resale restrictions to maintain affordability may be eligible for 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 2014 due to continuing unemployment or underemployment 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 through foreclosure prevention counseling and education by Open Communities, provided at the Lorraine H. Morton Civic Center as well as trainings and outreach events throughout the City.

## **Impediments to Fair Housing**

The City of Evanston contracted with Mullin & Lonegran Associates to conduct an *Analysis of Impediments to Fair Housing Choice* that will be presented to City Council on April 28, 2014. This analysis will help the City identify impediments to fair housing and develop strategies to address and overcome fair housing obstacles in the development of the City's 2015-2019 Consolidated Plan.

### **Other issues or concerns relating to fair housing**

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. Open Communities' 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). Additional 2-3 bedroom units for larger families is a high need and this practice of renting to students presents an impediment 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 Open Communities 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 Cook County Human Rights Ordinance was amended on May 8, 2013 and now protects Housing Choice "Section 8" Voucher Holders from discrimination. As of August 8, 2013 landlords can no longer legally refuse to rent solely on the basis of a household's voucher status. Evanston has historically had among the highest number of voucher holders in Cook County and though this form of discrimination has not been identified as an impediment to fair housing, is amending its ordinance to prohibit discrimination based on source of income.

The City of Evanston continues to work to educate realtors, apartment owners/managers and people seeking housing about potential types of discrimination. Its Fair Housing brochure was recently updated to focus on issues identified in the testing conducted by Interfaith Housing Center as described above. The brochure is available in English and Spanish to reach the City's expanding Hispanic population more effectively.

The City joined the Chicago Area Fair Housing Alliance (CAFHA) in 2013, which is a consortium of organizations, agencies, government, and individuals committed to fair housing. The City will maintain this membership in 2014 and attend events and meetings as appropriate.

The City of Evanston also continues its partnership with Open Communities to help educate and reach tenants and landlords on Tenant-Landlord issues. City staff and Open Communities staff have conducted trainings and outreach to City of Evanston police, organized troubled buildings and conducted multiple trainings for both tenants and landlords. Open Communities continues to hold office hours at the Lorraine Morton Civic Center and the Levy Center to facilitate access by Evanston residents and landlords seeking assistance.

## **Other Actions**

As noted above, Evanston continues to be impacted by mortgage foreclosures. Census tracts 8092, 8096, 8097 and 8102, all within our CDBG Target Area and NRSAs, are most heavily affected. The City's Property Standards inspectors continue 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.

The City has completed acquisition of foreclosed properties through its NSP2 project, which has been the primary means of addressing foreclosed and vacant properties. However, the City will benefit from a \$1.5 million grant of National Foreclosure Settlement funds to the Evanston Revitalization Partnership (ERP) by the Illinois Attorney General's Office that was announced in July 2013. The grant will address foreclosed and vacant properties in west Evanston neighborhoods that have been heavily impacted by foreclosures subsequent to the City's receipt of Neighborhood Stabilization Program 2 funds and are not targeted by that program. The partnership's lead entity, Community Partners for Affordable Housing (CPAH), will work with Brinshore Development, the City of Evanston and other partners to acquire and rehabilitate at least ten units for rental and sale to low- and moderate-income households. The City's HOME commitment to CPAH for two rental units of rental housing made in July 2013 serves as locally leveraged funds for this project. Additional HOME or Affordable Housing funds will be considered for the project for rental units. Specifics of the project are being finalized and funds are anticipated to be available in early 2014.

## 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 2014 CDBG funds are described in brief narrative form below. Objectives and outcomes, estimated funding and beneficiaries for each project or program are shown in Table 3A that follows the narrative section of this Plan. When CDBG sub-awards are finalized following the City's receipt of its 2014 grant amount, adjustments will be made to budgets and beneficiaries by activity to reflect actual funding.

Because the City's 2014 CDBG grant and program income for 2013 are larger than estimated, additional funds have been allocated for CDBG administration and planning, but will not exceed 20% of the 2013 CDBG grant plus 2014 program income. Additional funds in the amount of \$121,113 will be allocated by the Housing & Community Development Act Committee and may be awarded to programs and projects that were funded at levels below their request, or added to programs funded in prior years, such as the Essential Repairs program. These actions will not trigger an amendment to the Consolidated Plan or Action Plan.

#### Public Facilities and Infrastructure

Parks and Recreational facilities (matrix code 03F) were identified as a high priority in the City's 2010-2014 Consolidated Plan. In 2014, the City has allocated \$20,000 in additional CDBG funding for the design and engineering phase of a multi-year project to renovate Penny Park, in census tract 8096. CDBG funds will be combined with Capital Improvement funds for the design and engineering work and additional CDBG and City capital funds will be allocated in future years for the construction work.

Infrastructure improvements (matrix codes 03K, 03L and 03J) were identified as a high priority in the Consolidated Plan. 2014 CDBG funds have been allocated for the following projects:

- \$200,000 for Alley Paving. In 2014, the City will use CDBG funds in conjunction with Capital Improvement funds to install needed drainage and pave two unimproved alleys that serve residential neighborhoods with primarily low- and moderate-income residents in the Second Ward. Both alleys are located in census block group 8096.002, which is in the City's west Neighborhood Revitalization Strategy Area.
- \$5,000 in 2014, CDBG has been allocated for Alley Special Assessment Assistance to pay the special assessments for alley paving on behalf of income-qualified residents, relieving them of the financial burden of this important infrastructure improvement. Beneficiaries must be income-eligible owner occupants whose alleys were paved in 2012 using Capital Improvement Funds and 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 and if funds are available.
- \$50,000 in CDBG for Block Curb & Sidewalk and ADA Curb Ramps. This program replaces broken sidewalk and curb sections and installs ADA curb ramps to improve safety and walkability of Evanston neighborhoods. Block Curb & Sidewalk work is limited to neighborhoods that are primarily low- and moderate-income; ADA curb ramps may be installed throughout the city.
- 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 using \$25,000 in CDBG funding. Sufficient lighting has been identified as one of the primary Crime Prevention Through Environmental Design principles to address issues of chronic crime.

CDBG funds have been allocated for Public Facilities improvements (matrix codes 03, 03C, 03D, 03E and 03M) that serve primarily low and moderate income persons:

- The Infant Welfare Society of Evanston will receive \$20,000 in CDBG funds to refurbish its Baby Toddler Nursery facility located at 2200 Main Street. Work includes building and playground renovations and deferred maintenance that will improve safety and wellbeing of the approximately 70 children ages six weeks to five years; 80% are from low and moderate income families.
- Family Focus will receive \$25,000 in CDBG to make improvements to the Weissbourd-Holmes Family Focus building at 2010 Dewey Avenue. Work may include replacing worn and damaged tile flooring in a main hallway, installation of a building intercom system to enhance communication and safety and additional fire doors on the first floor.
- PEER Services will receive \$10,000 in CDBG to replace single-pane windows with energy efficient, dual-pane windows. This will improve their operating efficiencies by reducing heating and cooling costs. 2014 funds will be combined with the \$5,000 awarded in 2013 for this project.
- The Youth Organizations Umbrella (YOU) will receive \$25,000 for the renovation of the front portion of its Nichols Youth Center to provide needed space for services such as individual counseling for clients and improved accessibility. YOU is the largest provider of out of school services to low income children in Evanston. The Nichols Youth Center provides after-school programs for 75 middle school age youth each day and houses the administrative offices of the organization.
- The YWCA Evanston-North Shore will receive \$25,000 in CDBG funds to continue to upgrade the electrical system with new wiring and outlets to comply with current code in its domestic violence shelter.
- The McGaw YMCA will receive \$15,000 in CDBG for security cameras in hallways and other common areas of its 172-room Single Room Occupancy residence facility that houses low-income men to improve safety and security of those residents.
- CJE Senior Life will receive \$7,500 in CDBG to make improvements to the parking lot at its facility on Howard Street for the safety and accessibility of seniors in the senior day services there and who use the senior bus services that operate from the facility.

## Public Services

Public Services, particularly those focused on the wide array of needs of low- and moderate-income youth, seniors and special needs residents are identified as high need in the Consolidated Plan. In 2014, the City of Evanston will use CDBG to support 15 different programs in the Public Services category.

*Senior services (matrix code 05A).* Two programs that provide for the needs of low- and moderate-income seniors and enable them to age in place will receive CDBG funding in 2013:

- Meals at Home will receive \$14,000 in CDBG funding to provide home-delivered meals to low-income Evanston homebound seniors and disabled residents. Meals At Home works with hospital dietitians to provide specialized dietary needs including salt-free, renal, diabetic, chopped and pureed food.
- The North Shore Senior Center's Evanston Skokie Valley Senior Services will receive \$15,000 in CDBG for case management services for low income Evanston seniors, many of whom are frail elderly.

*Legal Services (matrix code 05C).* LAF will receive \$6,000 in CDBG funds to provide free legal services to low income residents relating to civil cases in their five core practice areas that address the needs of low-income persons: Housing, Children and Families, Public Benefits, Consumer, and Immigrants and Workers' Rights. Issues addressed include foreclosures and evictions, domestic violence cases and obtaining social security and other benefits. LAF works closely with other service providers, including Open Communities and the YWCA Evanston/North Shore.

