

City of Evanston 2015-2019 Consolidated Plan



October 3, 2014 – DRAFT PLAN for Public Comment
March 3, 2015 – Updated to Include Public Comment and Revisions

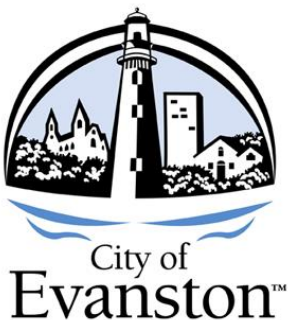


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Executive Summary

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

1. Introduction

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

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

Evanston's 2015-2019 Consolidated Plan is developed in the new eConPlanning Suite, as required by HUD. This new format includes estimated funding for the five-year period. The City has based its plan on declining grant amounts based on recent year actual funding. In addition, the plan uses the new low/moderate income area data recently released by HUD, which is based on American Community Survey data from 2006-2010. These data show significant change in the areas with a high percentage of low and moderate income residents and eliminate the City's two Neighborhood Revitalization Strategy Areas, which focused resources and efforts to bridge the widening gap between struggling neighborhoods and our community as a whole. While the City believes that the strategies employed in the last five years have had a positive effect on these two areas, the dramatic changes seen in the data for some areas is not supported by direct observation of neighborhood conditions. A new Neighborhood Revitalization Strategy Area, comprising parts of west and central Evanston, is being proposed based on the new data, however, the City may choose to use surveys to determine areas with a high population of Low and moderate income residents that are not identifiable using ACS data.

The 2015-2019 Consolidated Plan employed an expanded citizen outreach and participation process using an online questionnaire and promoted via email and social media. This resulted in more than double the number people providing input on the priority needs of Evanston's low and moderate income residents. This process also included outreach to Spanish-speaking residents at a 2nd Ward meeting to encourage them to provide their input.

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

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

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

Creating livable communities: The City will continue to use CDBG funding make improvements to facilities that serve the public and infrastructure, including alley and street paving, improved street lighting, sidewalks, and parks to revitalize challenged neighborhoods and strengthen community.

Economic development: Economic development is a lower priority of this plan in terms of funding levels, but only because the City has additional resources from its Economic Development Fund and Tax Increment Financing for economic development. The City plans to apply to HUD for a CDBG Section 108 Loan Pool.

Public Services: Expanding the availability of and increasing access to needed services is a key goal of the City. Services include, but are not limited to, mental health, job training and youth programs.

3. Evaluation of past performance

The City of Evanston continues to use its HUD funding effectively to address a broad range of housing and community development objectives, and to leverage outside resources to achieve City and Consolidated Plan goals and objectives put forth in the 2010-2014 Consolidated Plan. Most recently, the

2014 fiscal year was marked by major accomplishments in the Housing category. The City and Cook County formed a HOME collaboration to provide gap funding for the rehab of two Housing Authority of Cook County senior and disabled apartments, comprising 199 units. The City is leveraging over \$170 in outside funding for every HOME dollar invested. Additionally, during the 2010-2014 period the City utilized NSP2 funds to offset the negative impacts on neighborhoods experiencing high levels of home foreclosures. The expended funds have stabilized low and moderate income neighborhoods, providing new opportunities for home ownership and rental.

Significant progress was made on Economic Development projects in 2014. A new tenant, Valli Produce, was confirmed for the shuttered Dominick's store in the Dempster-Dodge shopping center. Valli has purchased the entire center and is committed to filling the many vacant storefronts to revitalize this vital commercial hub. The City is also working with potential tenants for City owned properties on Howard Street to continue revitalization of that important corridor, building on the successes of projects funded in recent years.

The late release of 2014 entitlement funds created challenges in the implementation of the CDBG funded capital activities, resulting in the carryover of some Public Facilities and Infrastructure projects to 2015. 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 in light of reductions in funding by the State of Illinois and other sources.

The City continued to fund Connections for the Homeless and the YWCA with ESG to address the needs of individuals and families who are homeless or at high risk of homelessness. Funding is prioritized for rapid re-housing, following the housing first strategy of the HEARTH Act, while maintaining needed prevention funding, street outreach services and emergency shelter, particularly for domestic violence victims.

4. Summary of citizen participation process and consultation process

The City of Evanston's Community Development Department solicited citizen participation through the use of email invitations, neighborhood meetings, postings to the City's website and social media accounts (Facebook and Twitter), newsletters, and newspaper advertisements. The use of social media and other web based resources was an integral part of the City's efforts to increase awareness and citizen participation. Direct public input was solicited through an online community priority needs survey which was available online and via 311 from June 6, 2014 to July 7, 2014. The survey provided a forum for Evanston residents to provide input and any comments they wished to make in regards to community priority needs from 2015 -2019. The survey was advertised in the Evanston Roundtable newspaper and through various announcements and emails meant to target low and moderate income

residents as well as service providers. Further discussion of citizen participation techniques can be found in section PR-15.

Additionally, Community Development Department staff attended the 2nd Ward Meeting for the Spanish-Speaking Community on June 12, 2014 where the Spanish language version of the community priority needs survey was made available. Finally, a public meeting was held on July 22, 2014 to present the City's presentation of its Analysis of Impediments to Fair Housing Choice Report. Community Development staff was in attendance to receive feedback from community members and answer concerns about the report and the consolidated planning process.

The public comment period for the City's 2015-2019 Consolidated Plan occurred from October 3 to November 3, 2014. The Consolidated Plan was available for viewing on the City's website and in print at the Lorriane H. Morton Civic Center. During the public comment period, the City of Evanston's Housing & Community Development Act Committee conducted a public meeting to hear comment on the draft 2015-2019 Consolidated Plan and 2015 Action Plan on Tuesday, October 21, 2014. The Consolidated Plan and Action Plan were both approved by the committee and sent to City Council. At the City Council meeting on March, 9, 2015 both plans received final approval.

5. Summary of public comments

Comments from Evanston community resident Husayn Allmart expressed concern over housing affordability and thanking City staff for their efforts in ensuring that Evanston remains an ideal community for all of its residents. Upon reviewing the Draft Consolidated Plan, Paul Selden, Executive Director of Connections for the Homeless, provided comments and feedback on the various needs assessments concerning housing and homelessness. Additionally, local homeless population data was provided. The edits, comments, and data were considered and incorporated into the plan.

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

All comments received during the 30 day public comment period have been considered and incorporated into the Consolidated Plan.

7. Summary

N/A

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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Housing and Grants Administrator

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

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

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

The Community Development Department regularly attends meetings and other events involving the community and various stake holders. Staff is aware of any major occurrence that which would impact housing or health of vulnerable community residents. Engaging with nonprofit service providers on a regular basis will continue to foster an environment where the City works in tandem with the community towards better development. Additionally, it was proposed that a more integrated service provider communication network be created as a result of this year's Consolidated Planning process consultation. Continuing to work with local and regional stakeholders will only serve the best interests of the Evanston community.

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

The City is currently working towards combining the allocation processes for the CDBG Public Services and City's Mental Health Board funding. This will better allocate funds towards the highest priority needs of the community and ensure collaboration amongst community partners. It is expected the joint process will commence in 2015.

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

The City of Evanston continuously works with the Alliance to End Homelessness in Suburban Cook County Continuum of Care to address the needs of homeless persons and persons at risk of homelessness. The increased coordination and collaboration with the Alliance to End Homelessness has allowed the City to better integrate programs and services to their plans. The City of Evanston's Community Development Department has worked with the Continuum of Care in the development of the 2014-2017 Strategic Plan; A Strategic Plan Forward to End Homelessness.

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

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

The City of Evanston continues to work with the Alliance to End Homelessness in Suburban Cook County Continuum of Care, local agencies that serve the homeless and people at risk of homelessness and other advocacy organizations to develop and maintain policies and procedures to coordinate provision of emergency shelter, street outreach, homeless prevention and rapid re-housing assistance, mainstream and other services and housing providers. Connections for the Homeless, the primary recipient of City of Evanston ESG funds participates very closely with the Alliance on many levels. Connections staff participate on the HMIS Committee meeting, the monthly prevention meeting and the 150 HOME subcommittee meetings. The City's Housing and Grants Administrator is currently an Alliance Board member. Participation across the Board and committees help to ensure clear communication of goals and priorities and decrease redundancies as they relate to ESG funding. Funds may be used for staff salaries and benefits for HMIS management, HMIS licenses and computer security assessments.

Coordination among ESG recipients is facilitated through the use of the Universal Intake and Eligibility Form developed by the Alliance whose use was implemented in February 2013 and updated in April

2014. This is an important first step in developing a more coordinated process for intake and will help determine targeting and prioritization for services.

The City of Evanston recognizes that the demand is greater than available resources to provide essential services, emergency shelter, prevention and re-housing that meet all needs. The City and Alliance also recognize that individuals and households must be prioritized to ensure that these limited resources available are allocated in the most efficient and appropriate manner. As stated above, the City of Evanston and the Alliance continue to work on policies and procedures to assess, prioritize and reassess individuals and families' needs for all ESG-funded services, including essential services for those in emergency shelter, rapid re-housing and homeless prevention activities.

While the Alliance works to finalize the priorities, the City of Evanston will continue to prioritize households that require shorter, shallower subsidies and have the potential to become self-sufficient in that short time frame. Due to the nature and amount of ESG funds, this population is best served by this type of funding. The City works closely with the Health Department that has recently absorbed the responsibilities of the Evanston Township. The Health Department is now responsible for administering General Assistance funds. There is a large overlap of populations served by both General Assistance and ESG, and staff will be working to ensure funds are spent in the most efficient manner.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF COOK COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and provided data for relevant Consolidated Plan sections.
2	Agency/Group/Organization	MCGAW YMCA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
3	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
4	Agency/Group/Organization	Youth Organizations Umbrella
	Agency/Group/Organization Type	Services-Children Services-Education

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

8	Agency/Group/Organization	FAMILY FOCUS
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
9	Agency/Group/Organization	Infant Welfare Society of Evanston
	Agency/Group/Organization Type	Services-Children Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
10	Agency/Group/Organization	United Way North-Northwest
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.

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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and provided data for relevant Consolidated Plan sections.
14	Agency/Group/Organization	SHORE COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.
15	Agency/Group/Organization	Evanston Community Foundation
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and other related Consolidated Plan sections.

16	Agency/Group/Organization	EVANSTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various city departments attended planning meetings to develop needs assessment and provided data for relevant Consolidated Plan sections. Departments included Community Development, Public Works, Parks, Utilities, Health, and Economic Development.
17	Agency/Group/Organization	Evanston Township Highschool
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
18	Agency/Group/Organization	Chicago Metropolitan Agency for Planning (CMAP)
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
19	Agency/Group/Organization	Evanston/Skokie School District 65
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
20	Agency/Group/Organization	Evanston Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
21	Agency/Group/Organization	Main Street Merchants
	Agency/Group/Organization Type	Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
22	Agency/Group/Organization	Chicago's North Shore Convention and Visitors Bureau
	Agency/Group/Organization Type	Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
23	Agency/Group/Organization	Central Street Business Association
	Agency/Group/Organization Type	Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
24	Agency/Group/Organization	Evanston West End
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.
25	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with to provide data/input for relevant Consolidated Plan sections.
26	Agency/Group/Organization	New Community Vision
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Attended planning meetings to develop needs assessment and invited to provide input for relevant Consolidated Plan sections.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness In Suburban Cook County	The Continuum of Care provides the framework and services for many of the activities provided locally to bring assistance and housing to homeless individuals and families.
Illinois' 2014 Annual Comprehensive Housing Plan	Illinois Housing Development Authority	The City of Evanston works with IHDA to ensure continued access to affordable housing for Evanston's low and moderate income residents. Working with IHDA furthers Evanston's low and moderate income housing goals.
Red and Purple Line Modernization	Chicago Transit Authority	Furthering access to employment opportunities is integral to community development and fostering greater economic growth. The modernization of the Red and Purple Line trains will serve to provide greater accessibility for those with disabilities and the elderly.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Go To 2040	Chicago Metropolitan Agency For Planning	CMAP's Go to 2040 Plan is a plan for regional growth in the Chicago area. Evanston is an important component of the Chicago metropolitan region and coordinated growth and development with the region will only improve the quality of life for Evanston's residents.
2000 Evanston Comprehensive General Plan	City of Evanston	The current Evanston Comprehensive General Plan was adopted in 2000. It establishes long range planning goals and objectives in functional areas of General Land Use, Public Facilities, Circulation, and Community Environment. An update to the plan is due shortly to address the changed economic landscape.
West Evanston Master Plan 2007	City of Evanston	The West Evanston Master Plan is the capstone for the neighborhood planning initiatives in West Evanston since 2000. The plan clearly communicates the neighborhood and City's vision of the context and form for future infill projects so that they and their residents become fully integrated with the existing community. West Evanston encompasses an area of the City where low and moderate income community members reside.
West Side Neighborhood Planning- 2005	City of Evanston	This report documents the community consultation and planning process guided by the Neighborhood Committee of the Evanston Plan Commission. The final report identifies community concerns and issues in the West Side neighborhood, examines the opportunities presented by redevelopment projects and presents action recommendations.
Evanston Climate Action Plan	City of Evanston	The Evanston Climate Action Plan is organized into nine focus areas and outlines more than 200 strategies for reducing Evanston's greenhouse gas emissions. The nine focus areas are: Transportation & Land Use, Energy Efficiency & Buildings, Renewable Energy Resources, Waste Reduction & Recycling, Forestry, Prairie & Carbon Offsets, Food Production & Distribution, Policy & Research, Education & Engagement and Communications & Public Relations.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan For Affordable Housing	City of Evanston	Evanston's Plan for Affordable Housing looks at how to effectively and efficiently meet Evanston residents need for housing that is affordable. In addition the plan looks at the best ways to use federal and local funds to increase affordable housing opportunities in Evanston.
Analysis of Impediments to Fair Housing Choice	City of Evanston	The City contracted with the independent consultants Mullin and Lonergan in 2013 to produce the Analysis of Impediments to Fair Housing Choice Report. The report discusses the nature of Evanston's barriers to fair housing choice and provides recommendations to lift these barriers.
Cook County Consolidated Plan 2010-2014	Cook County	The City of Evanston is a jurisdiction within Cook County and is impacted by the goals and priorities put forth in the Consolidated Plan of Cook County. Public housing, homelessness, and affordable housing are some of the fields where Evanston and Cook County work in coordination to address.
HACC 5 Year PHA Plan and Annual Plan; 2014	Housing Authority of Cook County	The City of Evanston works with the Housing Authority of Cook County to ensure that their public housing goals are in coordination with those of Evanston in this Consolidated Plan. The HACC owns and operates public housing units in Evanston as well as the Housing Choice Voucher Program.

Table 3 – Other local / regional / federal planning efforts

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

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

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

Narrative (optional):

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

PR-15 Citizen Participation

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

The City of Evanston's Community Development Department solicited citizen participation through the use of email invitations, neighborhood meetings, postings to the City's website and social media accounts (Facebook and Twitter), newsletters, and newspaper advertisements. The use of social media and other web based resources was an integral part of the City's efforts to increase awareness and citizen participation. Direct public input was solicited through an online community priority needs survey which was available from June 6, 2014 to July 7, 2014. The survey provided a forum for Evanston residents to provide input and any comments they wished to make in regards to community priority needs from 2015 -2019. The survey was advertised through various announcements and emails meant to target low and moderate income residents as well as service providers.

Additionally, Community Development Department staff attended the 2nd Ward Meeting for the Spanish-Speaking Community on June 12, 2014 where the Spanish language version of the community priority needs survey was made available. Finally, a public meeting was held on July 22, 2014 to present the City's presentation of its Analysis of Impediments to Fair Housing Choice Report. Community Development staff was in attendance to receive feedback from community members and answer concerns about the report and the consolidated planning process.

The public comment period for the City's 2015-2019 Consolidated Plan occurred from October 3 to November 3, 2014. The Consolidated Plan was available for viewing on the City's website and in print at the Lorraine H. Morton Civic Center. All comments were accepted. During the public comment period, the City of Evanston's Housing & Community Development Act Committee conducted a public meeting to hear comment on the draft 2015-2019 Consolidated Plan and 2015 Action Plan on Tuesday, October 21, 2014.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish	On June 12, 2014 Spanish-speaking residents of the 2nd ward gathered for a neighborhood meeting with city officials concerning various areas of city business including the Consolidated Plan.	Spanish-speaking community members voiced their concerns in not being able to effectively communicate with the city. Greater access and attention to multilingual services are needed.	Not applicable	
2	Newspaper Ad	Non-targeted/broad community	Newspaper ad describing the consolidated planning process and provided information on how to access the Community Priority Needs Survey.	Not applicable	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	Announcement of the consolidated planning process was made available to the public via the city website, Facebook, and Twitter. The announcements provided a link to complete the Community Priority Needs Survey.	Survey responses surged following the advertisement of the survey on the city's social media accounts. On June, 11, 2014 118 survey responses were recorded.	Not applicable	
4	St. Nicholas Church Bulletin	Non-targeted/broad community	A press release was sent to approximately 31 local and regional media publications announcing the consolidated planning process and the availability of the Community Priority Needs Survey.	The press release was run by multiple media outlets on their web sites.	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	St. Nicholas Church Bulletin	CDBG Target Area/NRSA	Press release and a link to the Community Priority Needs Survey was included in the monthly newsletter for the 2nd Ward. The 2nd Ward encompasses large areas within the city's CDBG target areas and West Side NRSA.	Survey responses increased and there was increased awareness of the Consolidated Plan.	Not applicable	
6	St. Nicholas Church Bulletin	Non-English Speaking - Specify other language: Spanish	In order to garner more input from the Spanish-speaking community an ad concerning the Community Priority Needs Survey was placed in the June 22, 2014 St. Nicholas Church Bulletin. The church serves a large portion of Evanston's Latino Community.	Two Spanish surveys were completed following the posting of the St. Nick's church bulletin.	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Non-targeted/broad community	On July 22, 2014 the City of Evanston's Community Development Department hosted a presentation of the City's recently completed Analysis of Impediments to Fair Housing Choice. The presentation was open to all community members and attended by civic officials with a question and answer session at the end.	Community members voiced concerns about housing discrimination within Evanston and the lack of affordable housing for the elderly and those with disabilities.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-targeted/broad community	A Community Priority Needs Survey was created and distributed via various means to the Evanston community and service providers. The survey was available for completion online and via 311 in both English and Spanish. A total of 221 surveys were completed with 2 in Spanish.	Survey respondents largely brought up the need for greater affordable housing and the challenges faced by low/moderate income residents. Additionally, neighborhood safety was a large concern and the need for greater youth and young adult social services.	Not applicable.	

Table 4 – Citizen Participation Outreach

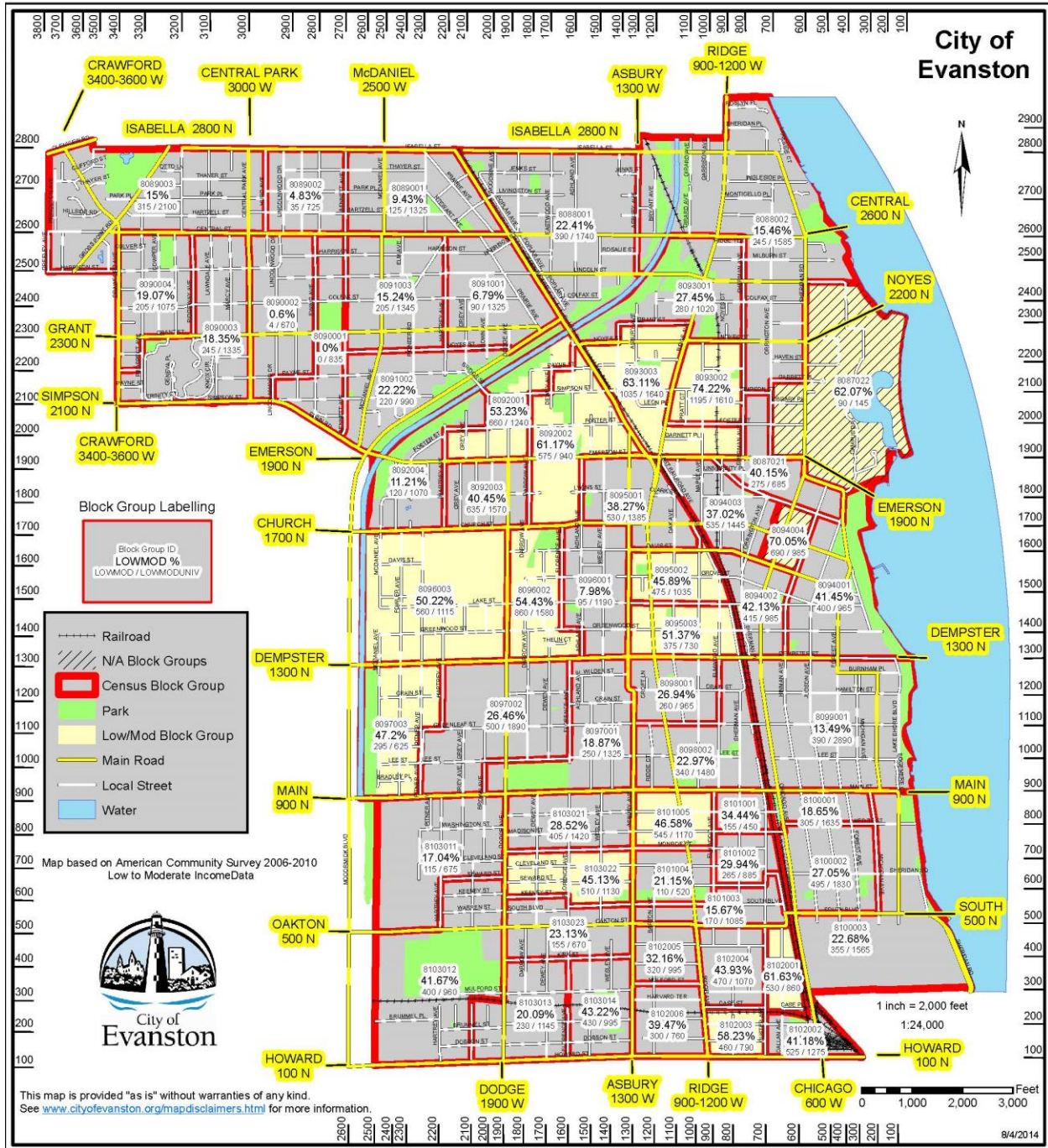
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of this Consolidated Plan highlights the challenges many low and moderate income Evanston residents face in finding safe, decent, and affordable housing. The housing cost burden experienced by low and moderate income residents has long been and will continue to be an issue confronted by the City of Evanston. HUD has provided the format and data for the tables found within the Needs Assessment. Most data are derived from the 2007-2011 and 2009-2011 American Community Survey from the United States Census Bureau.

Low/Moderate Income Census Block Groups



Evanston Low and Moderate Income Households

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

Summary of Housing Needs

The City of Evanston's total population was 74,149 in 2011 compared to 74,239 in 2000 and the total number of households was 29,055 in 2011 compared to 29,675 in 2000. The marginal decline in population and number of households highlights the relatively stable nature of Evanston's population. Of the total households, 16,896 or 58.2%, are owner households and 12,159 or 41.2%, are renter households. Of note is the increase in the median income over the same time period. The median income in 2011 was \$68,292 compared to \$56,335 in 2000 (not adjusted for inflation), a 21% increase. The rate of increase in the median income is similarly reflected in the neighboring jurisdictions of Chicago, Wilmette, and Skokie.

Of the total households in Evanston, 9,830 or 33.8% are low and moderate income (0-80% HAMFI). Approximately 54.5% are experiencing one of the four housing problems; this is comprised of 36.9% renter households compared to 17.7% of owner households.

Housing Condition and Overcrowding: Condition and quality of housing and living arrangements are not issues affecting a significant portion of the Evanston community. Among low and moderate income households, substandard housing, lacking complete plumbing or kitchen facilities, is experienced by 2.9% of renter households and by less than a tenth of a percentage of owner households. Overcrowding is seen in .01% of renter households and is not present among owner households. However, the advanced age of Evanston's housing stock warrants the need for housing rehabilitation and local data suggests overcrowding is an issue among low and moderate income households as a result of doubling up or couch surfing.

Cost Burden and Severe Cost Burden: Small related households are defined as households with two to four related members. Large related households are those with five or more related members. Elderly are defined as a household whose head, spouse, or sole member is a person who is at least 62 years of age. Other is all other households. Approximately 42.8% of all households are cost burdened or severely cost burdened. Among renter households, 69.7% are cost burdened compared to 23.6% of owner households. Of the 9,830 low and moderate income households, 51.4% of renter households are cost burdened and 34.7% are severely cost burdened. Of all owner households, 23% are cost burdened and 17.4% are severely cost burdened. The composition of Evanston's low and moderate income households is as follows: 28.4% elderly, 25.8% small related, 9.8% households with one or more children 6 years old or younger, and 4.3% large related.

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

Renter: 57.4% other households, 22.3% small related, 16% elderly, 4.2% large related

Owner: 40% small related, 34.2% elderly, 18.1% other, 7.7% large related

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

Renter: 60.9% other households, 18.2% small related, 17.7% elderly, 3.2% large related
 Owner: 40.2% small related, 33.5% elderly, 18.4% other households, 7.9% large related

Low and moderate income renter households display higher rates of cost burden compared to owner households. Additionally, among renters, other and small related households show the greatest rates of cost burden. The high incidence of other household renter cost burden can be attributed to Evanston’s high university student population. Among owners, small related and elderly households have higher rates of cost burden.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	74,239	74,149	-0%
Households	29,675	29,055	-2%
Median Income	\$56,335.00	\$68,292.00	21%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2007-2011 American Community Survey

Data Source Comments: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,915	2,290	3,625	2,335	16,890
Small Family Households *	605	785	1,145	640	8,020
Large Family Households *	80	140	205	165	1,305
Household contains at least one person 62-74 years of age	435	335	525	315	3,005
Household contains at least one person age 75 or older	469	390	640	350	1,325
Households with one or more children 6 years old or younger *	275	230	465	245	2,550
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	220	15	50	40	325	0	0	20	40	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	25	30	0	80	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	25	40	0	85	0	10	20	70	100
Housing cost burden greater than 50% of income (and none of the above problems)	1,880	850	445	120	3,295	510	525	650	220	1,905
Housing cost burden greater than 30% of income (and none of the above problems)	135	455	990	235	1,815	20	165	365	335	885

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	715	0	0	0	715	90	0	0	0	90

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,140	915	570	160	3,785	510	535	690	340	2,075
Having none of four housing problems	385	550	1,550	1,100	3,585	75	290	820	730	1,915
Household has negative income, but none of the other housing problems	715	0	0	0	715	90	0	0	0	90

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	315	435	380	1,130	160	300	445	905
Large Related	40	85	90	215	15	60	100	175
Elderly	295	240	275	810	240	230	305	775
Other	1,510	610	785	2,905	120	105	185	410

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,160	1,370	1,530	5,060	535	695	1,035	2,265

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	275	260	85	620	160	230	300	690
Large Related	40	70	0	110	15	60	60	135
Elderly	270	130	205	605	230	160	185	575
Other	1,420	445	210	2,075	105	85	125	315
Total need by income	2,005	905	500	3,410	510	535	670	1,715

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	50	60	0	155	0	10	0	70	80
Multiple, unrelated family households	0	0	10	0	10	0	0	20	10	30
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	45	50	70	0	165	0	10	20	80	110

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Insufficient data available to complete table

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

In Evanston there are 10,861 single person households, 37.4% of all households. Of the single person households, 3,159 or 29.1% are seniors 65 years old and over. Following national trends, the City of Evanston has a growing elderly population and the number of elderly households is expected to rise in the coming years. The limited incomes and resources of seniors and the high cost of housing in Evanston presents housing challenges to this community and a greater need for housing assistance. Additionally, the average single-person household spends a larger percentage of their income on housing. Based on this factor coupled with the high cost of housing in Evanston, many single person households, including seniors, are in need of more affordable housing options and assistance.

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

Per the most recent data available, there were 658 households with one or more disabled member on the Housing Authority of Cook County’s waiting list for the accessible units in Evanston. Additionally, there are 209 elderly households on the waiting list. The waiting list is currently closed and offers some insight into the need for accessible housing for those with disabilities. High demand for the limited number of accessible units in Evanston demonstrates the lack of supply meeting demand.

The YWCA Evanston North/Shore operates a 32 bed homeless shelter for women and their families who are victims of domestic violence. In FY 2013-14, the YWCA provided shelter for 277 clients (116 women and 117 children). A lack of financial resources and the threat of violence forces many troubled Evanston families to turn to the YWCA and other service providers when they are in need of assistance.

What are the most common housing problems?

The cost of housing and overall lack of affordability is by far the most common housing problem; 42.8% of all households in Evanston are housing cost burdened. The continual increase in housing costs and the lack of affordable housing continues to put a strain on Evanston’s low and moderate income population and contributes to their displacement out of the community.

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

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

The special needs population, including the elderly, is negatively impacted by housing costs and accessibility issues. This population generally subsists on a fixed income and does not have the resources to cope with rising housing costs and the cost of rehabbing housing to accommodate accessibility concerns.

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

The City of Evanston's five-year plan to end homelessness titled Heading Home details the characteristics of Evanston's homeless population and of those at risk of becoming homeless. Housing instability for low-income individuals and families with children is linked to poverty, unemployment, underemployment, domestic violence, a decline in public assistance, lack of affordable health care, unforeseen medical emergencies, mental illness, substance abuse, and chemical addiction. The lack of jobs for unskilled workers prevents many from earning a living wage and as a result many cannot secure housing. The prohibitive cost of market rate housing and lack of employment puts many of Evanston's low-income individuals and families with children at risk of becoming unsheltered.

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

In Evanston, Emergency Solutions Grant (ESG) funds are awarded to Connections for the Homeless and are used to fund rapid re-housing programs that provide individuals and families with funds for housing assistance and support services. Those served are extremely low income and are subsisting on Social Security Supplemental Security Income/Disability Income (SSI/DI) or low-wage jobs. Many require job training or education services to provide them greater employment opportunities and to prevent them from becoming homeless. The fluctuating availability of these forms of assistance serves to further destabilize the individual or family as they near the end of their ESG assistance funds.

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

The previously mentioned City of Evanston report, Heading Home, provides estimates of the at-risk population and outlines the methodology used to generate the estimates. The at-risk population is broken down as follows:

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

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

The high cost of housing in Evanston creates instability and an increased risk of homelessness for those households housing cost burdened. As previously shown, households that are low-income, predominantly renters, are at the greatest risk. The large amount of household income going towards housing costs results in the potential for any disruption, such as a job loss, to put a family or individual at an increased risk of becoming homeless.