*Youth services (matrix code 05D).* Six programs that address the needs of low- and moderate-income youth will receive 2013 CDBG funds:

- The Moran Center for Youth Advocacy will receive \$28,000 to provide legal representation and social services for at risk youth with school-related issues such as suspensions, behavioral and/or learning disabilities and criminal cases. Services for youth and their families include representation in court, at IEP and school disciplinary meetings, and compliance with parole or other requirements to reduce recidivism.
- The Open Studio Project will receive \$4,000 for its Art and Action program to help at-risk youth use art, journaling and other creative methods that help them to channel strong emotions of anger and frustration into positive, creative outlets.
- The Girl Scouts of Greater Chicago and Northwest Indiana will receive \$4,300 to serve low-income girls 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 Evanston Scholars will receive \$4,300 for their College Readiness program, which works with Evanston Township High School low income students to provide mentoring, ACT test preparation and help applying to colleges and universities. Students and their families also receive support after matriculating to college to address the high drop-out rate of students from disadvantaged backgrounds and ensure student success.
- Family Focus will receive \$20,000 for its Future Focus Teen Program to engage high school youth living in the west NRSA who are not involved in structured after-school activities in a variety of activities including, leadership development and community service projects in their neighborhoods.
- The City's Summer Youth Employment and Young Adult Certificate of Rehabilitation program will receive \$30,000 in CDBG to provide workforce experience and training to low-income youth ages 14-25. The program has two components: summer employment for high school students and a career path development program for 18-25 year olds without post high school education plans or employment, including youth with criminal records. The latter group will receive a broad range of educational and

support services and be placed in on-the-job training with participating employers. Clients that complete this program successfully will receive Certificates of Rehabilitation under Illinois Senate Bill 1050.

*Battered and Abused Spouses (matrix code 03Q).* The YWCA Evanston-North Shore will receive \$20,500 in CDBG funding to provide a wide range of services to women and children who are victims of domestic violence.

*Employment training (matrix code 05H).* Three job training programs will receive CDBG funding in 2014:

- The Youth Job Center of Evanston will receive \$25,000 in CDBG to provide job readiness training, job placement and follow up services to low-income youth between the ages of 14-25 with barriers to employment.
- Housing Options for the Mentally Ill will receive \$20,000 to expand its I-WORK program to serve persons with mental illnesses who are not in their residential program. I-WORK staff place clients in jobs that are compatible with their interests and abilities and provide supportive services to both the employee and employer.
- Interfaith Action of Evanston will receive \$2,400 in CDBG for its Job Counseling program that assists clients of Connections for the Homeless' Entry Point and Hilda's Place find employment. The program also provides its clients with clothing for interviews and transportation to job interviews.

*Other Public Services (matrix code 05).* Two programs will be funded with CDBG in 2014:

- Open Communities (formerly Interfaith Housing Center of the North Suburbs) will receive \$11,000 for its Homesharing program, which matches low-income people seeking affordable housing with home owners who have a room to rent and need additional income to pay their mortgage, property taxes, etc.
- The City's Graffiti Removal program will receive \$31,000 to remove graffiti from public property (traffic signs, streetlights, etc.) in the CDBG Target Area.

### **Housing Rehabilitation**

Maintaining decent, safe and affordable housing is a high priority in the Consolidated Plan and a number of activities will be funded with CDBG in 2013 to continue to address this goal:

- The City's Housing Rehab Administration program (matrix code 14H) will be funded with \$170,000 in 2014 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.
- Single- and Multi-Family Housing Rehabs (matrix codes 14A & 14B) will be funded with low interest and title transfer loans from the City's Revolving Fund. In addition, vouchers for up to \$450 in paint and supplies will be issued to income-eligible residents for exterior painting projects. Loan payments of \$70,000 made in 2013 will be returned to this fund and used for the new rehabilitation projects. Entitlement funds allocated in prior years for Housing Rehabilitation projects will be used to fund additional projects when the revolving loan fund have been expended.
- The City's Handyman program (matrix code 14A) will receive \$35,000 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**

Ensuring that affordable housing in Evanston is decent, sanitary and meets City code is a high priority in the Consolidated Plan. The CDBG Targeted Code Enforcement Program (matrix code 15) will receive \$340,000 in 2014



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).

**Economic Development**

Expanding economic opportunity, particularly in the City’s two NRSAs, is a high priority in the Consolidated Plan. In 2014, \$44,288 in CDBG will be allocated to the City’s CDBG Economic Development Fund to support Economic Development projects and programs (matrix codes 18A, 18B, 18C), particularly in the City’s two NRSAs. Any funds committed in prior years to the CDBG Economic Development Fund will be carried over and combined with 2014 funding. Loan repayments from CDBG business loans made in 2012 are also designated for these activities in the Economic Development revolving loan fund and will be used before entitlement funds are drawn as required.

CDBG funds allocated to the Economic Development Fund may be provided on a loan or grant basis for retail/commercial façade improvements in primarily low- and moderate-income neighborhoods and for loans to assist new businesses to open in vacant properties, and existing businesses to expand to provide goods and services needed in primarily low- and moderate-income neighborhoods or to create/retain jobs for low income residents. Use of these funds will be focused in the City’s south and west NRSAs. In addition, funds may be allocated for business consulting services provided by non-profits to small businesses or persons seeking to start businesses or job training programs that meet CDBG eligibility requirements. Loan payments from existing or future projects are being used to develop a revolving loan fund for economic development to support additional projects in future years.

**Other**

\$324,936 in CDBG funds has been allocated for grant administration and compliance and for neighborhood planning activities in the NRSAs and CDBG Target Area (matrix code 21A).

The following chart shows the 2014 CDBG funding recommendations made by the Housing & Community Development Act Committee on September 24, 2013. It also shows CDBG funds allocated in 2013 for the same projects that are expected to be carried over and expended in 2014. Additional detail on funded programs and projects may be found in Tables 3A and 3C following the narrative section of this plan.

Organization	Program/Project	Prior Year Funding	Estimated 2014 CDBG
<b>Public Facilities &amp; Infrastructure</b>			
City of Evanston	Penny Park Renovations	\$ 30,000	\$ 20,000
City of Evanston	Alley Paving Program		\$ 200,000
City of Evanston	Alley Special Assessment Assistance		\$ 5,000
City of Evanston	Block Curb & Sidewalk / ADA Ramps	\$ 85,800	\$ 50,000
City of Evanston	SNAP - Lighting for Safety		\$ 25,000
Infant Welfare Society	Baby Toddler Nursery Refurbishment		\$ 20,000
CJE Senior Life	Parking Lot Improvements		\$ 7,500
Family Focus	Weissbourd-Holmes Center Repairs		\$ 25,000
PEER Services	Energy Efficient Windows Installation	\$ 5,000	\$ 10,000
Youth Organizations Umbrella	Renovation of Nichols Youth Center		\$ 25,000
YWCA Evanston-North Shore	Electrical System Upgrades		\$ 25,000
McGaw YMCA	Residence Security Cameras		\$ 15,000

Organization	Program/Project	Prior Year Funding	Estimated 2014 CDBG
Public Facilities & Infrastructure	Subtotal	\$ 120,800	\$ 427,500
<b>Public Services</b>			
Meals at Home	Home-Delivered Meals for Seniors		\$ 14,000
North Shore Senior Center	Case Management Services		\$ 15,000
LAF	Evanston Legal Services		\$ 6,000
Moran Center for Youth Advocacy	Legal/Social Work		\$ 28,000
Open Studio Project	Art & Action Program for At-Risk Youth		\$ 4,000
Girl Scouts of Greater Chicago/NW IN	Healthy Living Initiative		\$ 4,300
Family Focus	The Future Focus Teen Program		\$ 20,000
Evanston Scholars	College Readiness		\$ 4,300
City of Evanston	SYEP & Young Adult Cert. of Rehabil.		\$ 30,000
YWCA Evanston-North Shore	YWCA Domestic Violence Services		\$ 20,500
The Youth Job Center of Evanston	Youth Employment Programs		\$ 25,000
Interfaith Action of Evanston	Job Counseling Program		\$ 2,400
Housing Options for the Mentally Ill	I-WORK		\$ 20,000
Interfaith Housing Center	Homesharing Program		\$ 11,000
City of Evanston	Graffiti Removal Program		\$ 31,000
Public Services	Public Services Subtotal	\$ -	\$ 235,500
<b>Housing Rehabilitation</b>			
City of Evanston	Housing Rehab Administration		\$ 170,000
City of Evanston	Revolving Loan Fund		\$ 70,000
City of Evanston	Handyman Program		\$ 35,000
SHORE Community Services	Rehab of P. Lloyd Townhomes	\$ 22,500	\$ -
Housing Rehabilitation	Subtotal	\$ 22,500	\$ 275,000
<b>Code Enforcement</b>			
City of Evanston	CDBG Target Area Code Compliance		\$ 340,000
Code Enforcement	Subtotal		\$ 340,000
<b>Economic Development</b>			
City of Evanston	CDBG Economic Development Fund	\$ 175,000	\$ 44,288
Economic Development	Subtotal	\$ 175,000	\$ 44,288
<b>Other-Administration</b>			
City of Evanston	CDBG Administration		\$ 300,000
Other-Administration	Subtotal		\$ 300,000
<b>Unallocated</b>			
			\$ 121,113
<b>Grand Total</b>		<b>\$ 318,300</b>	<b>\$1,768,337</b>

In addition to the programs and projects funded with 2014 CDBG, several projects and programs are expected to be implemented in 2014 with funds allocated in prior years:

- The Neighborhood Security Program provides small matching grants for safety and security improvements to residential housing in the CDBG Target Area. Approximately \$20,000 remains from the 2009 allocation for this program.
- The WEST Evanston Neighborhood Signage project that was funded in 2011 with \$4,280 in CDBG is expected to be completed in 2014.