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,955	250	575
White	1,725	85	270
Black / African American	770	135	65
Asian	110	10	230
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	20	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,835	395	0
White	895	170	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	625	130	0
Asian	155	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	60	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,740	1,360	0
White	1,885	765	0
Black / African American	485	375	0
Asian	225	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	55	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,215	1,520	0
White	775	1,040	0
Black / African American	260	300	0
Asian	75	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	110	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

In the City of Evanston, the total number of households experiencing one or more of four housing problems is 8,745, or 30.1% of the total number of households, 29,055. A disproportionate need exists among households at 0%-30% and 80%-100% of area median income.

Disproportionate Need: 0%-30%AMI

78.2% of households experience one or more of the four housing problems

Hispanic households - 92.2%

Disproportionate Need: 80%-100%AMI

44.4% of households experience one or more of the four housing problems

Asian households - 88.2%

Households at 80%-100% of the area median income have a greater ability to lessen their housing problem due to greater income and mobility when compared to others in lower income levels.

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

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,680	525	575
White	1,595	215	270
Black / African American	665	235	65
Asian	95	20	230
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	30	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,205	1,030	0
White	620	450	0
Black / African American	400	360	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	80	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	85	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	2,800	0
White	950	1,700	0
Black / African American	210	650	0
Asian	80	260	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	140	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	500	2,230	0
White	305	1,510	0
Black / African American	95	465	0
Asian	10	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	125	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

The total number of households experiencing one or more of the four severe housing problems is 5,685, or 19.2% of the total number of households, 29,055. A disproportionate need exists among those experiencing one or more of the four severe housing problems at 0%-30% and 80%-100% of area median income.

Disproportionate Need: 0%-30%AMI

70.9% of households experience one or more of the four severe housing problems

Hispanic households - 88%

Disproportionate Need: 80%-100%AMI

18.3% of households experience one or more of the four severe housing problems

Hispanic households – 30.6%

As noted in the previous section, households at 80%-100% of the area median income have a greater ability to lessen their severe housing problem due to greater income and mobility when compared to others in lower income levels.

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

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

Introduction:

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,740	5,475	5,805	585
White	13,330	3,660	3,650	275
Black / African American	2,590	990	1,330	65
Asian	860	465	265	230
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	630	250	440	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

In Evanston, about 59.9%, or 17,740, of all households are not cost-burdened spending less than or equal to 30% of their income on housing. Approximately 18.5% of all households are cost-burdened spending between 30%-50% of their income on housing and 19.6% are severely cost burdened spending greater than 50% on housing costs.

Only one instance of disproportionate need exists among households with a severe cost burden and is not present among those 30%-50% cost burdened.

Disproportionate Need: Housing cost burden >50%

19.6% of all households have a severe cost burden

Hispanic households – 33.3%

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

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

As stated in the previous sections, in the income categories of 0%-30% and 80%-100% area median income a disproportionately greater need exists among Hispanics and Asians.

Hispanic households experience a disproportionately greater need in the income category of 0%-30% of the area median income when looking at housing problems and severe housing problems. In addition, Hispanics experience a disproportionately greater need in severe housing problems in the 80%-100% income category. Hispanics also demonstrate a disproportionately greater need in severe housing cost burden.

Asian households experience a disproportionately greater need in the 80%-100% income category when looking at housing problems.

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

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

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

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

According to the City's Analysis of Impediments to Fair Housing Choice, five of Evanston's 18 census tracts are considered to be concentrated areas of poverty, in which the non-White and/or Hispanic population exceeds 42.4%. These census tracts are 8092, 8096, 8097, 8102, 8103.01. Tract 8092 is an area of minority concentration that boasts a long history of Black homeownership and a longstanding sense of community. Recently, the Hispanic population has been growing steadily in West Evanston with census tract 8097 having the largest percentage of Hispanic residents. Section xxx further discusses racial/ethnic concentration in Evanston.

NA-35 Public Housing – 91.205(b)

Introduction

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

The Housing Authority of the County of Cook also administers the Housing Choice Voucher program. According to the most recent available data, there were 656 Housing Choice Voucher holders residing in Evanston. This marks a slight increase from 629 Housing Choice Voucher holders in 2013. Voucher holders continue to be concentrated in West Evanston, particularly in the census tracts 8092, 8103.01, and 8103.2. The City is working with landlords to encourage the greater acceptance of Housing Choice Vouchers not only in these areas, but throughout the entire community.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	199	656	7	622	9	10	8

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

Housing Authority of Cook County (Evanston Data)

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,236	15,452	13,533	15,604	13,636	11,637
Average length of stay	0	0	7	8	0	8	0	5
Average Household size	0	0	0	0	1	0	1	0
# Homeless at admission	0	0	1	11	0	4	6	0
# of Elderly Program Participants (>62)	0	0	111	151	2	147	2	0
# of Disabled Families	0	0	112	197	0	191	4	2
# of Families requesting accessibility features	0	0	0	11,832	64	11,594	91	54
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority of Cook County (Evanston Data)

Data Source Comments: Data for # of Families requesting accessibility features is not tracked for vouchers at jurisdiction level.

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	65	143	106	3	3	31	3
Black/African American	0	0	227	1,430	17	1,378	6	17	12
Asian	0	0	2	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority of Cook County (Evanston Data)

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	58	0	44	1	13	0
Not Hispanic	0	0	289	1,503	17	1,436	8	27	15

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority of Cook County (Evanston Data)

Data Source Comments:

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

According to the most recent data obtained from the Housing Authority of Cook County, the waiting lists for all of the public housing units located within Evanston are closed. The total number of those on the waiting list is 1,880. Of the total persons on the waiting list, 353 are for the Perlman apartment building, 339 are for the Walchirk apartment building, and 1,188 are for the scattered site units. The vast majority of those on the waiting list are African American at 66.4%, followed by White at 19.6%, unknown race at 11.3%, Asian at 2.2%, and American Indian at 0.4%. Hispanic or Latino makes up 13% of the waiting list. Additionally, there are 658 households with one or persons with a disability waiting for an accessible unit to become available.

The City supported the HACC's application for Low Income Housing Tax Credits (LIHTC) for substantial rehab of the Walchirk and Perlman apartments that was submitted to the Illinois Housing Development Authority (IHDA) in August of 2013. Substantial rehab of these public housing units will result in greater accessibility for current and future residents. Current plans call for the rehabilitation of all units including 20 accessible, 20 adaptable and 4 sensory impairment units.

The City collaborated with Cook County to provide gap funding for the LIHTC application. The HACC received a LIHTC award, and the City committed \$150,000 of HOME funds approved by City Council on September 22, 2014. The City lacks the capacity to provide additional gap funding for a development project of this size but can use its limited resources to leverage needed funds from Cook County.

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

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

Public housing and housing choice voucher holders show great need for economic opportunities and supportive services. Consultation with City staff and service providers highlighted the need for medical, mental health, youth, and child care services. Those living in assisted housing are reliant upon service providers and the City due to a lack of meaningful employment and educational opportunities. In Evanston the average annual income for residents in public housing is \$14,236 and \$15,452 for residents in the Housing Choice Voucher Program compared to \$68,292 for all of Evanston.

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

The population at large and residents of public housing and housing choice voucher holders share a similar need for an increased affordable housing supply in Evanston. The number of individuals on the closed waiting list, 1,880, and the percentage of Evanston households that are cost burdened, 42.8%, illustrates this point. Additionally, assisted housing and low and moderate income residents in Evanston have an unmet need for affordable units capable of comfortably housing a large family. The vast majority of assisted housing in Evanston is geared towards the elderly and those with disabilities.

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

Discussion

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

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section presents data on homelessness in the City of Evanston and suburban Cook County from the Alliance to End Homelessness in Suburban Cook County Continuum of Care of which the City of Evanston is a part. Jurisdiction specific data in select categories was available from the January 29, 2014 Point in Time Count (PIT). Data concerning the number of unsheltered homeless persons in Evanston for 2014 is unavailable because the unsheltered count is conducted in odd numbered years and not available by community.

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

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	544	1,176	631	491	0
Persons in Households with Only Children	0	1	72	57	16	0
Persons in Households with Only Adults	146	546	2,873	1,602	417	0
Chronically Homeless Individuals	30	79	404	392	88	0
Chronically Homeless Families	0	0	14	0	7	0
Veterans	21	100	400	223	110	0
Unaccompanied Child	0	0	70	0	14	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	8	27	0	8	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Point In Time Count 2013

Data Source Comments: Data comes from the Alliance to End Homelessness in Suburban Cook County, and utilizes information from the 2013 Point in Time Count, HMIS and annual reporting; the data is for all of suburban Cook County.

Indicate if the homeless population is: Has No Rural Homeless

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

Data for the number of days that persons experience homelessness is unavailable. Data was taken from the 2013 PIT Count from the Alliance to End Homelessness in Suburban Cook County Continuum of Care of which Evanston is a part. It is of use to examine the estimates of the number experiencing homelessness each year, those becoming homeless each year, and those exiting homelessness each year in order to gain a greater understanding of the nature of homelessness in suburban Cook County and Evanston.

The year covered in the data provided is from October 1, 2012 through September 30, 2013 and includes only data on persons served by programs in suburban Cook County who participate in the Homeless Management Information System (HMIS). It does not include persons

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

As seen in the table above, with the exception of chronically homeless families, every category of homeless persons is estimated to increase. The number of chronically homeless families is estimated to drop annually by 7 chronically homeless families. The greatest increase is seen in the category of chronically homeless individuals with there being an estimated additional 223 people entering homelessness annually. The next highest increase is persons in households with only children, with approximately 57 additional persons becoming homeless each year. The third highest increase is persons in households with only adults which has an estimated 1,602 additional persons becoming homeless each year. The fourth highest increase was among veterans with an estimated 223 becoming homeless annually. The lowest estimated increase is among persons in households with adults and children at 631 persons.

Unaccounted for in the data are those homeless individuals and families that are couch surfing or doubled up. These families and individuals are part of a growing issue which is difficult to provide an accurate estimate of. Many live on an interim basis on relatives or friends couches or homes. The local homeless service provider, Connections for the Homeless, estimates up to 500 families in 2014 that are homeless and either couch-surfing or doubled up.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	23	0
Black or African American	47	0
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	5	0
Not Hispanic	68	0

Alternate Data Source Name:

Point In Time Count 2014

Data Source

Comments: Data is for Evanston only. Unsheltered data unavailable at jurisdiction level.

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

In the City of Evanston there were no homeless families or veterans counted in the 2014 Point in Time Count (PIT) conducted by Alliance to End Homelessness in Suburban Cook County Continuum of Care. Out of the total 51 sheltered homeless households, 64.7% were households without children, 31.4% were households with children, and 3.9% were veteran households with no children. Of the 73 total homeless persons in Evanston, 47.9% were over the age of 24, 30.1% were under the age of 18, 2.7% were 18-24 years old. As stated previously, an estimated 500 families are doubled up or couch surfing and unaccounted for.

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

Based on data from the 2014 PIT, of the total 73 homeless persons counted in Evanston, 61.6% were Black or African American, 31.5% were White, 2.7% were Native Hawaiian/Pacific Islander, and 1.4% were Asian. Hispanic or Latino constituted 6.8% of the total homeless population.

When looking at data for the entire area covered by the Cook County Continuum of Care, Evanston shows some similarities and differences. In suburban Cook County, of the total 1,031 homeless persons counted in 2014, 53.5% were Black or African American, 41.2% were White, 1.5% were Asian, 3.2% were multiple races, and .6% were American Indian/Alaskan Native or Native Hawaiian/Pacific Islander. There are more African Americans affected by homelessness in Evanston than in the rest of suburban Cook County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data from the local homeless service provider Connections for the Homeless, between October 1, 2013 and September 30, 2014 Connections Entry Point program worked with 671 unsheltered homeless. They moved 132 into their transitional shelter, and of these they moved 58 on to permanent housing. They also moved another 81 directly from the street into permanent housing.

The YWCA, which runs the local domestic violence shelter, sheltered approximately 100 single women.

The YWCA also sheltered some 177 individuals in 50 families in their shelter. Family Promise sheltered approximately 60 individuals in 15 families in their nightly shelter program.

Evanston has seen dramatic growth in its McKinney-Vento children. District 65 saw a 78% growth in numbers of homeless children between 2013 and 2014, from 270 to 481 registered through the school district. An additional 158 (up from 130 in FY13) were registered at District 202, the high school. As far as we know all of these children are part of intact families who are doubled up or in shelters. We are unaware of any that are literally homeless. Connections is working with approximately 60 children in its permanent supportive housing program and with another 45 in a new transitional housing program that we are funding using HOME dollars.

There is also a considerable chronically homeless population in Evanston, which has traditionally had great difficulty in obtaining or retaining housing. Last year, Connections worked with 285 such individuals.

The total number of unsheltered homeless persons counted in the 2013 PIT Count for suburban Cook County was 151 (data is unavailable for 2014 and for Evanston). Of the total 147 unsheltered households, one household contained children. Examining homeless subpopulations from the PIT count shows that 30 were chronically homeless individuals, 23 were Veterans, 27 were severely mentally ill, 19 were chronic substance abusers, and 22 were victims of domestic violence.

The 73 total sheltered homeless persons that were counted in Evanston during the 2014 PIT count were either in emergency or transitional housing. As stated previously, out of the total 51 sheltered homeless households, 64.7% were households without children, 31.4% were households with children, and 3.9% were veteran households with no children. Of the total 73 homeless persons counted in Evanston, 61.6% were Black or African American, 31.5% were White, 2.7% were Native Hawaiian/Pacific Islander, and 1.4% was Asian. Hispanic or Latino constituted 6.8% of the total homeless population.

Discussion:

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

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

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

Across Evanston, 9% of the total population aged five and older (6,111 people) reported a disability in 2011. The most common types of disabilities among persons ages 18 to 64 were cognitive or ambulatory; referring to difficulty moving from place to place that makes it impossible or impractical to walk as a means of transportation. This type of difficulty often translates to a need for accessible housing. Among those aged 65 and older, 21% reported an ambulatory disability.

According to the National Organization on Disabilities, a significant income gap exists for persons with disabilities, given their lower rate of employment. In Evanston, persons with disabilities were substantially more likely than persons without disabilities to live in poverty. According to the 2007-2011 American Community Survey, 24.1% of residents with disabilities lived in poverty, compared to 12.1% of persons without disabilities. Across Cook County, median earnings for disabled persons age 16 and older were \$22,238, compared to \$32,002 for those without disabilities.

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

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

- There is a need for permanent supportive housing to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients.

- There is a need for new construction / acquisition / rehabilitation of rental housing for lower income households, including large households, small households and special needs households.
- There is a need for additional support services that assist persons with special needs.
- There is a need for mental health services for those with special needs and those that have been victims of violence and/or family trauma.
- There is a need for greater communication and coordination among the various service providers and the City of Evanston to prevent those with special needs and special assistance from falling through the gaps.
- Multilingual services are needed for the non-English speaking special needs population.

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

According to the most recently available Illinois AIDS/STD Monthly Surveillance Update report from December 2013, there were a total of 1,145 reported cases of HIV infection in all of Cook County from January 2013 to December 2013. Of the total 1,145 cases reported, 8 were reported from the Evanston Health Department. AIDS cases diagnosed in all of Cook County from January 2013 to December 2013 numbered 628 of which 7 were in Evanston. The number of people living with HIV in Cook County totaled 12,790 with 91 in Evanston. In addition, 14,533 people were living with AIDS in Cook County and 129 were in Evanston.