- The Essential Repairs program funds very limited repairs to address life safety issues for owner occupants who are income eligible for CDBG but ineligible for a housing rehab loan, will continue in 2014 with carryover funds estimated at \$75,000 of the allocation made in 2012.
- Rehab of SHORE Community Services five-unit Patricia Lloyd townhomes property that provides affordable rental for adults with developmental disabilities will be managed by Housing Rehab staff and funded with the \$22,500 in CDBG allocated in 2013 and additional funds from the revolving loan fund as a forgivable loan. Work includes correcting ventilation problems that are causing a build-up of humidity and rehab of bathrooms in three units and a kitchen in one unit.

As noted above, activities funded in prior years that have not moved forward or have been completed and have unspent funds will be reviewed to determine if funds can be reallocated to 2014 programs or projects, particularly if the City's 2014 CDBG grant is less than estimated in this plan, in order to make the best use of limited resources to address priorities and unmet needs. Potential projects include: Oakton School Exterior Improvements funded in 2012 with \$5,000; ECDC Job Training and Micro-Enterprise Assistance Programs funded at \$25,000 and \$35,000, respectively, in 2011. Any action that would cancel funding for a subrecipient, program or project will require a Substantial Amendment to the appropriate year Action Plan.

## HOME Investment Partnerships

The City of Evanston has allocated \$27,021, which is 10% of its 2014 HOME grant of \$270,217, for administration of the HOME program. The remaining \$243,196 will be allocated for affordable rental or ownership development by CHDOs, non-profit or for-profit developers. Based on the needs identified in the Consolidated Plan, the current real estate market and conditional commitment of funding to the HACC's rehab of Perlman and Walchirk apartments, rental housing will continue to be the focus of the City's HOME program. HOME funds may be used to provide interest-bearing and non-interest-bearing loans, deferred payment loans, or forgivable loans/grants, consistent with Section 92.205(b). Because market factors make ownership particularly challenging for households with incomes at or below 80% AMI, ownership projects would receive full and fair consideration if proposed, but it is unlikely that HOME funds would be committed.

City staff continues to participate in HOME training sessions when offered, on program regulations, written agreements and rental compliance. The City is beginning the process of implementing the new HOME Final Rule and modifying its policies and procedures as needed. The City received technical assistance in fall 2012 on Tenant Based Rental Assistance (TBRA) with the goal of launching TBRA through a subrecipient agreement in 2013. Evanston first identified TBRA as a potential strategy to address the need for affordable housing in the 2009 Affordable Housing Task Force Plan, and subsequently in both its 2010-2014 Consolidated Plan and the 2012 Homeless Task Force Plan. A TBRA program was approved in July 2013 and the Subrecipient agreement with Connections for the Homeless was executed in August 2013. This program will enable the City to provide affordable housing more rapidly than with project-based assistance and with less risk. The City has 11 households enrolled in TBRA as of March 31, 2014 and expects between 5 and 15 more will be enrolled by the end of 2014. In addition to benefiting TBRA-assisted households, this program may also benefit Evanston rental property managers who have higher than average vacancies or high turnover of tenants and enable the City to achieve broader geographic disbursement of affordable housing.

HOME regulations require that 15% of a Participating Jurisdiction's annual allocation of funds be used for projects undertaken by Community Housing Development Organizations (CHDOs). In order to determine eligibility for

these funds, City staff will provide any CHDO applying for HOME funds the CHDO application to complete in addition to the HOME application. All CHDOs must be certified at the time that HOME funds are committed.

Historically, Evanston has allocated significantly more than the required 15% of funds for CHDO projects, therefore is not required to fund CHDO reserve projects in 2014. Although up to 5% of the City's HOME grant may be used for (CHDOs) as operating support, the City does not plan to use HOME for CHDO operating support. The City approved HOME funds for Evanston's newest CHDO, Community Partners for Affordable Housing (CPAH), in May 2013 for the acquisition and rehabilitation of two rental units for households under 60% AMI. CPAH is a new Evanston CHDO that absorbed a former Evanston CHDO, the Citizen's Lighthouse Community Land Trust. CPAH is an established and experienced developer that has been working in the northern suburbs for the past 10 years and has developed 41 units. CPAH plans to focus on developing rental within their land trust.

The City will consider setting one or more application deadlines for HOME funding in 2014. Appropriate notice will be provided to potential applicants through announcements on the City website and outreach to developers that have indicated an interest in working in Evanston. The City reserves the option of awarding HOME funds to projects proposed outside a formal application deadline process in order to retain the flexibility to take advantage of development opportunities that may arise. Any projects would be subject to the same underwriting standards and approval process.

#### **HOME underwriting policies and procedures**

In response to HUD Notice CPD 12-007, the City of Evanston established new requirements that must be met prior to the commitment of HOME funds. Staff developed the "HOME Program Guidelines, Policies and Procedures" manual, which will be updated in 2014 to reflect requirements of the new HOME Final Rule. The updated manual will be posted on the City website and provided to all potential applicants for HOME funds.

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 may consider using HOME funds to refinance existing debt in specific situations using the following guidelines:

- a. To ensure that rehabilitation is the primary eligible activity, HOME funds may be used only to refinance the rehabilitation portion of a loan and up to 40% of acquisition financing.
- 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 project must be located in Evanston.
- g. HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

The City of Evanston does 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) used to maintain compliance. The length of the affordability period is based on the amount of HOME subsidy and is forgiven on a pro-rata basis as long as the property remains the owner’s primary residence. The balance is due only if the property is sold or ceases to be the buyer’s primary residence before the end of the affordability period, subject to net proceeds.

The City’s recapture terms are 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.

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

The City records a Junior Mortgage and Land Use Regulatory Agreement (LURA) deed restriction that acts as the 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 amount does not exceed 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**

The City will use resale restrictions to enforce the affordability period only for ownership projects in a land trust in order to maintain consistency with the long-term affordability restrictions of the land trust. 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 total 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 who will occupy it as a primary residence. If the original homebuyer retains ownership for the full affordability period, no resale restrictions would apply.

**HOME Buyer Requirements**

An eligible buyer must agree to occupy the property as their primary residence and have an annual household income that does not exceed eighty percent (80%) of the Chicago-area Median Income based on household size as established by the United States Department of Housing and Urban Development. Income limits are revised approximately annually by HUD.

### **HOME Buyer and Renter Income Certification**

The City of Evanston will continue to use the Part 5 definition for income verifications for all HOME programs. Part 5 is also used in the CDBG Housing Rehab program and 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 Land Use Regulatory Agreement (LURA) deed restriction 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.

## **Emergency Solutions Grant (ESG)**

The City of Evanston's 2014 ESG grant is \$135,550, an increase from 2013 but below 2012. Funds will be used for essential services, operating expenses of homeless shelters, rapid re-housing for homeless individuals and families, homeless prevention for households at high risk of homeless, HMIS and program administration. The City allocated ESG dollars for these activities on a percentage basis, increasing the percentage of funds for re-housing and prevention activities, following the priorities of the HEARTH Act as shown in the table below. Because the 2014 grant is larger than 2013, this resulted in increased dollars over 2013 levels, but below 2012. The table below summarizes the ESG grants for 2012, 2013 and 2014 broken out by activities as a percentage of each year's grant amount. The right hand column compares 2014 funding to the 2012. The impact of the 2013 reductions in ESG funding has been reversed in part by the 2014 increase. However, higher housing costs discussed above make it difficult to re-house very low income households in Evanston unless the anticipated length of subsidy is extended up to 12 months in order to prevent eviction if household income does not rise sufficiently to maintain rent payments independent of a subsidy. Alternatively, more placements may be made in Chicago or other communities if appropriate affordable units can be located.

Summary of ESG Funding by Program Year and Activity							
Eligible Activities	2012 Funding		2013 Funding		2014 Funding		2014 Dollars as a Percent of 2012
	Percent	Amount	Percent	Amount	Percent	Amount	
Street Outreach	10.8%	\$ 16,338	10.0%	\$ 11,578	10.0%	\$13,555	83%
Emergency Shelter	36.9%	\$ 55,998	33.5%	\$ 38,787	33.5%	\$45,409	81%
Homeless Prevention	19.9%	\$ 30,262	22.0%	\$ 25,472	19.0%	\$25,754	85%
Rapid Re-housing	19.9%	\$ 30,262	22.0%	\$ 25,472	25.0%	\$33,888	112%
HMIS	5.0%	\$ 7,592	5.0%	\$ 5,789	5.0%	\$6,778	89%
Administration	7.5%	\$ 11,388	7.5%	\$ 8,684	7.5%	\$10,166	89%
		<b>\$151,839</b>		<b>\$115,781</b>		<b>\$135,550</b>	<b>89%</b>

The City will implement its 2014 ESG program through subrecipient agreements with agencies funded in 2013 based on their established capacity; a request for proposals would be issued only if subrecipients are determined to be inadequate or additional capacity is needed. The HHC and Human Services Committee will review and recommend specific subrecipient allocations to City Council for approval following the public process in the Consolidated Plan. City staff will continue to participate with local service providers in the selection review committee for re-housing and prevention activities to ensure all requirements are met and procedures followed, including the appeal process for individuals or households deemed ineligible for services.

Evanston's 2014 ESG funds will be matched on a one-to-one basis using Mental Health Board funds from the City's general fund and Evanston Township, State funds and other resources, including in-kind contributions, depending on the agencies funded, to meet the match requirement for ESG.