Discussion:

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

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

Describe the jurisdiction’s need for Public Facilities:

The following public facilities needs were identified by consultation with the City of Evanston's Public Works, Utilities, and Parks Departments along with community input from a community priority needs survey with 221 completed responses.

- Youth and child care centers
- Facilities for homeless persons
- Facilities for persons with disabilities and seniors
- Park/Recreational facilities

How were these needs determined?

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

Describe the jurisdiction’s need for Public Improvements:

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

- Paving/resurfacing of streets and alleys
- SNAP lighting
- Sidewalks
- Flood/Drainage Improvements
- Sustainable infrastructure improvements (higher efficiency)

How were these needs determined?

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



Unpaved Alley in CDBG Target Area

Describe the jurisdiction's need for Public Services:

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

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

- Mental health services
- Domestic violence services
- Youth services
- Violence prevention services
- Senior services
- Health services

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

Introduction

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

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,756	33%
1-unit, attached structure	1,718	5%
2-4 units	4,404	14%
5-19 units	5,906	18%
20 or more units	9,602	30%
Mobile Home, boat, RV, van, etc	90	0%
Total	32,476	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size By Tenure

Evanston's housing units differ substantially based on tenure. Ownership units are predominantly larger, with more bedrooms, as detailed in the table below. The number of rental units with three or more bedrooms is about 20% of the ownership units, highlighting the lack of rental available for larger families.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	66	0%	1,258	10%
1 bedroom	1,180	7%	5,178	43%
2 bedrooms	4,949	29%	3,579	29%
3 or more bedrooms	10,701	63%	2,144	18%
Total	16,896	99%	12,159	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Evanston has 345 housing units that are subsidized with federal, state, or local funds. There are a total of 85 Low Income Housing Tax Credit units, with 9 units located at 818 Crain Street, 48 at 319 Dempster

Street (Claridge Apartments), and 28 in Emerson Square at Foster Street and Ashland Avenue. These units are restricted to low and moderate income residents; some units are designated for persons with disabilities.

In addition to the LIHTC units, there are 260 HUD multifamily units and Section 8 contracts (Project Based Section 8) located in Evanston. Of these units, 101 are at Ebenezer Primm Towers (1001 Emerson) and 75 at Jacob Blake Manor for low income seniors, 21 are at Evanston Apartments (824-836 Dobson) for seniors and the disabled, 30 are at Oak Tree Village (1471 Foster) targeted for families, and 33 at the Hill Arboretum Apartments (2040 Brown) for persons with physical disabilities.

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

According to the Multifamily Assistance and Section 8 Contracts database, Section 8 contracts for two housing developments will expire in 2015. The developments affected are Ebenezer Primm Towers and Evanston Apartments, both senior housing. At this time, it is not known if the owners intend to renew their contracts or leave the Section 8 program; 122 units are at risk of being lost from the affordable housing stock if these Section 8 contracts are not renewed.

Of the 85 LIHTC units in Evanston, the affordability restrictions on the nine units at 818 Crain will expire in 2017.

If no action is taken within the next five years, 131 of the total 345, or 38% of assisted units in Evanston, will be lost from the affordable housing inventory.

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

There is insufficient affordable housing to meet the needs of low and moderate income people currently living in Evanston. There are 1,880 people on the waiting list for public housing. When combined with the high cost of housing and the number of people paying more than 30% of their income towards housing, this is evidence that the number of low and moderate income households in Evanston significantly exceeds the number of affordable housing units. Although the multitude of public transit options in Evanston makes it appealing to low and moderate income residents because it reduces the need for a car, 42.8% of all households are housing cost burdened or severely cost burdened. Over one third of residents are negatively impacted by the high cost of housing.

The fact that there are 1,880 people on the waiting list for public housing coupled with the high cost of housing and the number of people paying more than 30% of their income towards housing is evidence that the number of affordable housing units is not meeting the needs of Evanston's low and moderate income population. The multitude of public transit options within Evanston increases housing demand

from low and moderate income residents due to the ability to travel around the Chicago region without a car. In Evanston, 42.8% of all households are cost burdened or severely cost burdened. Over a third of the community is negatively impacted by the high cost of housing and more affordable housing units will only work towards alleviating the situation.

Describe the need for specific types of housing:

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

Discussion

According to the City's Analysis of Impediments to Fair Housing Choice, Evanston gained 1,659 net housing units between 2000 and 2011, reflecting gains from new construction and adaptive reuse of buildings in the downtown area. Census tract 8094, whose boundaries are Ridge/Green Bay Road on the west, Emerson Street on the north, Dempster Street on the south and Lake Michigan to the east, gained 643 housing units, a growth rate of 23.2%. This represents the largest unit gain and highest percentage increase in units of any census tract in the city. The greatest net loss occurred in Tract 8087.02, which lost 135 units, or 21.6% of its stock; this tract is primarily Northwestern University's campus, which suggests changes in the student housing inventory.

Additionally, the Analysis of Impediments showed that the City of Evanston issued a total of 4,632 residential building permits between 2000 and 2012, 4,453 of which (96.1%) were for multi-family structures. Following a peak of 942 permits issued in 2002, the annual figure fell to 87 permits in 2012, reflecting the national housing market downturn. The predominance of permits secured for multi-family development is consistent with stakeholder comments pointing to the large-scale projects in downtown Evanston to convert and construct condominium units.

Between 2008 and 2012, home sales trends in the City show an increase in volume and a decrease in price. Detached single-family home sales rose by 29%, although they sold for 19% less in 2012 than in 2008. The average number of days on the market remained stable, aside from a peak in 2009. These trends indicate ongoing demand, though the recovering market has not yet returned to the prices that prevailed at the market's peak.

In Evanston, attached single-family homes sell at a rate similar to detached homes, but are typically more affordable. Recent sales trends for this housing type follow the general market trend, however volume was greater in 2008 and prices have dropped at a greater rate (33.7%).

The median sales price has also dropped for two- to four-unit properties. Notably, the average days on market for this category, 131 days in 2012, was lower than other housing types, indicating a tighter relationship between supply and demand.

In 2011, there were 3,421 vacant housing units in Evanston, which is 10.5% of total inventory. The number of vacant units has increased from 1,166 in 2000. Of that total, 39.5% were units for rent and 18.4% were for sale or recently sold. An additional 9.4% were seasonal, while 32.7% were vacant for what the Census classifies as “other” reasons, including abandonment.

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

Introduction

Housing costs for both renters and owners have risen dramatically since 2000. The median home value has increased by 67%, from \$229,500 in 2000 to nearly \$383,100 in 2011. The economic downturn resulted in reduced home values, with detached single-family homes selling for 19% less in 2012 than in 2008 and attached single family homes for 33.7% less. However, home values are on the rise. At the same time rents have risen by a significant 23%, from \$813 in 2000 to \$998 a month in 2011 (not adjusted for inflation). Evanston is an opportunity community for Section 8 Voucher holders because of its excellent schools, transportation and economic opportunity. However, rents significantly exceed the median rents in suburban Cook County so it is considered an exception community where eligible rents are higher than in other parts of the county in order to enable voucher holders to secure housing here.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	229,500	383,100	67%
Median Contract Rent	813	998	23%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,225	10.1%
\$500-999	5,077	41.8%
\$1,000-1,499	3,424	28.2%
\$1,500-1,999	1,407	11.6%
\$2,000 or more	1,026	8.4%
Total	12,159	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	460	No Data
50% HAMFI	920	170
80% HAMFI	4,890	850
100% HAMFI	No Data	1,390
Total	6,270	2,410

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

HMAFI

HAMFI is an abbreviation for Housing Urban Development Area Median Family Income

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	717	815	966	1,231	1,436
High HOME Rent	766	869	999	1,231	1,371
Low HOME Rent	663	711	853	985	1,100

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

The median contract rent in Evanston was \$998 in 2011, significantly above the HUD Fair Market Rent for a one-bedroom apartment, which was \$815. A household with an income of 60% of the area median can afford only an efficiency or one-bedroom unit and larger units are unaffordable, restricting housing for larger families and families with children.

Of the total 32,476 units in Evanston, none are affordable to households earning less than 30% of the Housing Urban Development Area Median Family Income (HAMFI) and only a quarter, 26.7%, is affordable to those earning 30%-100% HAMFI.

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

Discussion

Per the Analysis of Impediments to Fair Housing Choice, between 2000 and 2011, the median housing value in Evanston (adjusted for inflation) fell 2.4% and median gross rent fell 3.7%. At the same time, the median household income fell 10.2%, a negative for those wishing to purchase. Because increased housing costs for both rent and purchase outpaced income gains, Evanston became relatively less affordable.

Housing units in Evanston renting for under \$500/month declined by 41% from 2000 to 2011. The loss of units renting for \$500 to \$699 was steeper; 2,115 units, or 84.6%, were lost. At the same time, units renting for over \$1,000/month increased by 66%, from 4,276 to 7,098. The data do not distinguish between units lost from inventory through demolition, etc., and those whose rents increased. Also, \$500 was worth more in 2000 than in 2011, though due to the categorical nature of the variable, numbers cannot be adjusted for inflation. Stagnant incomes and the loss of affordable rental is a major factor in higher housing cost burden or displacement of many Evanston residents. In 2011, 25.2% of renter households had a median income below \$15,000. Using 30% of gross income for housing as affordable, they could afford a maximum of \$375/month for rent and utilities. However, rentals priced below \$500/month comprise only 5.8% of the City's stock, so many Evanston households are priced out of the market.

The National Low Income Housing Coalition provides data on Fair Market Rent (FMR) and rental affordability in U.S. counties and cities. In 2013, FMR in Cook County for a two-bedroom apartment was \$966. To afford that and not exceed 30% of income on housing, a household had to earn \$3,220/month, or \$38,640 annually. Based on a 40-hour work week, 52 weeks per year, this requires an hourly wage of \$18.58. In Cook County, a minimum-wage worker earns \$8.25/hour. To afford the FMR for a two-

bedroom apartment, a minimum-wage earner must work 90 hours/week, 52 weeks/year. NLIHC estimates that 56% of Cook County renters cannot afford the two-bedroom FMR. Monthly Supplemental Security Income (SSI) payments for an individual are \$710 in Cook County. If SSI is the sole source of income, \$213/month rent is affordable, but the FMR for a one-bedroom is \$815.

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

The 2012 median sales price for a single-family detached home in Evanston was \$440,000 and the median household income was \$68,292, resulting in a maximum affordable home price of \$262,500. Based on this, the average Evanston household cannot purchase half of the for-sale homes. It is nearly impossible for low/moderate income households to purchase in Evanston without assistance. Additionally, the cost of utilities, property taxes, and other housing costs, prevents many households from ownership. Seniors with fixed incomes and the unemployed/ underemployed are most impacted. Stagnating incomes and increasing housing costs necessitate intervention by the City to stem displacement of low and moderate residents and make Evanston the most livable city for all its residents.

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

Introduction

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

Definitions

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

The City has also recently applied for the Illinois Housing Development Authority's Blight Reduction Program. If awarded funding, the City will pursue the demolition of properties determined to be likely candidates for removal as part of its blight reduction efforts. The properties to be demolished adhere to the standards outlined above.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,517	33%	5,480	45%
With two selected Conditions	144	1%	535	4%
With three selected Conditions	16	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,219	66%	6,104	50%
Total	16,896	100%	12,159	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,375	8%	911	7%
1980-1999	674	4%	1,090	9%
1950-1979	5,099	30%	3,786	31%
Before 1950	9,748	58%	6,372	52%
Total	16,896	100%	12,159	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,847	88%	10,158	84%
Housing Units build before 1980 with children present	320	2%	215	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	154	4	158
Abandoned Vacant Units	0	4	4
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

Evanston Health Department; Vacant Buildings

Data Source Comments: Table was completed with available data from Evanston Health Department.



Vacant Home in CDBG Target Area

Need for Owner and Rental Rehabilitation

The majority of Evanston’s housing stock, 88% of owner-occupied housing units and 84% of renter-occupied housing units was constructed prior to 1980. Furthermore, 48.3% of total units were built prior to 1940, 22.2% were built between 1940 and 1959, and 15.5% were built from 1960 to 1979. Based on the age of most of the housing stock alone, there is a need for rehabilitation of both rental and ownership units.

Rental properties are inspected on a routine basis to maintain safe and sanitary housing. The City’s Code Enforcement Program is a vital tool to maintain the quality of rental housing and CDBG is used to fund program activities conducted in the CDBG Target Area, which comprises primarily low and moderate income neighborhoods. Properties with violations are cited and re-inspected to ensure corrections are made. Properties with primarily low and moderate income residents are referred to the CDBG Housing Rehab program for assistance. Owner occupied housing in the CDBG Target Area is subject to exterior inspections and cited for code violations. Properties with violations are also referred to the CDBG Housing Rehab program.

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

The City of Evanston uses CDBG funding to administer the Housing Rehabilitation Program and has a CDBG Revolving Loan Fund to provide below market rate loans and grants to low and moderate income homeowners and multi-family rental property owners who are unable to secure market rate financing for needed rehab. The CDBG Housing Rehab program has been in existence since Evanston became a CDBG entitlement community in 1974.

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

There were 14,847 owner-occupied units built before 1980, of which 320 units (2%) had children present, and 10,158 renter-occupied units built before 1980, of which 215 (2%) are units with children present. Additionally, approximately 21,456 of Evanston's housing units, or 79% of the total, are estimated to contain lead-based paint, correlating with the age of Evanston's housing stock. According to this data, it is estimated that a total of 525 housing units built before 1980 are currently occupied by families with children. However, substantially more units built before 1980 could reasonably be occupied by households with young children. The age of these units increases the likelihood that they are in need of rehabilitation or lead abatement. It is estimated that the majority of Evanston's low and moderate income families live in housing with lead based paint, as affordable rental and ownership units are predominantly older construction and less likely to have undergone substantial rehab.

Discussion

Evanston is a delegate agency for the State of Illinois and enforces its lead act and codes. Staff works closely with the State of Illinois Health Department to ensure that local policies and practices are coordinated on issues concerning lead based paint hazard reduction and remediation. Lead based paint hazards in Evanston are primarily addressed through the Childhood Lead Poisoning Prevention Program in the Evanston Health Department. The City receives lead test information for children residing in Evanston, investigates all cases when elevated lead levels are found and takes appropriate action. Rehabilitation projects are funded with a Torrens Lead Grant from Cook County and comply with federal and State requirements for Lead Risk Assessment, mitigation or remediation and safe work practices. The City is committed to ongoing efforts to address lead based paint hazards and lead poisoning prevention.

In 2014, there were 158 vacant properties and 4 properties slated for demolition due to multiple code violations. The majority of vacant properties are located in the City's 2nd ward with 44 and 5th ward with 43. The remaining vacant properties are located in the 8th ward with 28, 9th ward with 10, 6th ward with 12, 4th ward with 9, 3rd ward with 6, and the 7th ward with 5.

Most if not all of the vacant properties in Evanston are the result of foreclosure. According to the Woodstock Institute, which provides data on foreclosures, the number of foreclosure filings in Evanston peaked in 2010 with 399 and though the pace of foreclosures has slowed, there were 172 in 2013. Additionally, there were 111 completed foreclosure auctions in 2013. Of the 172 foreclosure filings in 2013, 88 were single family, 56 were condos, and 28 were multifamily.

The Code Enforcement Program provides systematic area inspection for all non-owner occupied multi-family rental dwelling units in roughly 2,600 multi-family buildings to ensure compliance with the standard set forth in the International Code Council's 2012 International Property Maintenance Code. All multi-family rental dwelling units are inspected at least every five years. Buildings in the CDBG Target Area are inspected on a three-year schedule. Any building will be inspected as a result of a complaint. The Code Inspection division systematically deals with owners of buildings with building code violations and acts swiftly when emergency health and safety issues arise. The City is in the process of revamping its code enforcement program to proactively work with landlords by providing education and training. Property owners whose buildings have sequential clean inspections will be inspected less frequently and resources will be focused on landlords who are not maintaining their property.

Additionally, The City of Evanston received an \$18.15 million Neighborhood Stabilization Program 2 (NSP2) grant, funded under the American Recovery and Reinvestment Act of 2009, to acquire and rehabilitate foreclosed and vacant housing in two census tracts, 8092 and 8102. These two neighborhoods were hardest hit by the foreclosure crisis. Through NSP2, the City and its partner, Brinshore Development, acquired 101 units of foreclosed housing and returned 85 units to productive use; 44 for ownership and 41 as rental for income eligible households. Five properties, comprising 13 housing units were torn down, mitigating their negative and blighting impact on neighboring properties. In addition, \$2 million of NSP2 funds leveraged over \$14 million in low income housing tax credits and other funding to develop a 32-unit mixed income New Urbanist property in census tract 8092 on a blighted and contaminated industrial parcel. The work funded by NSP2 has substantially improved two of Evanston's lowest income neighborhoods and is the catalyst for additional investment there.

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

Introduction

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,266	13,252	65	13,160	940	345	719
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Housing Authority of Cook County (Evanston Data)

Data Source Comments:

Describe the supply of public housing developments:

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

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

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

According to the most recent inspection scores provided by HUD from 2011, the Perlman apartment building has an average inspection score of 78, the Walchirk apartment building has an average inspection score of 63, the scattered site at 2201 Crain St had an average inspection score of 76.5, and the scattered site at 2010 Sherman had an average inspection score of 70. All of the inspection scores for the public housing units in Evanston had higher scores than their initial inspection date. As of the most recent inspection data available, in 2010 the Perlman building had an inspection score of 92, the Walchirk had an inspection score of 68, the scattered site at 2201 Crain had a score of 86, and the scattered site at 2010 Sherman had an inspections score of 79.

Public Housing Condition

Public Housing Development	Average Inspection Score
Jane R. Perlman	78
Scattered Sites, 2010 Sherman Ave	70
Scattered Sites, 2201 Crain St	76.5
Victor L. Walchirk	63

Table 38 - Public Housing Condition

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

City inspectors work with property managers to ensure that the HACC buildings are safe and code compliant. The HACC received an award of Low Income Housing Tax Credits from the Illinois Housing Development Authority in 2014 to rehabilitate the Walchirk and Perlman buildings to address conditions related to the age of the buildings and flaws in the original design of the exterior wall assembly. The City of Evanston and Cook County are providing gap financing using HOME funds as a collaborative project, which 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 and is in keeping with HACC'S Section 504 agreement with HUD to provide more accessible units. Construction is slated to begin in early 2015.

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

Health Related Programs:

1. Wellness Club sponsored by North Shore Senior Center (3rd Monday of each month).
2. Walgreens Pharmacy provides vaccinations (flu and shingles) as well as medical consultations.
3. New Foundations Center holds office hours at the property for 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.

Discussion:

The vast majority of Evanston’s public housing inventory is one bedroom units for the elderly and persons with disabilities. Though there is a high need for public housing units in general, there is substantial unmet need for family units, as evidenced by waiting list of 1,188 households for the seven two story town home units. Diversification of public housing units available in Evanston will assist Evanston’s most vulnerable families in securing affordable housing.

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

Introduction

According to the Point-in-Time homeless survey conducted in January 2014, there were 73 homeless persons in Evanston, including 35 individuals and 38 people in families. In 2014, the Alliance to End Homelessness in Suburban Cook County Continuum of Care identified 189 year-round beds dedicated to people who are homeless in Evanston, consisting of 46 emergency shelter beds, 20 transitional housing beds, and 123 permanent supportive housing beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36	0	0	62	0
Households with Only Adults	10	0	20	61	0
Chronically Homeless Households	0	0	0	28	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Point In Time Count 2014

Data Source Comments: Evanston specific data

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

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

To address the housing needs of homeless families with children in the school districts, the City committed HOME funds for a Tenant Based Rental Assistance (TBRA) program to be used in conjunction with an education and job training program, Learn and Earn, at Connections for the Homeless. Using HOME for Tenant Based Rental Assistance was identified as a strategy to address unmet needs in the City's 2010-2014 Consolidated Plan and 2013 and 2014 Action Plans, 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 with two or more bedrooms needed by families with children.

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

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

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

The General Assistance Program provides assistance (up to \$500.00 monthly) to single adults who are not eligible for any other state or federal financial assistance programs and who do not have income or resources to provide for their basic needs. In addition to direct financial assistance, the General

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

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

Chronically homeless individuals and families: Local Evanston organizations offer a myriad of health, mental health, and employment services for homeless individuals and families who qualify and are ready to access them. While a segment of the chronically homeless population participates in the existing network of services, many are dealing with significant mental health and addiction issues, and are not receptive to programs with parameters and guidelines for participants. Connections for the Homeless has dedicated emergency shelter and transitional housing beds for the chronically homeless, and at the time of the 2014 Point in Time Count, provided 17 dedicated permanent supportive housing beds to the chronically homeless. In addition, Housing Options provided 11 dedicated permanent supportive housing beds to the chronically homeless.

Families with Children: Evanston contains 46 emergency shelter beds for homeless families with children through the YWCA Evanston/North Shore, 32 beds, and at Family Promise North Shore's PADS style family shelter, 14 beds. The YWCA's family shelter is targeted toward female victims of domestic violence and their children. 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. Permanent supportive housing is provided through Connections for the Homeless through 62 beds dedicated to households with children.

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

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

Introduction

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

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

The City of Evanston anticipates undertaking some housing activities to benefit special needs populations, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with physical disabilities through the CDBG Housing Rehab program. The City will continue to monitor the implementation of the Williams Consent Decree which will move some residents of Institutes of Mental Disease (IMDs) into community based housing. Evanston has two IMDs with a total of 562 beds. Housing Options for the Mentally Ill, an Evanston agency that provides permanent supportive housing for persons with mental illnesses, completed the HOME funded rehab of 10 existing scattered-site rental units in August 2014.

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

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

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

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

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

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

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

As stated previously, the City of Evanston will undertake some housing activities to benefit special needs populations in 2015, including home rehabilitation to provide access ramps, lifts, accessible bathrooms, etc., for persons with mobility impairments through the CDBG Housing Rehab program. The City will continue to monitor the progress of the Williams Consent Decree which will move some residents of the IMDs into community-based housing and require affordable and accessible housing units. These activities are linked to the one year goals of affordable housing, creating livable communities, and public services.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Evanston contracted with Mullin and Lonergan to develop its Analysis of Impediments to Fair Housing Choice (AI) that was completed in spring of 2014 and presented to the public in July. Some of the barriers to affordable housing in Evanston identified in the AI are listed below. The AI may be found at <http://www.cityofevanston.org/assets/EvanstonAI4414.pdf>.

The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Evanston. The City's inflation-adjusted median household income dropped 10.2% between 2000 and 2011, outpacing 2.4% and 3.7% reductions in median housing value and gross rent, respectively. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in Cook County, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

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

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

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

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

Introduction

The City of Evanston is a regional center for health care, education, and business in the Chicago metropolitan area and is also home to the prestigious Northwestern University. Major employers include Northwestern University, North Shore University Health System, St Francis Hospital, the City of Evanston, Evanston-Skokie Community Consolidated School District 65, Evanston Township High School District 202, Presbyterian Homes, Rotary International, Mather Lifeways, and C.E. Niehoff & Co. While economic conditions in the area are fairly stable, like the rest of the State and country, Evanston experienced the impact of the recession. Unemployment peaked at 7.9% in 2010 and as of 2013 the unemployment rate is 6.7%, however, examining the unemployment rate by race highlights major differences. The unemployment rate for White Evanston residents is 6% while the unemployment rate for African Americans is 14% and 11% for Hispanics.

The variation is even greater by census block group. For example, census block group 8096.03 in west Evanston has a low/moderate income population of 47.2% but an unemployment rate of 31.9%. Census block group 8097.03, also in west Evanston, has a low/moderate income population of 54.43% with an unemployment rate of 20.63% and 8097.03 has a low/moderate income population of 26.46, but an unemployment rate of 18.09%. These seeming mismatches between low/moderate income area data and unemployment raise concerns about the accuracy of the data in representing the characteristics of residents.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	27	16	0	0	0
Arts, Entertainment, Accommodations	3,139	5,167	11	12	1
Construction	515	401	2	1	-1
Education and Health Care Services	8,288	22,556	30	55	25
Finance, Insurance, and Real Estate	2,770	1,425	10	3	-7
Information	949	1,322	3	3	0
Manufacturing	1,897	1,210	7	3	-4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,514	2,133	5	5	0
Professional, Scientific, Management Services	3,892	2,831	14	7	-7
Public Administration	0	0	0	0	0
Retail Trade	2,916	3,381	10	8	-2
Transportation and Warehousing	750	375	3	1	-2
Wholesale Trade	1,265	568	5	1	-4
Total	27,922	41,385	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	39,757
Civilian Employed Population 16 years and over	36,832
Unemployment Rate	7.36
Unemployment Rate for Ages 16-24	12.05
Unemployment Rate for Ages 25-65	5.29

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	14,594
Farming, fisheries and forestry occupations	1,429
Service	2,488
Sales and office	7,379
Construction, extraction, maintenance and repair	946
Production, transportation and material moving	1,124

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,047	52%
30-59 Minutes	12,214	37%
60 or More Minutes	3,818	12%
Total	33,079	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	868	241	876
High school graduate (includes equivalency)	2,570	340	1,288
Some college or Associate's degree	4,565	489	1,382

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	21,412	1,010	4,242

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	111	241	177	439	575
9th to 12th grade, no diploma	510	194	271	663	517
High school graduate, GED, or alternative	3,411	1,110	1,142	1,946	1,475
Some college, no degree	5,522	1,299	1,494	2,364	1,169
Associate's degree	163	325	193	777	252
Bachelor's degree	1,778	4,389	2,957	4,724	1,941
Graduate or professional degree	209	3,331	3,949	7,314	2,800

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,179
High school graduate (includes equivalency)	26,919
Some college or Associate's degree	34,313
Bachelor's degree	51,691
Graduate or professional degree	65,690

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Evanston has a well-developed economic base that provides employment opportunities for citizens of Evanston as well as residents of the Chicago metropolitan region. The largest employment sectors in Evanston are Education and Health Services (8,288 workers), Professional, Scientific, Management Services (3,892 workers), Arts, Entertainment, Accommodations (3,139 workers), Retail Trade (2,916 workers), and Finance, Insurance, and Real Estate (2,770 workers).

Describe the workforce and infrastructure needs of the business community:

The City of Evanston conducted a Community Needs Assessment Survey and an Economic Needs Survey in the summer of 2014. Participants identified community needs across several areas including Economic Development. The following needs were identified by the business community: employment training/counseling; infrastructure improvements to help retain businesses particularly in West and South Evanston, and city-wide efforts to attract and retain businesses.

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

Of particular note in Evanston are recent changes in the Dempster/Dodge commercial corridor which may have a long term effect on jobs and business growth, as well as residents of the surrounding neighborhoods over the next few years. A shuttered Kentucky Fried Chicken store is currently being remodeled into a Starbucks and Evanston Plaza, which suffered a major loss with the closing of Dominick's Finer Foods, will see a new grocery store slated to open in 2015 that will decrease the vacancy rate and provide better access to groceries for area residents. The grocery store opening will also bring jobs to a neighborhood with high unemployment shown above and offers an opportunity for workforce development initiatives.

In addition, land at 1911-17 Church Street purchased by Tawani Enterprises is being donated to Youth Organizations Umbrella for a new headquarters and youth programming facility. This new facility located across the street from Evanston Township High School will position YOU to expand its work to engage disaffected teens and young adults, provide educational supports, job readiness training and workforce development, and support Evanston Township High School's efforts to connect young people with Evanston businesses in the West End Business District southwest of the Dempster & Dodge intersection, that offer opportunities in skilled manufacturing and other careers.

The City will continue its work to revitalize and redevelop the Howard Street commercial corridor. The Economic Development division will bring new businesses to fill retail and commercial space in buildings acquired by the City. Although the South NRSA approved as part of the 2010-2014 Consolidated Plan cannot be retained based on the new low/moderate income area data released in June 2014, this area remains a high priority for CDBG investment.

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

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

Evanston is home to a generally well-educated and skilled workforce. Approximately 65.4% Evanston residents have a bachelor's degree or higher and 93.6% are high school graduates or higher. As shown previously, the majority of workers in Evanston are employed in white-collar positions such as professional services, health care, business, management, financial operations and sales. As the home of Northwestern University, Evanston has a long history of developing highly educated professionals and is also a magnet for creative, educated, and talented people. However, the high level of jobs requiring advanced levels of education and the lack of unskilled jobs creates a bleak job market for those that are uneducated. The exodus of manufacturing jobs and other unskilled labor has cultivated an uneven environment where those of means have the opportunity to succeed and those without are continuously part of a cycle of poverty.

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

There are multiple workforce training initiatives in Evanston that serve different populations. The Mayor's Summer Youth Employment Program provides summer jobs primarily for low income youth at the City, non-profits and area businesses for youth 14-18. The program has expanded to serve over 500 teens in 2014.

The City's Certificate of Rehabilitation program focuses on unemployed and under employed adults with criminal records. Clients that complete this program successfully receive Certificates of Rehabilitation under Illinois Senate Bill 1050, which seals or expunges their criminal records and opens doors to employment opportunities. In addition to legal services, the program provides a career path development program for 18-25 year olds without post high school education plans or employment. The latter group will receive a broad range of educational and support services and on the job training with participating employers.

The Youth Job Center also provides job readiness training, placement and follow up supports to low-income youth between the ages of 14-25 with barriers to employment. YJC develops partnership with area businesses to develop internship positions funded by the Workforce Investment Act. Housing Options for the Mentally Ill provides I-WORK, a job readiness and placement program for persons with mental illnesses, including individuals who are not in their permanent supportive housing programs. 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 provides a Job Counseling program that assists clients of Connections for the Homeless' Entry Point and Hilda's Place find employment. The program also provides its clients with clothing for interviews and transportation to job interviews.

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

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

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

No

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

The City of Evanston has its own 2012-2014 Comprehensive Economic Development Plan, which is currently being updated for 2015-2017. The Economic Development Division works closely with Cook County and the Chicago Metropolitan Agency for Planning (CMAP).

The economic development initiatives the City is undertaking which may be coordinated with the Consolidated Plan include the West Evanston Plan (2007) and West Evanston Market Analysis (2006) which have been referred to when considering new projects in the low and moderate income areas of Evanston. The plans analyze and describe the current and possible future conditions of the market within West Evanston. The West Evanston Plan is a strong guiding document for City efforts in general but Economic Development staff has used this to pinpoint areas of concentration and what to keep in mind (creating walkable streets with retail for local community, considering mixed use developments, etc.) The West Evanston Market Analysis which is also associated with the broader West Evanston Plan provides guiding principles for economic development opportunities based both on general demographics and community input.