**One-year goals and specific action steps for reducing and ending homelessness through reaching out to homeless persons (especially unsheltered persons) and addressing their individual needs.**

Entry Point, Connections for the Homeless' homeless outreach program, is the largest provider of services to Evanston's homeless population, including the unsheltered homeless. Entry Point addresses a wide range of needs. Case managers develop individualized case plans for each client, assist them to obtain housing and access services that may include employment counseling/placement, health services, substance abuse counseling and education. Emergency Solutions Grant funds are a primary funding source to identify and address the needs of homeless individuals and families in Evanston. Connections anticipates serving 350-400 people through that program in 2014. In addition, Connections anticipates that 5-10 homeless households will achieve housing stability through short- and medium-term rental subsidies of up to six months through the ESG Re-housing program.

City staff will continue to work with Connections for the Homeless and the faith-based community to provide emergency shelter for homeless people during the winter months. Additional detail on this and other activities may be found in the Homeless and Special Needs section beginning on page 11.

**One-year goals and specific action steps for reducing and ending homelessness through addressing the emergency shelter and transitional housing needs of homeless persons.**

Hilda's Place, Connections for the Homeless' 20-bed transitional shelter, and the YWCA Evanston-North Shore's 34-bed domestic violence shelter are supported by the City with ESG and Mental Health Board funds. Each provides shelter for up to 90 days. Hilda's Place will serve an estimated 120 single adults and the YWCA will provide shelter for an estimated 250 women and children who are victims of domestic violence in 2014.

Evanston has a significant shortage of emergency and transitional housing, as well as housing affordable to very low income households. Emergency Solutions Grant funds will continue to be used to provide operating support for emergency shelters and transitional housing and help individuals and families who are homeless or at high risk of becoming homeless secure rental housing or remain housed through the Re-housing and Prevention components of ESG that implement the HEARTH Act. The HHC will also look at broader policy responses to homelessness, including discharge planning and the creation of additional affordable units appropriate for homeless households. Additional detail on action steps to address the emergency shelter and transitional housing needs of homeless persons may be found in the Homeless and Special Needs section beginning on page 11.

**One-year goals and specific action steps for reducing and ending homelessness through helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living by:**

**Shortening the period of time that individuals and families experience homelessness:**

The City will use ESG funds for Re-housing as its primary strategy to reduce the amount of time that individuals and families experience homelessness.

**Facilitating access for homeless individuals and families to affordable housing units:**

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

**Preventing individuals and families who were recently homeless from becoming homeless again:**

ESG funds for Homeless Prevention address this need. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional supports as needed to prevent households from becoming homeless again, as well as determine program outcomes. As noted above, heads of households in the TBRA program will receive education/job training in addition to rent assistance to develop the ability to earn living wages to maintain market rate housing independent of a subsidy.

**One-year goals and specific action steps for reducing and ending homelessness through helping low-income individuals and families avoid becoming homeless, especially extremely:**

**Low-income individuals and families (in general):**

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median avoid becoming homeless and Re-housing funds will be used to help low-income households achieve housing stability. 2014 ESG Prevention funds are expected to help 3-5 households.

**Low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities; and corrections programs and institutions:**

Evanston has two large Institutes of Mental Disease (IMDs) with a total of 562 beds whose residents are being evaluated for the capacity to live in community-based settings according to the terms of the



Williams Consent Decree. City staff works with mental health agencies and the State of Illinois to identify potential housing options for eligible clients who choose to live in Evanston. The Alliance to End Homelessness in Suburban Cook County has a working group that is developing discharge policies and procedures for the region. In addition, the HHC is evaluating whether to form a local Discharge Planning working group to look at community needs and policies that relate to the transition of households from publically funded institutions and hospitals.

**Low-income individuals and families who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs:**

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

**Specify the activities that are planned for the next year to address the housing and supportive service needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs.**

The City of Evanston will undertake some housing activities to benefit special needs populations in 2014, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with mobility impairments through the CDBG-funded Housing Rehab program. The City will continue to monitor the progress of the Williams Consent Decree which will move some residents of the IMDs into community-based housing and require affordable and accessible housing units. Additional activities that address the housing and supportive services needs of persons who are not homeless may be found in the Housing Activities for Non-Homeless Special Needs section on page 12 and in the Annual Affordable Housing Goals section beginning on page 6. Specific activities funded with CDBG and HOME may be found in their respective program Specific Requirements sections beginning on pages 16 and 22.

**Written standards for providing ESG assistance**

The City has developed written standards that outline policies and procedures for ESG funds. The City and Evanston agencies are involved in the development of these standards for the Suburban Cook County Continuum of Care by the Alliance to End Homelessness in Suburban Cook County. Evanston's standards will be reviewed against those standards when they are available.

**Description of the Continuum of Care's centralized or coordinated assessment system (as set forth in 24 CFR 576.400(d)):**

The City of Evanston is part of the Suburban Cook County Continuum of Care. The Alliance to End Homelessness in Suburban Cook County, lead agency for the Cook County CoC has developed a common intake form and data entry standards for HMIS. The City requires all its ESG subrecipients to use the common intake form and to comply with all data requirements.

**Identify the process for making sub-awards and describe how ESG funds are made available to private nonprofit organizations, including community and faith-based organizations:**

City staff develops recommendations for ESG allocations that are reviewed at the Housing and Homelessness Commission (HHC). Staff then takes recommendations to the Human Services Committee or Planning and Development Committee of City Council. The recommendation of that committee is reviewed and approved by the Evanston City Council. All recommendations are discussed at public meetings, whose agendas are published in advance, as required by the Open Meetings Act.

**How does the jurisdiction meet the homeless participation requirement in 24 CFR 576.405(a)?**

The City of Evanston is part of the Alliance to End Homelessness in Suburban Cook County and the Suburban Cook County Continuum of Care. The Alliance has homeless or formerly homeless persons on its Board of Directors and in its working groups.

**Plan for reaching out to and consulting with homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities or services that receive ESG funding**

The City of Evanston will continue to work with the Alliance to End Homelessness in Suburban Cook County, which, as described above, has individuals who are homeless or formerly homeless on its board of directors. In addition, the City will continue to seek input from the homeless and formerly homeless in Evanston by publicizing opportunities for input on community needs during the development of the annual Action Plan, as well as in the public comment period. Notification of public meetings are emailed to agencies serving these populations, posted on bulletin boards in community facilities such as the Public Library and Civic Center, published in paid media advertisements and included in City e-newsletters.

**Performance standards for evaluating ESG activities**

The City is using the performance standards developed by the Alliance to End Homelessness in Suburban Cook County shown below:

- Engagement rate: the percent of persons exiting shelter where the destination is known
- Percent of persons exiting shelter who used 30 shelter-nights or fewer
- Percent of persons exited to permanent housing
- Follow up contact to determine housing status 6 and 18 months after termination of assistance

**Describe the consultation with the Continuum of Care that serves the jurisdiction in determining how to allocate ESG funds each program year, develop the performance standards for projects assisted by ESG funds, evaluating the outcomes for projects assisted by ESG funds, and develop funding, policies, and procedure for the administration and operation of HMIS:**

The City provides its ESG funding allocation plans to the Alliance to End Homelessness in Suburban Cook County for input for input during the public comment period. The City has staff representation on the board of directors of the Alliance to End Homelessness, as already described. Connections for the Homeless staff members are part of the Suburban Cook Alliance’s HMIS working group and serve as the local resource to maintain compliance with HMIS policies and procedures. City staff works with agencies providing ESG services to identify local funding needs for HMIS. The City of Evanston has historically provided match funding for HMIS from its Affordable Housing Fund. The need for these matching funds is evaluated annually.

**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 monitoring is used for all subrecipients and City programs and projects. Quarterly or semi-annual program reports are submitted for CDBG-funded programs 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 as detailed in each subrecipient agreement. These reports and required source documents for CDBG-funded expenditures are reviewed by the Housing & Grants Administrator to ensure eligibility of CDBG-funded expenses and monitor program/project progress.

Subrecipients are required to inform the City of any significant changes to the approved 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.

Staff 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 using a risk assessment that takes into consideration factors including the type of program or project, the subrecipient's experience managing federal grants and historical compliance with CDBG and federal cross-cutting requirements. Reporting and monitoring of subrecipients that also receive City of Evanston Mental Health Board funds is coordinated with Health department staff. In addition to the Housing & Grants Administrator, the City's Housing Rehab Specialist and Building Inspectors conduct site visits and inspections for capital projects to ensure compliance with building code. Engineers and project managers in Public Works, Parks and Facilities 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, as well as reports on outreach to potential Section 3 workers and any Section 3 workers hired. The Housing & Grants Administrator provides technical support to Project Managers relating to these requirements.

#### *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 is being maintained for low- and 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 Solutions Grant*

ESG-funded programs are administered and monitored by the City's Housing Planner. ESG subrecipient reports are reviewed by City staff, the HHC and the Human Services Committee. City staff also participates on the committee that approves households for prevention and re-housing services.

#### NEPA Compliance

Activities funded by CDBG, HOME and ESG are reviewed for compliance with the National Environmental Protection Act (NEPA), as required. 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 - 2014 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 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 <b>LMH</b>	100	135	135%
	CDBG	2011		100	114	114%
	CDBG	2012		100	55	55%
		2013		110		
		2014		120		
		Multi-Year Goal:		530	304	57%
DH-1 Housing Rehab Administration -- Administration of Weatherization (accomplishments shown here for projects funded with Weatherization funds that were implemented by Housing Rehab staff)	CDBG	2010	Housing units improved <b>LMH</b>	0	31	0%
	CDBG	2011		0	8	0%
	CDBG	2012		0	0	0%
		2013		0		0%
		2014		0		0%
		Multi-Year Goal:		0	39	
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 <b>LMH</b>	8	3	38%
	Rev Loan	2011		8	3	38%
	Rev Loan	2012		10	5	50%
	Rev Loan	2013		10		
	Rev Loan	2014		12		
		Multi-Year Goal:		48	11	23%
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 <b>LMH</b>	8	0	0%
	Rev Loan	2011		8	2	25%
	Rev Loan	2012		6	2	33%
	Rev Loan	2013		10		
	Rev Loan	2014		5		
		Multi-Year Goal:		37	4	11%
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 <b>LMH</b>	4	11	275%
	Rev Loan	2011		4	9	225%
	Rev Loan	2012		4	2	50%
	Rev Loan	2013		8		
	Rev Loan	2014		4		
		Multi-Year Goal:		24	22	92%
DH-1 Essential Repairs Program - limited to owner occupied SF homes with income eligible residents to address life safety issues only		2010	Number of housing units improved <b>LMH</b>			
		2011				
	CDBG	2012				
		2013				0%
		2014		2		0%
		Multi-Year Goal:		2	0	0%
DH-1 Rapid Re-housing -- Homeless households receive rental assistance and services to become stably housed		2010	Households assisted <b>LMH</b>			
		2011				
	ESG	2012		5		0%
	ESG	2013		5		0%
	ESG	2014		5		
		Multi-Year Goal:		15	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 <b>LMC</b>	32	36	113%
	CDBG	2011		32	30	94%
	CDBG	2012		32	32	100%
	CDBG	2013		30		
	CDBG	2014		26		
		Multi-Year Goal:		152	98	64%

# TABLE 3A - 2014 ACTIVITIES

DH-2	HOME Ownership -- Funds for acquisition, construction or rehab of owner-occupied affordable homes	HOME	2010	Housing units acquired, constructed or rehabbed <b>LMH</b>	5	9	180%
		HOME	2011		5	2	40%
		HOME	2012		3	4	133%
		HOME	2013				
		HOME	2014				
			Multi-Year Goal:		13	15	115%
DH-2	HOME TBRA -- Funds for rental subsidies for income-eligible households		2010	Households assisted <b>LMH</b>			
			2011				
			2012				
		HOME	2013		10		0%
		HOME	2014		10		0%
			Multi-Year Goal:		20	0	0%
DH-2	HOME Rentals -- Funds for acquisition, construction or rehab of affordable rental housing	HOME	2010	Housing units acquired, constructed or rehabbed <b>LMH</b>	10	37	370%
		HOME	2011		10	10	100%
		HOME	2012		10	18	180%
		HOME	2013		26		0%
		HOME	2014		12		0%
			Multi-Year Goal:		68	65	96%
DH-2	Homeless Prevention -- Households at high risk of becoming homeless will receive rental subsidies and services to maintain stably housed		2010	Households assisted <b>LMH</b>			
			2011				
		ESG	2012		5		0%
		ESG	2013		5		0%
		ESG	2014		3		
			Multi-Year Goal:		13	0	0%
<b>Sustainability of Decent Housing (DH-3)</b>							
DH-3	Neighborhood Security -- a 50/50 cost sharing program that funds installation of exterior lighting, fencing and other security features to improve safety and security for residents of the property and neighborhood.	CDBG	2010	Housing units improved <b>LMH</b>	5	0	0%
		CDBG	2011		5	29	580%
			2012		5	6	120%
			2013		5		0%
			2014		6		0%
			Multi-Year Goal:		26	35	135%
DH-3	Rehabilitation of P. Lloyd Townhouses - funds will be used to correct problems with ventilation that cause build up of moisture and other repairs		2010	Housing units improved <b>LMH</b>			
			2011				
			2012				
		CDBG	2013		5		0%
		Rev Loan	2014				
			Multi-Year Goal:		5		0%
DH-3	McGaw YMCA Residence Security Cameras		2010	People benefiting			
			2011				
			2012				
			2013				
		CDBG	2014		200		0%
			Multi-Year Goal:		200	0	0%
DH-3	Target Area Housing Code Compliance - Inspection of rental units and in response to complaints in the CDBG Target Area for code violations	CDBG	2010	Housing units inspected, violations cited, reinspections <b>LMA</b>	3,000	3,750	125%
		CDBG	2011		3,000	3,156	105%
		CDBG	2012		3,000	3,138	105%
			2013		3,000		
			2014		3,000		
			Multi-Year Goal:		15,000	10,044	67%

# TABLE 3A - 2014 ACTIVITIES

Availability/Accessibility of Suitable Living Environment (SL-1)							
SL-1	Moran Center for Youth Advocacy -- Legal Assistance in criminal matters and social services for low/moderate income youth	CDBG	2010	Individuals served <b>LMC</b>	120	189	158%
		CDBG	2011		206	294	143%
		CDBG	2012		140	389	278%
		CDBG	2013		150		0%
		CDBG	2014		120		0%
			Multi-Year Goal:		736	872	118%
SL-1	Girl Scouts-Healthy Living Initiative -- Life skills and self-esteem building programs for low/moderate income girls	CDBG	2010	Individuals served <b>LMC</b>	150	396	264%
			2011				
		CDBG	2012		75	83	111%
			2013		75		
			2014		75		
			Multi-Year Goal:		375	479	128%
SL-1	LAF (Legal Assistance Foundation of Chicago) -- Free legal assistance for low/moderate income individuals and seniors in civil cases	CDBG	2010	Individuals served <b>LMC</b>	450	428	95%
		CDBG	2011		450	354	79%
		CDBG	2012		200	161	81%
			2013		375		
			2014		300		
			Multi-Year Goal:		1,775	943	53%
SL-1	Meals At Home -- Meals delivered to home-bound seniors and the disabled in Evanston	CDBG	2010	Individuals served <b>LMC</b>	75	71	95%
		CDBG	2011		75	96	128%
		CDBG	2012		75	100	133%
			2013		75		
			2014		75		
			Multi-Year Goal:		375	267	71%
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 <b>LMC</b>	1,500	1,822	121%
		CDBG	2011		1,500	1,748	117%
		CDBG	2012		1,500	1,771	118%
			2013		1,500		
			2014		1,200		
			Multi-Year Goal:		7,200	5,341	74%
SL-1	Open Studio Project-Art & Action -- after-school program using art and writing for self expression and anger management	CDBG	2010	Individuals served <b>LMC</b>	36	25	69%
		CDBG	2011		35	27	77%
		CDBG	2012		10	11	110%
			2013		35		
			2014		35		
			Multi-Year Goal:		151	63	42%
SL-1	SYEP/Young Adult Certificate of Rehab -- summer jobs, employment training and Certificate of Rehabilitation for low/moderate income 14-25 year olds	CDBG	2010	Individuals served <b>LMC</b>	150	146	97%
		CDBG	2011		150	153	102%
		CDBG	2012		150	169	113%
		CDBG	2013		175		
		CDBG	2014		120		
			Multi-Year Goal:		745	468	63%
SL-1	Evanston Scholars-College Readiness program		2010	Individuals served <b>LMC</b>			
			2011				
			2012				
			2013				
		CDBG	2014		75		0%
			Multi-Year Goal:		75	0	0%
SL-1	YWCA Domestic Violence Services -- Housing, counseling, case management and legal advocacy for victims of domestic violence	CDBG	2010	Individuals served <b>LMC</b>	450	691	154%
		CDBG	2011		450	601	134%
		CDBG	2012		600	721	120%
		CDBG	2013		600		
		CDBG	2014		550		
			Multi-Year Goal:		2,650	2,013	76%

# TABLE 3A - 2014 ACTIVITIES

SL-1	Future Focus Teen Program -- Family Focus after-school program for teens who are not involved in extracurricular activities at ETHS		2010	Individuals served <b>LMC</b>			
			2011				
			2012				
		CDBG	2013			60	0%
			2014			30	
			Multi-Year Goal:			90	0
SL-1	Emergency Solutions Grant Program -- operational support for shelters and outreach/essential services for homeless individuals	ESG	2010	Individuals served <b>LMC</b>	400	855	214%
		ESG	2011		400	826	207%
		ESG	2012		400	604	151%
		ESG	2013		400		
		ESG	2014		350		
			Multi-Year Goal:			1,950	2,285
<b>Affordability of Suitable Living Environment (SL-2)</b>							
SL-2	Alley Special Assessment Assistance -- Program pays the special assessment for alley improvements for low/moderate income households	CDBG	2010	Households assisted <b>LMH</b>	20	23	115%
		CDBG	2011		0	4	
		CDBG	2012		0	5	
		CDBG	2013		15		
		CDBG	2014		2		
			Multi-Year Goal:			37	32
<b>Sustainability of Suitable Living Environment (SL-3)</b>							
SL-3	YWCA Evanston/Northshore DV shelter - Exterior repairs (2012) Electrical improvements (2013) Electrical Improvements (2014)		2010	Facilities improved <b>LMC</b>			
			2011				
		CDBG	2012		1	1	100%
		CDBG	2013		1		0%
		CDBG	2014		1		
			Multi-Year Goal:			3	1
SL-1	Youth Organizations Umbrella -- rehab/repair of Nichols Youth Center		2010	Facilities improved <b>LMC</b>			
			2011				
		CDBG	2012		1	1	0%
		CDBG	2013		1		
		CDBG	2014		1		
			Multi-Year Goal:			3	1
SL-3	Alley Paving -- Improvements to alleys in low/moderate income neighborhoods	CDBG	2010	Facilities improved <b>LMA</b>	1	1	100%
			2011				
		CDBG	2012		3	2	67%
		CDBG	2013		2		
		CDBG	2014		2		
			Multi-Year Goal:			8	3
SL-3	SNAP Lighting Project -- improved streetlighting in the west or south NRSA neighborhood	CDBG	2010	Individuals served <b>LMA</b>	300	1,313	438%
		CDBG	2011		500	1,290	0%
		CDBG	2012		500	0	0%
		CDBG	2013		500		
		CDBG	2014		500		
			Multi-Year Goal:			2,300	2,603
SL-3	Infant Welfare Society of Evanston -- rehabilitation of the Baby Toddler Nursery		2010	Facilities improved <b>LMC</b>			
			2011				
			2012				
			2013				
		CDBG	2014		70		0%
			Multi-Year Goal:			70	0
SL-3	Penny Park Renovations -- The design and engineering phase of a multi-year project to renovate Penny Park, located in census tract 8096		2010	Individuals benefiting <b>LMA</b>			
			2011				
			2012				
		CDBG	2013		3,400		0%
		CDBG	2014				
			Multi-Year Goal:			3,400	0