Discussion

The City's 2012-2014 Economic Development Plan, to be updated for 2015-2017, is focused on creating jobs and growing the city's revenue base by refining and focusing the overarching principles of the City's Economic Development Vision Statement into all aspects of the City's economic development efforts. Reflective of the progressive nature of Evanston, the City's economic development focus continues to evolve and adapt to the rapid changes in the marketplace. The City's efforts moving forward will be guided by the Key Economic Development Principles garnered from the City's Economic Development Vision Statement as follows:

1. Retain, expand, and attract businesses Citywide, emphasizing Innovation;
2. Nurture Entrepreneurship in Evanston;
3. Create jobs and Workforce Training opportunities for Evanston residents in diversified business sectors; and
4. Promote Evanston, locally, regionally, and nationally, as an innovative and progressive place by reinforcing the strengths of our diverse residential, educational, cultural, and business communities.

Promoting Evanston’s economic prosperity and quality of life depends on a proactive approach to diversifying the economy. This Economic Development Plan requires a concerted effort to support the strengths of our existing companies and growth industries (including retail, office and manufacturing) and to target five industries that will drive diverse job creation, compliment the strengths of our community, and promote a climate for growth. The five Targeted Industries are:

1. Technology-Based Businesses
2. Health Care and Wellness Industries
3. Baby Boomer Markets
4. Arts and Entertainment Venues
5. Water Industries

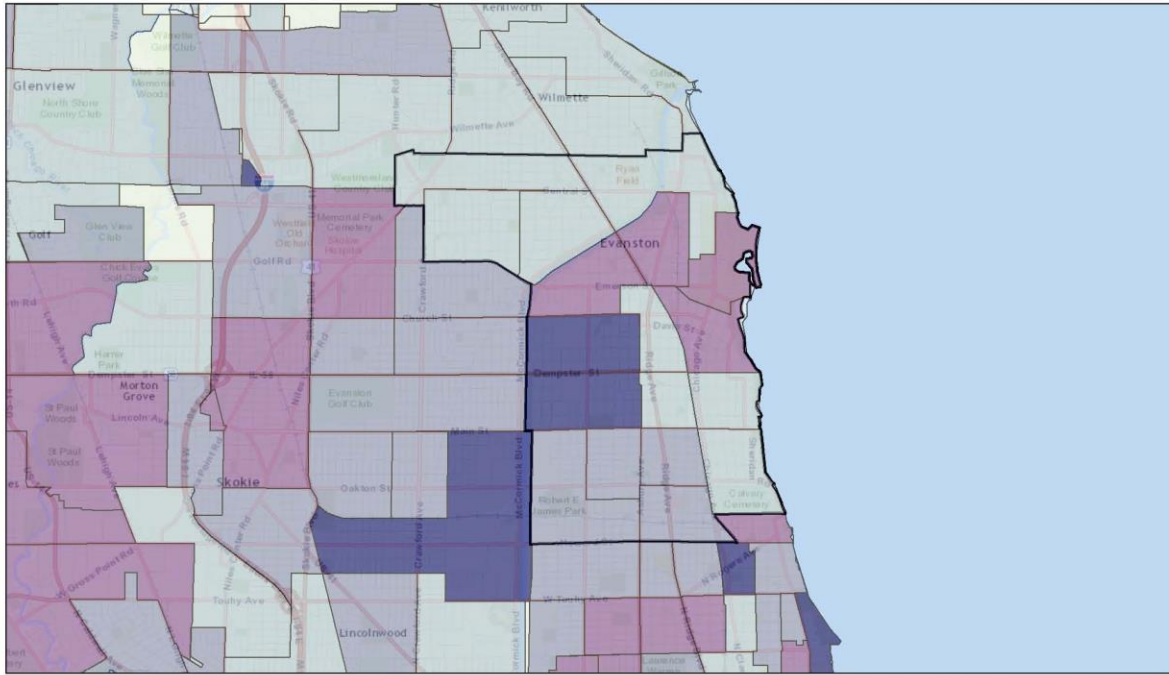


Evanston Plaza late 2014

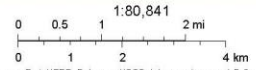
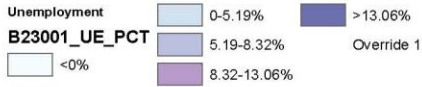


City Owned Vacant Property on Howard St

Unemployment in Evanston - Consolidated Plan and Continuum of Care Planning Tool



October 2, 2014



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Unemployment in Evanston by Census Tract

MA-50 Needs and Market Analysis Discussion

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

The definition of concentration used by the City of Evanston comes from the City's recently completed Analysis of Impediments to Fair Housing Choice Report. A concentration means that a census tract experiences multiple housing problems at 10% or higher than the city wide percentage (explained in further detail below pertaining to racial/ethnic concentration).

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

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

According to the City's Analysis of Impediments to Fair Housing Choice, Federal regulations at 24 CFR Part 91.210 require grantees of HUD Community Planning and Development programs to identify and describe any areas within their jurisdictions that are concentrations of racial/ethnic minorities and/or low-income persons, though HUD leaves the determination of thresholds defining those areas up to each local grantee.

The approach currently applied by HUD's Office of Policy Development and Research calls for an evaluation of population distribution in two primary categories: White, which includes any Census respondent who identifies as White and non-Hispanic, and minority, which includes any respondent identifying as a member of a non-White racial group or Hispanic ethnicity. Hispanic White people would be in the latter category. If, given the combined minority category, the minority population of a tract is at least 10 percentage points higher than the City wide percentage of minorities, the tract is considered to be racially/ethnically concentrated.

Five of Evanston's 18 census tracts qualify as racially/ethnically concentrated areas of poverty, in which the non-White and/or Hispanic population exceeds 42.4%. These census tracts are 8092, 8096, 8097, 8102, 8103.01.

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

Generally speaking, there is a lack of variety in commercial areas with a larger number of convenience stores, service based businesses (Barbershops, doctor's offices, etc.) and fast food located within the

areas of household problems and racial concentration. Within these areas smaller rental buildings and homes (2-flats or single family homes vs. large apartment complexes) are more common when compared to denser and more affluent areas of Evanston. The housing stock is typically older and in need of rehabilitation and repairs.

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

The intersection of Church & Dodge presents an opportunity to create a sustained commercial node that serves the community surrounding it, including students and staff at Evanston Township High School. This was once an area that served as a community anchor and could be returned to such a state given it is the intersection of two major arterials and is a convenient neighborhood location. The Boocoo Cultural Center presents opportunities for more resources to be brought into the area as does purchase of land by Tawani Enterprises to build a facility which will house Y.O.U. (a nonprofit organization) and other entities that will benefit the community.

Evanston Plaza/Dempster & Dodge also presents an opportunity that has already started to come to fruition. This is another highly traveled intersection with multiple businesses that cater to both local residents and those traveling through. Evanston Plaza presents the greatest opportunity, taking up the whole southwest corner of the intersection. The closing of the Dominick's grocery store hit the Plaza negatively but has created an opportunity for a new grocer to be established and invest in the plaza; this would likely lead to additional tenants filling vacant retail spaces.

In late 2014, Valli Produce purchased Evanston Plaza and will open a new grocery store and revitalize the entire shopping area. Rehab of the plaza and opening of the grocery store is expected in 2015.

Additionally, the areas most impacted by disinvestment and housing problems are generally within Evanston's proposed Neighborhood Revitalization Strategy Area. Please see the attached NRSA Plan for further detail.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

The City anticipates applying for a Section 108 Loan in order to further economic development opportunities throughout Evanston. The funding received through the Section 108 Loan will be utilized to promote economic growth and opportunities throughout Evanston's most economically depressed areas.

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

Geographic Area

Table 47 - Geographic Priority Areas

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

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The CDBG Target Area includes Census Tract Block Groups: 8093002, 8093003, 8092001, 8092002, 8092003, 8095001, 8095002, 8095003, 8096002, 8096003, 8097002, 8097003, 8103011, 8103021, 8101005, 8101001, 8103022, 8103012, 8103013, 8103014, 8102006, 8102003, 8102002, which comprises a large portion of central, west and south Evanston. See CDBG Target Area Map below.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The CDBG Target Area has a mix of single-family and multifamily properties, as well as a variety of different commercial spaces. As with most of Evanston, the housing stock is aged and deteriorating (in varying capacities), most of which is not accessible for those with mobility issues. This area experiences a higher than normal amount of vacant or abandoned homes, some of which are boarded up. The commercial areas, primarily Howard Street and Dodge (on both Dempster and Church) have a higher than average amount of vacancy. The vacant commercial spaces are deteriorating and require significant rehabilitation in order to be viable businesses space. There are areas of unimproved public infrastructure (ie: alleys) and areas of deteriorating infrastructure, such as sidewalks and roads.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>When consulting with business and economic development organizations and individuals, the Howard Street and Dodge Avenue commercial corridors were identified as areas of opportunity, specifically regarding deteriorating buildings and vacant spaces.</p> <p>The Health and Community Development Department staff members noted the proposed area experienced more frequent occurrences of graffiti and code enforcement issues, particularly with rental housing.</p> <p>Social service providers noted this area having persons experiencing a higher need for services, particularly related to youth and young adult educational and job training opportunities. Many areas within the CDBG Target Area experience higher than average rates of unemployment and underemployment.</p>

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

<p>Identify the neighborhood boundaries for this target area.</p>	<p>Census Tract Block Groups: 8093002, 8093003, 8092001, 8092002, 8092003, 8096002, 8096003, 8097002, 8097003, located primarily in the west-central area of Evanston</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The NRSA has a mix of single-family and multifamily properties, as well as a variety of different commercial spaces. The portion east of Ridge Avenue has a large multifamily housing stock, whereas west of Ridge Avenue is primarily smaller single-family homes. As with most of Evanston, the housing stock is aged and deteriorating (in varying capacities), most of which is not accessible for those with mobility issues. The commercial areas, primarily Dodge (on both Dempster and Church) have a higher than average amount of vacancy. The vacant commercial spaces are deteriorating and require significant rehabilitation in order to be viable businesses space. There are areas of unimproved public infrastructure (ie: alleys) and areas of deteriorating infrastructure, such as sidewalks and roads.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>When consulting with business and economic development organizations and individuals, the Dodge Avenue commercial corridor was identified as area of opportunity, specifically regarding deteriorating buildings and vacant spaces.</p> <p>The Health and Community Development Department staff members noted the proposed area experienced more frequent occurrences of graffiti and code enforcement issues, particularly with rental housing in the area east of Ridge Avenue.</p> <p>Social service providers noted this area having persons experiencing a higher need for services, particularly related to youth and young adult educational and job training opportunities. Many areas within the CDBG Target Area experience higher than average rates of unemployment and underemployment.</p>

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

General Allocation Priorities

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

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

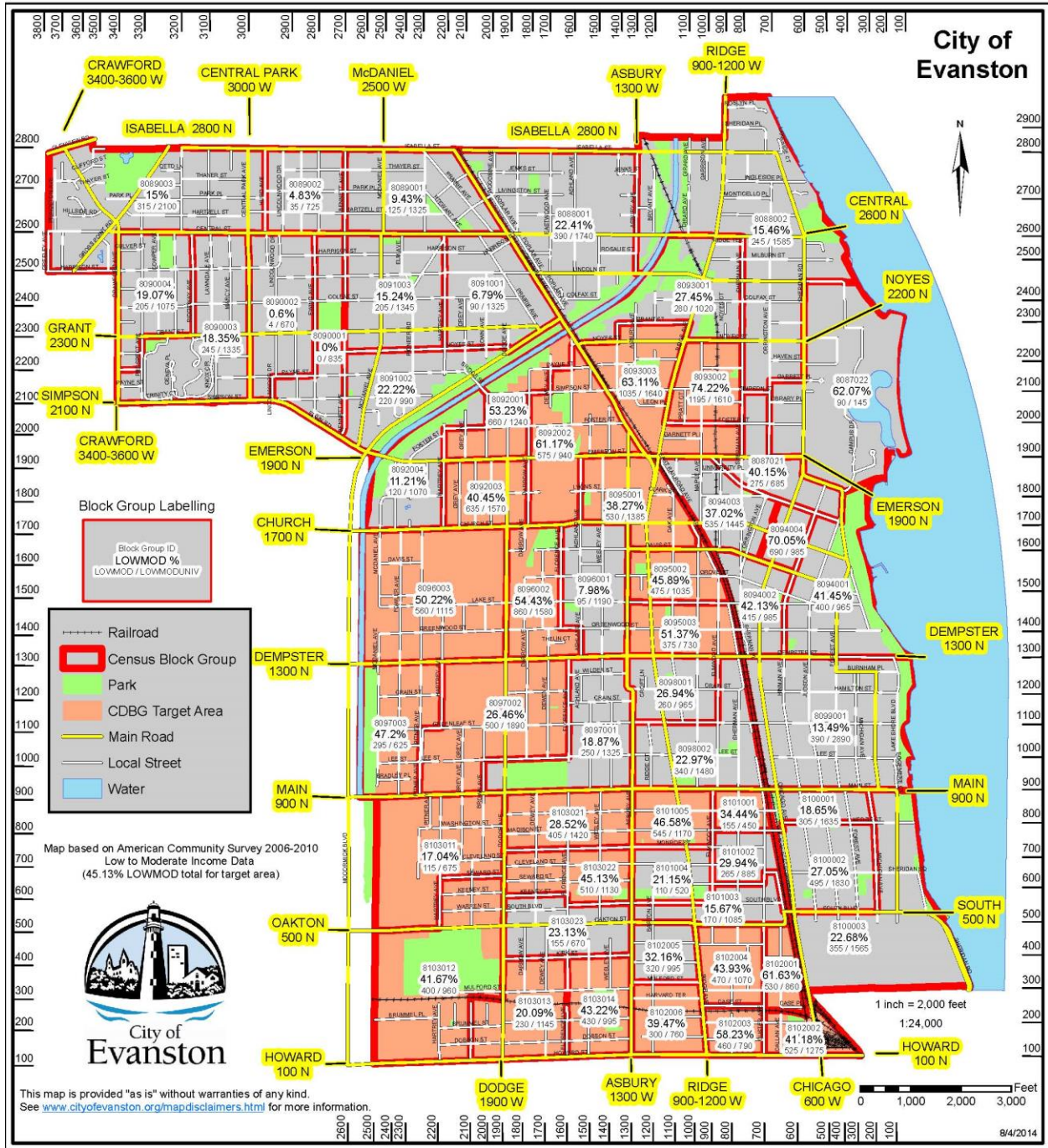
Public Infrastructure Improvements – By their nature, they must be in low- and moderate- income Census Tract Block Groups, which are primarily located in the CDBG Target Area, with some exceptions. Most of the eligible block groups within the City are located on the South and West areas of the City.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

Economic Development – The areas that have high vacancy and/or low unemployment are the Howard Street, Church and Dodge, and Dempster and Dodge commercial corridors; economic development activities will be heavily focused on this area, particularly those that focus on direct assistance for the purpose of job creation. These areas are located in the CDBG Target Area, and the latter two are also located in the proposed NRSA plan.