# TABLE 3A - 2014 ACTIVITIES

SL-3	Block Curb & Sidewalk and ADA Ramps -- This program replaces broken sidewalk and curb sections and installs ADA curb ramps to improve safety and walkability in Evanston neighborhoods		2010	Individuals benefiting <b>LMA</b>			
			2011				
			2012				
		CDBG	2013			1,500	0%
		CDBG	2014			1,500	0%
			Multi-Year Goal:			3,000	0
SL-3	Weissbourd-Holmes Center -- Repairs to heating system and installation of energy efficient lighting, new flooring, intercom system, etc.		2010	Facilities improved <b>LMA</b>			
			2011				
			2012				
		CDBG	2013			1	0%
		CDBG	2014			1	0%
			Multi-Year Goal:			2	0
SL-3	PEER Services rehab -- energy efficient windows Installation, replacing single-pane windows with energy-efficient, dual-pane windows.		2010	Facilities improved <b>LMC</b>			
			2011				
			2012				
		CDBG	2013			1	0%
		CDBG	2014				
			Multi-Year Goal:			1	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 <b>LMA</b>	24,000	24,632	103%
		CDBG	2011		24,000	24,632	103%
		CDBG	2012		24,000	24,632	103%
		CDBG	2013		24,000		
		CDBG	2014		24,000		
			Multi-Year Goal:			120,000	73,896
SL-3	CJE Senior Life -- parking lot improvements at Howard Street facility that houses Senior Day Programs and Transportation Program to improve accessibility and safety		2010	Individuals benefiting <b>LMC</b>			
			2011				
			2012				
			2013				
		CDBG	2014			75	0%
			Multi-Year Goal:			75	0
<b>Availability/Accessibility of Economic Opportunity (EO-1)</b>							
EO-1	Interfaith Action Council -- job counseling program for residents of Hilda's Place, transitional housing.	CDBG	2010	Individuals served <b>LMC</b>	75	62	83%
		CDBG	2011		80	85	0%
		CDBG	2012		90	84	0%
			2013				
		CDBG	2014			70	
			Multi-Year Goal:			315	231
EO-1	Youth Job Center -- employment training and services for low-income individuals between 18 and 25 years of age	CDBG	2010	Individuals served <b>LMC</b>	600	615	103%
		CDBG	2011		600	506	84%
		CDBG	2012		600	472	79%
		CDBG	2013		600		
		CDBG	2014		500		
			Multi-Year Goal:			2,900	1,593
EO-1	Housing Options I-WORK -- job training and placement program for persons with mental illness to develop self sufficiency and economic independence.		2010	Individuals served <b>LMC</b>			
			2011				
			2012				
		CDBG	2013			55	0%
		CDBG	2014			55	0%
			Multi-Year Goal:			110	0

# TABLE 3A - 2014 ACTIVITIES

EO-1	CDBG Economic Development Fund -- grant and loans to for-profit businesses that generate jobs or provide needed goods & services to LMI neighborhoods, support LMI micro-enterprises or improve commercial facades in LMI neighborhoods		2010	Projects funded LMJ, LMCMC, LMA				
			2011					
		CDBG	2012			2	2	100%
		CDBG	2013			2		0%
		CDBG	2014			2		0%
			Multi-Year Goal:			6	2	100%
<b>Other (O-1)</b>								
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  
2014 One-Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	2014 CDBG	2014 HOME	2014 ESG	2014 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Start Date	End Date	Priority Need
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	\$ 12,000	\$ -	\$ -	\$ 35,000	570.202	LMH	housing units	120	1/1/2014	12/31/2014	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	\$ 170,000	\$ -	\$ -	\$ 170,000	570.202	LMH	NA	reported in Single- and multi-family rehab	1/1/2014	12/31/2014	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 and entitlement allocated in prior years	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 38,200	\$ -	\$ -	\$ 38,200	570.202	LMH	housing units	12	1/1/2014	12/31/2014	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 and entitlement allocated in prior years.	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14B	\$ 30,000	\$ -	\$ -	\$ 30,000	570.202	LMH	housing units	5	1/1/2014	12/31/2014	H
Self-Help Paint Program	Rehabilitation	Paint and supplies to enable LMI homeowners to make improvements to their homes	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	\$ 1,800	\$ -	\$ -	\$ 1,800	570.202	LMH	housing units	4	1/1/2014	12/31/2014	H
Essential Repairs Program	Rehabilitation	Essential Repairs Program - limited to owner occupied SF homes with LMI HHs to address life safety issues only	Decent housing	Availability/ accessibility	Citywide & NRSAs	TBD	14A	prior year funding	\$ -	\$ -	\$ -	570.202	LMH	housing units	2	1/1/2014	12/31/2014	H
ESG Rapid Re-housing	Rental subsidies & services	Rental subsidies and case management services for homeless households with incomes < 30% AMI	Decent housing	Availability/ accessibility	Citywide	TBD	05S	\$ -	\$ -	\$ 26,000	\$ 26,000	91.105	LMH	households assisted	5	1/1/2014	12/31/2014	H
Homesharing Program	Public Services	Matches homeowners with an extra room with individuals seeking affordable housing	Decent housing	Affordability	Citywide	TBD	5	\$ 11,000	\$ -	\$ -	\$ 11,000	570.201(e)	LMC	people	26	1/1/2014	12/31/2014	H
HOME TBRA	Housing Assistance	Rental subsidies to income-eligible households in order to achieve housing stability	Decent housing	Affordability	Citywide	TBD	05S	\$ -	prior year funding	\$ -	\$ -	92.209	LMH	households assisted	10	1/1/2014	12/31/2014	H
HOME Rentals	Acq, rehab, new construct	Funds for acquisition, construction or rehab of affordable rental housing	Decent housing	Affordability	Citywide	TBD	14B	\$ -	\$ 202,500	\$ -	\$ 202,500	92.205, 92.209	LMH	housing units	12	1/1/2014	12/31/2014	H
ESG Homeless Prevention	Rental subsidies & services	Rental subsidies and case management services for income eligible households at high risk of becoming homeless	Decent housing	Affordability	Citywide	TBD	05S	\$ -	\$ -	\$ 19,760	\$ 19,760	91.105	LMH	households assisted	3	1/1/2014	12/31/2014	H
Target Area Housing Code Compliance	Code Compliance	Inspection of rental units and area surveys in the CDBG Target Area for code violations	Decent housing	Availability/ accessibility	CDBG Target Area	TBD	15	\$ 340,000	\$ -	\$ -	\$ 340,000	570.202 (c)	LMA	housing units inspected	3,000	1/1/2014	12/31/2014	H
Neighborhood Security Program	Rehab limited to security features	Funding for installation of security improvements to income-eligible housing units using funds allocated in prior years	Decent housing	Sustainability	CDBG Target Area	TBD	14A, 14B	prior year funding	\$ -	\$ -	\$ -	570.202	LMH	housing units improved	6	1/1/2014	12/31/2014	H
Patricia Lloyd Townhomes	Rehabilitation	Rehab work to correct ventilation problems that allow a build up of moisture and other repairs. The townhomes house adults with developmental disabilities	Decent housing	Sustainability	1823-31 Brummel St, Evanston	TBD	14B	prior year funding	\$ -	\$ -	\$ -	570.202	LMH	housing units improved	5	1/1/2014	12/31/2014	H
McGaw YMCA Residence Cameras	Rehabilitation	Installation of cameras in common areas and hallways for safety and security of the 172 residents	Decent housing	Sustainability	1000 Grove St, Evanston	TBD	3	\$ 15,000	\$ -	\$ -	\$ 15,000	570.201(c)	LMC	people	200	6/1/2014	12/31/2014	H
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	\$ 28,000	\$ -	\$ -	\$ 28,000	570.201(e)	LMC	people	120	1/1/2014	12/31/2014	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	\$ 4,300	\$ -	\$ -	\$ 4,300	570.201(e)	LMC	people	75	1/1/2014	12/31/2014	H
LAF (formerly Legal Assistance Foundation)	Public Services	Free legal assistance for low/moderate income individuals, primarily seniors, in civil cases	Suitable living environment	Availability/ accessibility	Citywide	TBD	05C	\$ 6,000	\$ -	\$ -	\$ 6,000	570.201(e)	LMC	people	300	1/1/2014	12/31/2014	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	\$ 14,000	\$ -	\$ -	\$ 14,000	570.201(e)	LMC	people	75	1/1/2014	12/31/2014	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	\$ 15,000	\$ -	\$ -	\$ 15,000	570.201(e)	LMC	people	1,200	1/1/2014	12/31/2014	H

**City of Evanston  
2014 One-Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	2014 CDBG	2014 HOME	2014 ESG	2014 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Start Date	End Date	Priority Need
Open Studio Project	Public Services	Art and Action -- After school program that uses art and writing for self expression & anger management	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 4,000	\$ -	\$ -	\$ 4,000	570.201(e)	LMC	people	35	1/1/2014	12/31/2014	H
SYEP/Young Adult Certificate of Rehab	Public Services	Summer jobs, employment training and certificates of rehabilitation for low/moderate income 14-25 year olds	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 30,000	\$ -	\$ -	\$ 30,000	570.201(e)	LMC	people	120	1/1/2014	12/31/2014	H
Evanston Scholars	Public Services	College readiness program for LMI high school students, including test prep, application help	Suitable living environment	Availability/ accessibility	Citywide	TBD	05D	\$ 4,300	\$ -	\$ -	\$ 4,300	570.201(e)	LMC	people	75	1/1/2014	12/31/2014	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	\$ 20,500	\$ -	\$ -	\$ 20,500	570.201(e)	LMC	people	550	1/1/2014	12/31/2014	H
Family Focus	Public Services	Future Focus after-school programming for teens.	Suitable living environment	Availability/ accessibility	West NRSA	TBD	05D	\$ 20,000	\$ -	\$ -	\$ 20,000	570.201(e)	LMC	people	30	1/1/2014	12/31/2014	H
Emergency Solutions Grant Program	Homeless Services	Operational support for shelters and outreach/essential services for the homeless	Suitable living environment	Availability/ accessibility	Citywide	TBD		\$ -	\$ -	\$ 45,240	\$ 45,240	91.105	LMC	people	350	1/1/2014	12/31/2014	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	\$ 5,000	\$ -	\$ -	\$ 5,000	570.201(c)	LMH	households	2	1/1/2014	12/31/2014	H
YWCA Evanston/North Shore	Public Facilities	Electrical systems upgrades.	Suitable living environment	Sustainability	Confidential	TBD	3	\$ 25,000	\$ -	\$ -	\$ 25,000	570.201(c)	LMC	facilities improved	1	6/1/2014	12/31/2014	H
YOU Nichols Youth Center rehab	Public Facilities	Phase 2 of the rehab of Nichols Youth Center	Suitable living environment	Sustainability	1027 Sherman Ave	TBD	03D	\$ 25,000	\$ -	\$ -	\$ 25,000	570.201(c)	LMC	facilities improved	1	6/1/2014	12/31/2014	M
Alley Paving	Public Facilities	Paving and drainage of alleys in south and west Evanston	Suitable living environment	Sustainability	West NRSA	TBD	03K	\$ 200,000	\$ -	\$ -	\$ 200,000	570.201(c)	LMA	facilities improved	2	4/1/2014	12/31/2014	H
SNAP Lighting Project	Public Facilities	New streetlighting in a west or south NRSA neighborhood	Suitable living environment	Sustainability	West or South NRSA	TBD	03K	\$ 25,000	\$ -	\$ -	\$ 25,000	570.201(c)	LMA	people benefitting	500	4/1/2014	12/31/2014	H
Infant Welfare Society of Evanston-Baby Toddler Nursery Rehab	Public Facilities	Renovation and refurbishment of the Baby Toddler Nursery that provides full day care for children 6 months - 5 years from LMI families	Suitable living environment	Sustainability	2200 Main St, Evanston	TBD	03M	\$ 20,000	\$ -	\$ -	\$ 20,000	570.201(c)	LMC	people benefitting	70	6/1/2014	12/31/2014	H
Penny Park Renovations	Public Facilities	Design and engineering phase of a multi-year project to renovate Penny Park, located in census tract 809€	Suitable living environment	Sustainability	Lake St & Ashland Ave	TBD	03F	\$ 20,000	\$ -	\$ -	\$ 20,000	570.201(c)	LMA	facilities improved	1	1/1/2014	12/31/2014	H
Block Curb Sidewalk & ADA Ramps	Public Facilities	Replacement of broken sidewalk and curbing in neighborhoods that are primarily low/moderate income, and installation of ADA curb ramp as needed.	Suitable living environment	Sustainability	NRSAs	TBD	03K	\$ 50,000	\$ -	\$ -	\$ 50,000	570.201(c)	LMA	people benefitting	1,500	4/1/2014	12/31/2014	H
Weissbourd-Holmes Family Focus Center	Public Facilities	Repairs to heating system and installation of energy efficient lighting, new flooring, intercom system, etc	Suitable living environment	Sustainability	West NRSA	TBD	03E	\$ 25,000	\$ -	\$ -	\$ 25,000	570.201(c)	LMA	facilities improved	1	6/1/2014	12/31/2014	H
PEER Services	Public Facilities	Installation of new double pane insulated windows for energy efficiency and to reduce operating costs	Suitable living environment	Sustainability	906 Davis Street	TBD	03P	\$ 10,000	\$ -	\$ -	\$ 10,000	570.201(c)	LMC	facilities improved	1	6/1/2014	12/31/2014	M
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	\$ 31,000	\$ -	\$ -	\$ 31,000	570.201(c)	LMA	people benefitting	24,000	1/1/2014	12/31/2014	H
CJE Senior Life Parking Lot Improvements	Public Facilities	Resurfacing of their Howard Street parking lot that houses Senior Day Services & Transportation Services to improve accessibility and safety	Suitable living environment	Sustainability	1015 W Howard St, Evanston	TBD	3	\$ 7,500	\$ -	\$ -	\$ 7,500	570.201(c)	LMC	people benefitting	75	6/1/2014	12/31/2014	M
Interfaith Action of Evanston	Public Services	Job counseling program for residents of Hilda's Place, transitional housing & Entry Point	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 2,400	\$ -	\$ -	\$ 2,400	570.201(e)	LMC	people	70	1/1/2014	12/31/2014	H
Youth Job Center	Public Services	Employment training and services for low-income individuals between 18 and 25 years.	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 25,000	\$ -	\$ -	\$ 25,000	570.201(e)	LMC	people	500	1/1/2014	12/31/2014	H
Housing Options I-WORK	Public Services	Job training and placement services for persons with mental illness	Economic Opportunity	Availability/ accessibility	Citywide	TBD	05H	\$ 20,000	\$ -	\$ -	\$ 20,000	570.201(e)	LMC	people benefitting	55	1/1/2014	12/31/2014	H
CDBG Economic Development Fund	Economic Development	Funds for grants and loans to businesses to generate jobs and provide needed goods & services; may also fund technical assistance to businesses	Economic Opportunity	Availability/ accessibility	NRSAs	TBD	18A, 18B, 18C	\$ 44,288	\$ -	\$ -	\$ 44,288	570.201(e)	LMJ, LMC, LMA	jobs created, LMI micro-enterprises assisted	2	1/1/2014	12/31/2014	H
CDBG Administration	Administration	Management of the CDBG program, including planning, monitoring, reporting and support to subrecipients, and neighborhood planning functions	Other			TBD	21A	\$ 300,000	\$ -	\$ -	\$ 300,000		NA	NA	-	1/1/2014	12/31/2014	

**City of Evanston**  
**2014 One-Year Action Plan Goals**

Project	Activity	Description	Objective Category	Outcome Category	Location/ Target Area	Project ID	HUD Matrix Code	2014 CDBG	2014 HOME	2014 ESG	2014 Funding	Citation	CDBG National Objective	Performance Indicator	Annual Units-estimated	Start Date	End Date	Priority Need
ESG Administration & HMIS	Administration	Management and administration of all ESG programs and HMIS system	Other			TBD	21A	\$ -	\$ -	\$ 13,000	\$ 13,000	575.108		NA	-	1/1/2014	12/31/2014	
HOME Administration	Administration	Management of all HOME projects	Other			TBD	21A	\$ -	\$ 22,500	\$ -	\$ 22,500	92.207		NA	-	1/1/2014	12/31/2014	