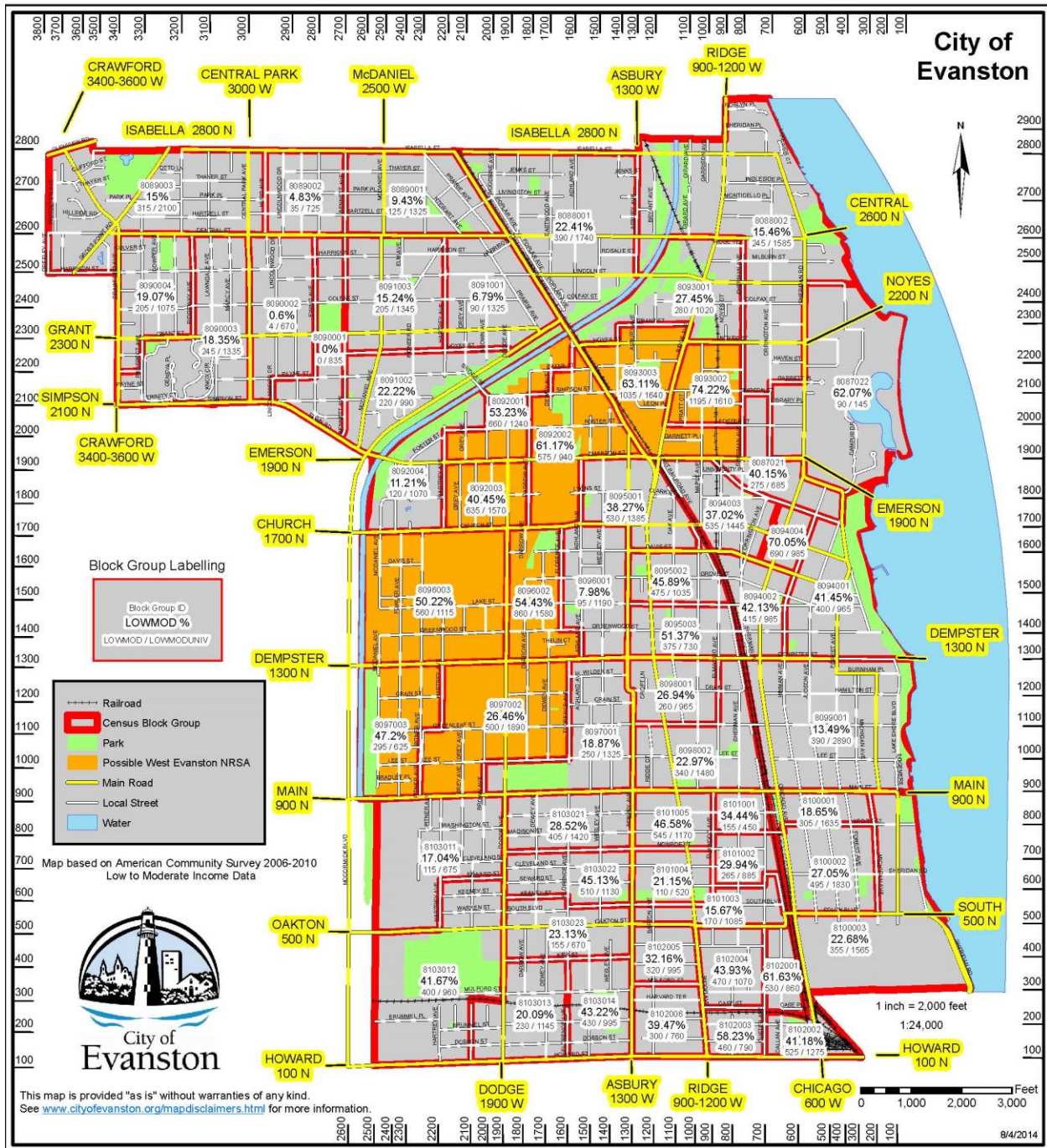
Code Enforcement – Although Code Enforcement inspectors perform inspections citywide, the CDBG-funded portion of code enforcement will be within the CDBG Target area, which will be paired with other community development activities in the area to address areas of deterioration, maintaining code enforcement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

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

CDBG Target Area



Evanston Neighborhood Revitalization Strategy Area



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

Priority Needs

Table 48 – Priority Needs Summary

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

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

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

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

	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
7	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Mentally Ill Victims of Domestic Violence Victims of Domestic Violence
	Geographic Areas Affected	Entire area covered by the City of Evanston
	Associated Goals	Homelessness Public Services
	Description	A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Evanston to effectively and comprehensively address the needs of the community.
	Basis for Relative Priority	Input received from the community and citizen participation phase necessitated a high priority.
8	Priority Need Name	Homeownership
	Priority Level	Low
	Population	Moderate Large Families Families with Children Elderly

Geographic Areas Affected	Entire area covered by the City of Evanston
Associated Goals	Affordable Housing
Description	There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate income residents due to the high cost of housing in Evanston.
Basis for Relative Priority	The need for homeownership assistance exists due to high housing costs.

Narrative (Optional)

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

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

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

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

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

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

Influence of Market Conditions

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

Table 49 – Influence of Market Conditions

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

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2015-2019 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,604,746	58,572	854,111	2,517,429	5,700,000	\$854,111 is carryover funding allocated to activities in prior years or reallocated to new activities in 2015

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	262,809	27,384	584,000	874,193	900,000	Prior year resources include \$255,000 for TBRA, \$100,000 for the Darrow and Hartrey units and \$129,000 for 1620 Washington.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	144,818	0	0	144,818	542,200	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,200,000	0	0	1,200,000	4,800,000	
LIHTC	public - federal	Multifamily rental rehab	7,875,000	0	0	7,875,000	7,875,000	Equity generated by the LIHTC.
Tax Credits	public - state	Multifamily rental rehab	1,333,275	0	0	1,333,275	0	Illinois state donation tax credit program.
Other	public - federal	Multifamily rental rehab	2,330,000	0	0	2,330,000	1,170,000	Cook County HOME funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Conversion and rehab for transitional housing Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Rapid re-housing (rental assistance) Rental Assistance Transitional housing	150,000	0	0	150,000	600,000	Evanston Affordable Housing Fund
Other	public - local	Public Services	700,000	0	0	700,000	2,800,000	Local funding to be spent on mental health services.

Table 50 - Anticipated Resources

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

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

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

Additionally, a table listing specific unexpended CDBG funds from prior years for reallocation in FY 2015 is available in the appendix.

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

The City of Evanston owns some properties and land, which may be used to address the needs identified in the plan are located in the more economically depressed areas of Evanston, primarily on the South and West sides of the City. Vacant properties located along Howard Street will be geared toward commercial redevelopment meant to revitalize the Howard Street commercial corridor. Additionally, there are four lots located in the 8092 census tract which may be used to meet future affordable housing goals, including being landbanked.

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
EVANSTON	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
ALLIANCE TO END HOMELESSNESS IN SUBURBAN COOK COUNTY	Continuum of care	Homelessness	Region
HOUSING AUTHORITY OF COOK COUNTY	PHA	Public Housing	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

The City’s elected officials and engaged citizenry support a vast network of the nonprofit service providers that serve Evanston’s most vulnerable populations. A large number of organizations provide

services to the City’s low and moderate income residents in the fields of health, housing, education, employment, and many others. The nonprofit service providers strive to work in tandem with one another to create a web of services so as not to allow someone to fall through. The strength of Evanston’s institutional delivery system can be found in those organizations which serve the community.

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

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

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

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

Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
	X	X	

Table 52 - Homeless Prevention Services Summary

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

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

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

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

Outreach and support services provided by Connections include the Entry Point Drop-In Program which provides clothing and toiletries, laundry and shower facilities, telephones and computers, locker storage, physical and mental health care screenings and monitoring, and clinical and recreational workshops. In addition to the Entry Point Drop-In Program, health services provided through Connections include TB testing, Flu Shots, screenings and counseling care for diabetes and heart disease, HIV/AIDS testing and counseling, access to financial assistance in paying for medications, medication management, psychiatric and mental health screenings (referrals and counseling), substance abuse screenings (referrals and counseling), and first aid assistance.

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

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

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

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

Gaps in the service delivery system include reduced funding for mental health services, lack of an overnight homeless shelter, and a lack of an unaccompanied youth shelter. A lack in an overnight homeless shelter has been identified as a gap but the move toward the housing first model in the upcoming years will alleviate this need.

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Homeownership	CDBG: \$2,873,900 HOME: \$1,220,000	Rental units rehabilitated: 175 Household Housing Unit Homeowner Housing Rehabilitated: 45 Household Housing Unit Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed Property Care: 10000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2015	2019	Homeless	Entire Jurisdiction	Access to Rental Housing Public Services	HOME: \$500,000 ESG: \$600,000	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted Homeless Person Overnight Shelter: 1850 Persons Assisted Homelessness Prevention: 100 Persons Assisted Other: 1750 Other
3	Creating Livable Communities	2015	2019	Non-Housing Community Development	Entire Jurisdiction	Public Infrastructure Public Facilities	CDBG: \$2,122,711	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Economic Development	2015	2019	Non-Housing Community Development	Entire Jurisdiction	Economic Development	CDBG: \$580,000	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 20 Jobs Businesses assisted: 8 Businesses Assisted
5	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Entire Jurisdiction	Public Services	CDBG: \$1,087,500	Public service activities other than Low/Moderate Income Housing Benefit: 17500 Persons Assisted
6	Planning and Administration	2015	2019	Planning and Administration	Entire Jurisdiction		CDBG: \$1,440,000 HOME: \$107,100 ESG: \$50,812	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community. Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties and identify blighted properties for demolition.
2	Goal Name	Homelessness
	Goal Description	The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. During the 2015-2019 period, greater emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).
3	Goal Name	Creating Livable Communities
	Goal Description	Creating liveable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.
4	Goal Name	Economic Development
	Goal Description	Economic development will promote the vitality of Evanston's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
5	Goal Name	Public Services
	Goal Description	Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, mental health, job training and youth programs.
6	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

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

The City is estimated to provide affordable housing to 250 extremely low income, low income, and moderate income families.

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

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

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

Activities to Increase Resident Involvements

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

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

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

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

The City of Evanston contracted with Mullin and Lonergan to develop its Analysis of Impediments to Fair Housing Choice (AI) that was completed in spring of 2014 and presented to the public in July. Some of the barriers to affordable housing in Evanston identified in the AI are listed below. The AI may be found at <http://www.cityofevanston.org/assets/EvanstonAI4414.pdf>.

The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Evanston. The City's inflation-adjusted median household income dropped 10.2% between 2000 and 2011, outpacing 2.4% and 3.7% reductions in median housing value and gross rent, respectively. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in Cook County, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove or ameliorate the barriers to affordable housing have been identified in the Analysis of Impediments to Fair Housing Choice and by Community Development staff.

In order to ensure that that affordable housing is maintained and sufficient the City must proactively retain and develop new units. The City's existing inclusionary housing ordinance and its proposed amendment will serve to set aside affordable housing in new multiunit developments throughout Evanston. In addition, the City of Evanston has previously utilized its federal CDBG and HOME funding towards the development of new affordable housing and the preservation of existing housing.

Similarly, the City is committed to updating and rehabilitating affordable housing units into accessible units for those with disabilities. As stated previously, the City has committed HOME funds in conjunction with the HACC to rehab public housing units ensuring that a number of units are accessible. Future affordable housing units will have a portion of units set aside for those with disabilities.

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

Continued and active involvement on the part of the City in developing and maintaining the affordable housing supply will ensure that the barriers identified in the Analysis of Impediments to Fair Housing Choice will be eliminated.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing 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. Connections will be modifying the Entry Point model in 2015 to include more outreach and less drop-in focused. Case workers will be sent to soup kitchens, emergency rooms, libraries and coffee shops to actively reach out to homeless individuals. Connections anticipates serving 350-400 people through that program in 2015.

Entry Point will continue this model to ensure targeted outreach and programming. It is estimated that 350-400 each year will be reached.

Addressing the emergency 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 historically has served an estimated 120 single adults and the YWCA housed an estimated 250 women and children who are victims of domestic violence. The YWCA expects to continue housing 250 women and children each year moving forward from 2015-2019.

In 2015, Connections for the Homeless is moving towards the implementation of the Housing First model by greatly reducing the beds in Hilda's place and placing more resources towards rapid re-housing. In 2015, Hilda's place will offer 10 beds (reduced from 20 beds) and expects to serve 120-130 individuals. In 2011, Hilda's Place scaled back from 36 beds to 20 beds and ended up increasing the number of people served from 78 to 138. The average length of stay went down dramatically. This move towards a Housing First model has proved to be a more effective way to reduce and/or end homelessness than the traditional shelter model. Those previously served through an emergency or transitional shelter model will be more quickly moved into permanent housing using rapid re-housing resources.

From 2016-2019 Hilda's Place reduction in shelter beds will be supplemented through the provision of housing units acting as a bridge between homelessness and permanent supportive housing. This program is estimated to house 120 to 130 people annually.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will use ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City expects to serve 15 households using rapid re-housing funds each year.

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

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

ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional supports as needed to prevent households from becoming homeless again, as well as determine program outcomes. The City expects Connections will serve 20 households each year using prevention funds.

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

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median income avoid becoming homeless and re-housing funds will be used to help low-income

households achieve housing stability. 2015 ESG Prevention funds are expected to help 20 households and TBRA funds are expected to help 5 households.

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

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

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

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

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. Currently, the City receives \$100,000 per year to continue lead based paint hazard prevention. 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 who are tasked with performing rental inspections. 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.

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

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

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

The City of Evanston's actions to screen for lead based paint hazards, to mitigate when necessary, and to inform homeowners and tenants of the hazards of lead-based paint are actions that will help reduce the

extent of lead poisoning, particularly for the low-income households that are served by the City's HOME and CDBG programs.

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

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

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

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

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

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

One of the 2015 City Council Goals is services for at-risk families. At-risk families are those faced with financial insecurity, unemployment, high housing cost burden, and those faced with homelessness. The City currently is utilizing HOME funds for a TBRA program meant to stabilize at-risk families and afford them the opportunity to receive education or job training so that they may gain greater economic opportunities.

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

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

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

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

The City's poverty-reducing goals, programs, and policies work to provide support and develop at-risk individuals and families. The 2015-2019 Consolidated Plan will serve as the framework for the City and service providers to adhere to in order to address the needs of the community. A coordinated approach to addressing the needs of the community will be accomplished through consultation with the 2015-2019 Consolidated Plan and the Community Development Department. Poverty reduction is tied to multiple aspects of this plan and the various affordable housing strategies and other initiatives put forth will work towards reducing the number of families and individuals facing poverty.

SP-80 Monitoring – 91.230

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

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

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

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

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

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

NEPA Compliance: Activities are reviewed for compliance with the National Environmental Protection Act (NEPA). Most are determined to be exempt or categorically excluded; none required a full environmental review. Environmental reviews are conducted for housing rehab and economic development projects when specific project sites were identified. City staff continues to work with Region 5 Environmental Officers to improve and update its environmental review process, including attending HUD Environmental training when available.

Expected Resources

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

Introduction

The anticipated resources section of the strategic plan describes the City of Evanston’s financial resources for the duration of the 2015-2019 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City’s ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Evanston.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,604,746	58,572	854,111	2,517,429	5,700,000	\$854,111 is carryover funding allocated to activities in prior years or reallocated to new activities in 2015

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	262,809	27,384	584,000	874,193	900,000	Prior year resources include \$255,000 for TBRA, \$100,000 for the Darrow and Hartrey units and \$129,000 for 1620 Washington.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	144,818	0	0	144,818	542,200	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Conversion and rehab for transitional housing Overnight shelter Transitional housing	1,200,000	0	0	1,200,000	4,800,000	
LIHTC	public - federal	Multifamily rental rehab	7,875,000	0	0	7,875,000	7,875,000	Equity generated by the LIHTC.
Tax Credits	public - state	Multifamily rental rehab	1,333,275	0	0	1,333,275	0	Illinois state donation tax credit program.
Other	public - local	Public Services	700,000	0	0	700,000	2,800,000	Local funding to be spent on mental health services.

Table 54 - Expected Resources – Priority Table

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

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

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

for ESG. HOME matching funds may be from the Affordable Housing Fund and sources such as the Federal Home Loan Bank and/or developers' contributions.