Housing and Community Development Activities		Indicator	5-Year Quantities												% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source	
			Year 1-2010/11		Year 2-2011		Year 3-2012		Year 4-2013		Year 5-2014		Cumulative						
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)		facilities			1		1			1			2	1	50%	M		O	
02 Disposition 570.201(b)		facilities			1		1						1	1	100%	M	Y	C	
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)		facilities	1		1		2		1			0	5	#DIV/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				1	3	1	33%	H	Y	E, C
	03D Youth Centers 570.201(c)		facilities					1						0	1	0%	L	N	
	03E Neighborhood Facilities 570.201(c)		facilities	1	3	1		1	1	1			1	5	4	80%	M	Y	C
	03F Parks, Recreational Facilities 570.201(c)		facilities	1		1	2	1		1	1		1	5	3	60%	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	3	1	2	2	2	2	2		1	7	9	129%	H	Y	C
	03L Sidewalks 570.201(c)		projects	2	1	2	4	2	0	2				10	5	50%	H	Y	C
	03M Child Care Centers 570.201(c)		facilities	1	1	1	0	1	1	1			1	5	2	40%	H	Y	C
	03N Tree Planting 570.201(c)		facilities			1	2	1	1				1	3	3	100%	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	4	2	4	3	4	3	3		3	13	15	115%	M	Y	E, C	
04 Clearance and Demolition 570.201(d)		housing units	1		1		1	1	1	1		1	5	2	40%	M	Y	O, C	
04A Clean-up of Contaminated Sites 570.201(d)		businesses			1				1	1		1	3	1	33%	H	Y	O, C	
Public Services	05 Public Services (General) 570.201(e)		people	20,000	52,384	20,000	28,371	20,000	24,758	20,000	27,202	20,000	100,000	132,715	133%	M	Y	C	
	05A Senior Services 570.201(e)		people	350	2,046	350	1,844	350	1,871	350	2,000	350	1,750	7,761	443%	H	Y	C	
	05B Handicapped Services 570.201(e)		people	50		50	2	50		50		50	250	2	1%	H	Y	O	
	05C Legal Services 570.201(E)		people	500	428	500	354	500	161	500	178	500	2,500	1,121	45%	H	Y	C	
	05D Youth Services 570.201(e)		people	550	816	550	507	550	652	550	906	550	2,750	2,881	105%	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	691	650	601	650	721	650	670	650	3,250	2,683	83%	H	Y	C	
	05H Employment Training 570.201(e)		people	700	684	700	603	700	556	700	668	700	3,500	2,511	72%	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	59	50	34	50	37	50	34	50	250	164	66%	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 1-2010/11		Year 2-2011		Year 3-2012		Year 4-2013		Year 5-2014		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	175	170	144	175	62	175	7	175		865	388	45%	H		C
14B Rehab; Multi-Unit Residential 570.202	housing units	20	4	20	29	20	2	20		20		100	35	35%	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		1									0	1	#DIV/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	4,669	3,000	4,278	3,000	3,138	3,000	3,529	3,000		15,000	15,614	104%	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	1	5		5		23	1	4%	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	8	15	3	15	1	15		15		75	12	16%	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
22 Unprogrammed Funds	None											0	0	0%	L		
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	23	16	6	20	2	20	1	20		92	32	35%	H	Y	RL
Rental assistance	households											0	0	0%			

Housing and Community Development Activities		Indicator	5-Year Quantities												% of Goal	Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source	
			Year 1-2010/11		Year 2-2011		Year 3-2012		Year 4-2013		Year 5-2014		Cumulative						
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
CD	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	11	15	3	12	5	12	10	12		61	29	48%	H	Y	RL	
	Homeownership assistance	households											0	0	0%				
HOME	Acquisition of existing rental units	housing units											0						
	Production of new rental units	housing units	2	0	6	0	6	0	14	8			22	0	0%	H	Y	H	
	Rehabilitation of existing rental units	housing units	35	35	20	0	10	18	20	5	6		91	37	41%	H	Y	H	
	Rental assistance	households					2		4		10		16	0	0%	M	Y	H	
	Acquisition of existing owner units	housing units	2	0	2	0							4	1	25%	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						1					0	1	0%	L	N		
	Homeownership assistance	households	10	14	10	1	10	3	10		10		50	18	36%	H	Y	H, O	
	HPR	Rental assistance (Re-housing)	households		19		48		20		13				100				HP, E
		Prevention assistance	households		46		38		25		21				130				HP, E
NSP2	Rental units <50% AMI	housing units				2		9		20			25	31	124%			NSP2	
	Rental units <120% AMI	housing units						9		23			25	32	128%			NSP2	
	Owner units <120% AMI	housing units						10		20			50	30	60%			NSP2	
<b>Totals</b>			26,272	62,032	26,272	36,778	26,272	29,924	26,275	35,234	26,275	0	131,366	166,060					

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; NSP2 = Neighborhood Stabilization Program 2

Emergency Solutions Grants Prevention & Re-housing accomplishments are shown in 2013

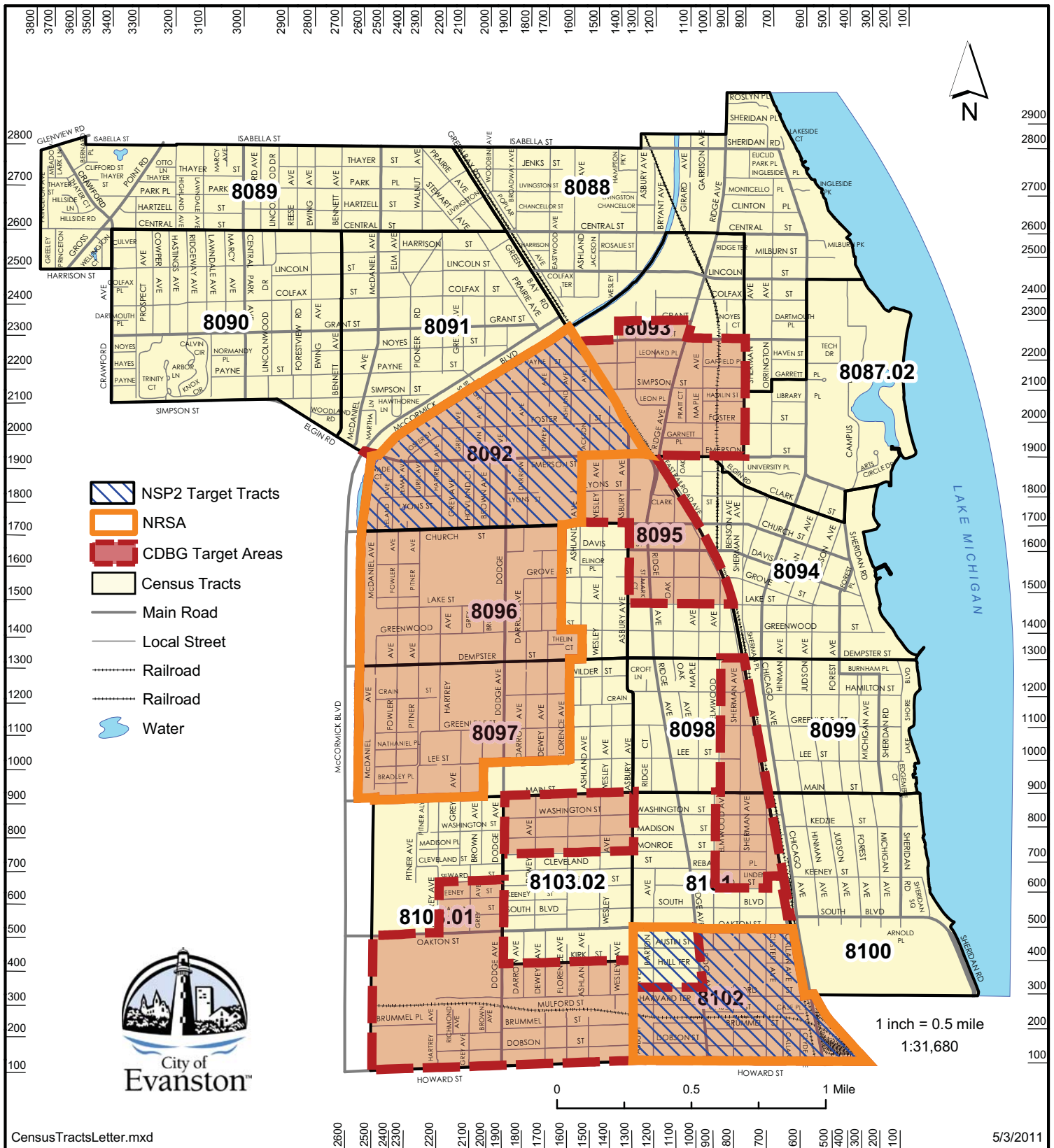
Note: Housing Rehab numbers reflected in 14A and 14B are small-scale projects through the Handyman, Minor Repair and similar programs.

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



# City of Evanston

## CDBG Target Area, NRSA & NSP2 Target Tracts



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

## Flax, Sarah

---

**From:** Thomas, Kathy <KThomas@Wheels.com>  
**Sent:** Friday, September 27, 2013 3:45 PM  
**To:** cdbg  
**Subject:** 2013 Action Plan idea-recommendation

Most low-income residents do not have private transportation, so a free public bus system similar to what Niles has for it's residents would be a much appreciated service.

With a route that goes to the various shopping areas in the city and a voucher/monthly sort of pass for those who qualify as Evanston residents with low income, this would greatly improve the quality of life in Evanston. Low income students could have a 2-hr am/pm time frame tied to school hours to use the program.

This would also increase revenue for the business folk in Evanston.

A win-win program.

Kathy Thomas  
1601 Fowler Ave  
Evanston IL 60201

**CITY OF EVANSTON  
UNEXPENDED CDBG FUNDS FROM PRIOR YEARS  
FOR REALLOCATION IN FY2014**

<b>YEAR</b>	<b>PROJECT/PROGRAM</b>	<b>AMOUNT</b>
2009	Neighborhood Initiatives Fund	\$ 7,000.00
2011	CDBG Administration	\$ 2,999.48
2011	SNRSA Tree Planting	\$ 6,361.75
2011	WNRSA Tree Planting	\$ 4,605.89
2011	WNRSA Block Curb & Sidewalk	\$ 11,060.10
2011	SNRSA Block Curb & Sidewalk	\$ 11,942.60
2012	CDBG Administration	\$ 3,318.18
2012	TIC EBOI	\$ 5,000.00
<b>Total amount for reallocation to FY 2014 CDBG Program:</b>		<b>\$ 52,288.00</b>