Additionally, a table listing specific unexpended CDBG funds from prior years for reallocation in FY 2015 is available in the appendix.

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

The City of Evanston owns some properties and land, which may be used to address the needs identified in the plan are located in the more economically depressed areas of Evanston, primarily on the South and West sides of the City. Vacant properties located along Howard Street will be geared toward commercial redevelopment meant to revitalize the Howard Street commercial corridor. Additionally, there are four lots located in the 8092 census tract which may be used to meet future affordable housing goals, including being landbanked.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing	Entire Jurisdiction	Access to Rental Housing Maintain and Improve Rental Housing Homeownership	CDBG: \$692,900 HOME: \$507,913	Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit Buildings Demolished: 1 Buildings Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	Homelessness	2015	2019	Homeless		Access to Rental Housing Public Facilities Public Services	HOME: \$340,000 ESG: \$133,957	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 370 Persons Assisted Homelessness Prevention: 20 Persons Assisted Other: 350 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Creating Livable Communities	2015	2019	Non-Housing Community Development	Entire Jurisdiction	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Public Infrastructure Public Facilities	CDBG: \$1,104,082	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
4	Economic Development	2015	2019	Non-Housing Community Development	Entire Jurisdiction	Economic Development	CDBG: \$150,000	Jobs created/retained: 5 Jobs Businesses assisted: 1 Businesses Assisted
5	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Entire Jurisdiction	Public Services	CDBG: \$249,498	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted
6	Planning and Administration	2015	2019	Planning and Administration			CDBG: \$320,949 HOME: \$26,280 ESG: \$10,861	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community.
2	Goal Name	Homelessness
	Goal Description	The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. During the 2015-2019 period, greater emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).
3	Goal Name	Creating Livable Communities
	Goal Description	Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.
4	Goal Name	Economic Development
	Goal Description	Economic development will promote the vitality of Evanston's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include but are not limited to, workforce development and job training, and financial assistance to businesses.
5	Goal Name	Public Services
	Goal Description	Improving access to and the quality of public services to the City's residents is a key goal of the City. As seen through input from the community and consultation, there is a high need for public services. Public services include but are not limited to mental health, senior, and youth services.
6	Goal Name	Planning and Administration
	Goal Description	Administration of CDBG, ESG, and HOME.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City has identified the following projects to be implemented in 2015 to achieve the goals in the Consolidated Plan. This includes projects from allocations from previous years which will be completed and or funds disbursed in 2105. The Emergency Solutions Grant project will address the needs of homeless individuals, families and households fleeing domestic violence. The Tenant Based Rental Assistance (TBRA) project will address the needs of homeless families with children with direct rental and utilities assistance. The Rental Housing project combines both HOME and CDBG activities, both which are for rental rehabilitation.

Projects

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

Table 56 – Project Information

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

Allocation priorities were determined to be housing, infrastructure and homelessness, based on consultation and public participation. Additionally, CDBG funds are allocated through the Housing and Community Development Act Committee. Obstacles to addressing these underserved needs continue to be the high cost of housing and the diminishing resources allocated to our jurisdiction.

AP-38 Project Summary
Project Summary Information

1	Project Name	ESG
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	ESG: \$144,818
	Description	Homeless prevention, rapid rehousing, street outreach, overnight shelter and HMIS. Administration of ESG program.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	There will be 755 families who benefit from ESG activities; these families consist of single persons, couples, households with children and households fleeing from domestic violence.
	Location Description	The activities will be throughout the City of Evanston.
	Planned Activities	Direct rental assistance, supportive services, shelter operations, street outreach and HMIS support. Administration of ESG program.
2	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Entire Jurisdiction
	Goals Supported	Homelessness
	Needs Addressed	Access to Rental Housing
	Funding	HOME: \$340,000
	Description	Direct rental and utility assistance
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Homeless families (with children) and families that are fleeing domestic violence - a total of 20 families will benefit in 2015 from this activity
	Location Description	Throughout the City of Evanston, where the families are able to locate safe, sanitary and affordable housing.
	Planned Activities	Direct rental and utility assistance, with wrap around case management (not financially supported through HOME), will be provided to the families.
3	Project Name	Rental Housing
	Target Area	Entire Jurisdiction

	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing
	Funding	CDBG: \$40,000 HOME: \$507,913
	Description	Rental housing development or rehabilitation
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 7 households will benefit from the activities, and the types of households will vary depending on who applies for the unit. The two units served through CDBG will benefit special needs household.
	Location Description	Five of the units, funded by the HOME program, will be located at: 1324 Hartrey, 1409 Darrow and three (3) units at 1620 Washington The other two will be individual units owned by non-profits who serve special needs are located at: 511 Judson and 219 Hartrey
	Planned Activities	Rehabilitation of seven rental units throughout the city.
4	Project Name	Homeowner Rehabilitation
	Target Area	Entire Jurisdiction
	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$327,900
	Description	Rehabilitation of owner-occupied homes throughout Evanston, owned by low- and moderate- income populations
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 12 households will be served, with no particular demographic being targeted.
	Location Description	Throughout the City of Evanston, owner-occupied single-family and condominium units
	Planned Activities	Homeowner Rehabilitation Program, including direct rehabilitation loans and program administration
5	Project Name	Code Enforcement
	Target Area	CDBG TARGET AREA

	Goals Supported	Affordable Housing
	Needs Addressed	Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing
	Funding	CDBG: \$325,000
	Description	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance or rehabilitation as identified by code enforcement inspectors
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	There will be 2,000 unit inspections conducted in 2015, with additional re-inspections occurring as needed.
	Location Description	Throughout the City, but the CDBG funded portion will be solely located in the CDBG Target Area.
	Planned Activities	Code enforcement inspections in the CDBG Target Area, including necessary building demolition/clearance or rehabilitation as identified by code enforcement inspectors.
6	Project Name	Public Services
	Target Area	Entire Jurisdiction
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$249,498
	Description	Public (social) services to low- and moderate- income residents throughout the City of Evanston, particularly for youth programs, senior services, legal services, graffiti removal, housing services and domestic violence services.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3500 persons will benefit from the public services funded through CDBG, including all demographics from youth, seniors and everything in between.
	Location Description	Public services are available throughout the City of Evanston.

	Planned Activities	The following activities are the public services allocated CDBG grants in 2015: Target area graffiti removal, summer youth employment program, certificate of rehab program, college readiness program, future focus youth program, college tour, homesharing, evanston legal services, home delivered meals, legal & social services for youth, senior case management, art in action, youth workforce training, I-work program, youth employment programs and domestic violence case management & services.
7	Project Name	Economic Development
	Target Area	Entire Jurisdiction
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$150,000
	Description	Economic development activities aimed as assisting businesses for the purpose of job creation for low- and moderate- income persons
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated there will be 5 low- and moderate- income jobs created, affecting 5 families. The persons taking the jobs is to be determined, so it is unknown what their demographics are.
	Location Description	Unknown at this time.
	Planned Activities	The City of Evanston has a CDBG funded economic development loan fund, which is used to assist businesses for the purpose of low- and moderate- income job training or to assist low- and moderate- income business owners. The funds will be used for this purpose.
8	Project Name	Administration
	Target Area	Entire Jurisdiction
	Goals Supported	Planning and Administration
	Needs Addressed	Access to Rental Housing Maintain and Improve Rental Housing Maintain and Improve Owner Occupied Housing Economic Development Public Infrastructure Public Facilities Public Services Homeownership

	Funding	CDBG: \$320,949 HOME: \$26,280
	Description	Administration of CDBG and HOME
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/a - admin of all programs
	Location Description	n/a
	Planned Activities	Administration and financial management of CDBG and HOME grants
9	Project Name	Public Facilities & Infrastructure
	Target Area	CDBG TARGET AREA Entire Jurisdiction Evanston NRSA - Proposed
	Goals Supported	Creating Livable Communities
	Needs Addressed	Public Infrastructure Public Facilities
	Funding	CDBG: \$1,104,082
	Description	Improvements made to public facilities and infrastructure
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated approximately 25,000 persons will benefit from the activity, primarily low- and moderate- income persons
	Location Description	The activities will take place throughout the City, but in areas that are low- and moderate- income areas (the designated service area will qualify at or above 45.13% LMI). It is anticipated many of the improvements will take place in the CDBG Target Area and/or the proposed NRSA
	Planned Activities	The activities who were allocated funds for 2015 are: improvements to the Wessbourd-Holmes Center, renovations of the bathrooms in the Mosaic Room at the YMCA, construction of the new Y.O.U. headquarters, alley paving, SNAP lighting and block/curb/sidewalk improvements.

AP-50 Geographic Distribution – 91.220(f)

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

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

Additionally, it is expected that a significant amount of housing and economic development funds will be spent in the two target areas, which are focused primarily on the west and south sides of Evanston, which have some of the lower levels of income and higher concentrations of minority populations.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	40
Entire Jurisdiction	40
Evanston NRSA - Proposed	20

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The nature of the project or activity will likely be the driving factor of where it will take place. For example, public services will be citywide, as they are intended to serve low- and moderate- income persons throughout the community, and should be accessible to all who qualify for services. Area benefit activities such as public infrastructure improvements must qualify as low- and moderate- income areas, which are oftentimes within the CDBG Target Area and/or NRSA. It is likely housing and area-benefit activities will have significant investments made in those areas, which are also the areas with the highest needs.

Discussion

See Geographic Priorities section (SP-10) for more information regarding the target areas, their boundaries and types of activities that will take place within the areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following section highlights the City's one year affordable housing goals.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	13
Special-Needs	2
Total	55

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	55

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

Discussion

There are a number of housing initiatives that will be implemented in 2015 to support homeless, non-homeless and special-needs residents who are in need of safe and affordable housing. The programs that are expected to impact the most persons or households are the tenant-based rental assistance program (TBRA) and the housing rehab program, which both serve two very different, yet vital housing needs for the low- and moderate- income residents of Evanston.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Cook County (HACC) is the public housing authority that serves suburban Cook County. The Housing Authority of the County of Cook also administers the Housing Choice Voucher program.

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

In 2015-2016, the HACC will begin work on the substantial rehab of the Walchirk and Perlman public housing developments in Evanston. Substantial rehab of these public housing units will result in greater accessibility for current and future residents. Current plans call for the rehabilitation of all units including 20 accessible, 20 adaptable and 4 sensory impairment units.

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

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

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

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

The HACC is not designated as troubled.

Discussion

The City will continue to actively engage and communicate with HACC to ensure that the needs of the City's publicly assisted residents are met.

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

Introduction

The following section discusses the homeless and special needs activities to be undertaken in Evanston during the first year of the 2015-2019 Consolidated Plan.

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

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

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. Connections will be modifying the Entry Point model in 2015 to include more outreach. Case workers will be sent to soup kitchens, emergency rooms, libraries and coffee shops to actively reach out to homeless individuals. Connections anticipates serving 350-400 people through that program in 2015.

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 historically has served an estimated 120 single adults and the YWCA housed an estimated 250 women and children who are victims of domestic violence.

The YWCA expects to continue housing 250 women and children each year moving forward from 2015-2019.

In 2015, Connections for the Homeless is moving towards the implementation of the Housing First model by greatly reducing the beds in Hilda's place and placing more resources towards rapid re-housing. In 2015, Hilda's place will offer 10 beds (reduced from 20 beds) and expects to serve 120-130 individuals.

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

recently homeless from becoming homeless again

The City will use ESG funds for re-housing as its primary strategy to reduce the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The City expects to serve 15 households using rapid re-housing funds in 2015.

The City has recently approved HOME funds for Tenant Based Rental Assistance to address both the shortage of available affordable units, particularly for larger households, and the inability of some households to pay rents generally considered affordable due to the lack of ability to earn a living wage. Households with children under the age of 18, including those with children enrolled in Evanston schools that are doubled-up/unstably housed (category 2 in the new definition of homeless) are a priority population for the program. The City expects to enroll 5 new households in 2015.

ESG funds for homeless prevention address preventing individuals and families who were recently homeless from becoming homeless again. ESG-supported programs are required to provide case management and supportive services, and to connect clients with mainstream resources to increase their likelihood of achieving long-term housing stability. ESG-funded clients will receive follow-up contact to determine their housing status 6 and 18 months after termination of assistance as required and provide additional supports as needed to prevent households from becoming homeless again, as well as determine program outcomes. The City expects Connections will serve 20 households in 2015.

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

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

ESG Prevention funds will be used as described above to help households with incomes below 30% of area median income avoid becoming homeless and re-housing funds will be used to help low-income households achieve housing stability. 2015 ESG Prevention funds are expected to help 20 households and TBRA funds are expected to help 5 households.

Evanston has two large Institutes of Mental Disease (IMDs) with a total of 562 beds whose residents are being evaluated for the capacity to live in community-based settings according to the terms of the Williams Consent Decree. City staff works with mental health agencies and the State of Illinois to identify potential housing options for eligible clients who choose to live in Evanston. The Alliance to End

Homelessness in Suburban Cook County has a working group that is developing discharge policies and procedures for the region. In addition, the Housing and Homelessness Commission is evaluating whether to form a local Discharge Planning working group to look at community needs and policies that relate to the transition of households from publicly funded institutions and hospitals.

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

Discussion

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

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

Introduction:

The City of Evanston contracted with Mullin and Lonergan to develop its Analysis of Impediments to Fair Housing Choice (AI) that was completed in spring of 2014 and presented to the public in July. Some of the barriers to affordable housing in Evanston identified in the AI are listed in the discussion section below. The AI may be found at <http://www.cityofevanston.org/assets/EvanstonAI4414.pdf>.

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

In the summer of 2014, the City of Evanston's Community Development staff proposed amendments to the City's existing inclusionary housing ordinance. The amendments were designed to strengthen the existing ordinance and provide more affordable housing units in the City's future residential developments. After presentation to City Council, it was recommended that the proposed amendments to the inclusionary housing ordinance be referred to a special committee of aldermen.

Discussion:

The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Evanston. The City's inflation-adjusted median household income dropped 10.2% between 2000 and 2011, outpacing 2.4% and 3.7% reductions in median housing value and gross rent, respectively. Evanston lost 70.7% of its units renting for less than \$700 between 2000 and 2011, while the number of units renting for more than \$1,000 increased by two-thirds. Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in Cook County, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

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

Another barrier to affordable housing within Evanston is the shortage of decent, affordable and accessible housing for persons with disabilities. The supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Much of the City's older homes are difficult to retrofit

for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. Some facilities designed to accommodate people with mobility disabilities exist in Evanston, including two buildings HACC is updating per its Section 504 Transition Plan. However, stakeholders and HACC waiting list data suggest that the unmet need for affordable accessible housing will continue to be significant.

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Through consultation, three needs were identified as underserved: 1) Youth programming and services 2) Young adults, specifically education and employment related services and 3) energy efficiency improvements. In addition to the public services that are funded to address these needs, the City is engaged to provide additional services and coordination to further address the identified needs with the assistance of public and private organizations.

The City has put together a human services task group, comprised of employees in multiple disciplines throughout the city, which is focused on evaluating all services for all at-risk populations in the City to determine gaps, collaboration efforts and funding needs. It is the goal of the group to find ways to effectively and efficiently collaborate amongst multiple service providers in order to streamline access to available programs. Additionally, if gaps in services are identified, strategies will be developed to minimize or remove gaps in order to adequately provide services.

Cradle to Career, mentioned earlier in the plan, which is an initiative city-wide amongst multiple stakeholders to ensure services are provided for Evanston residents from birth to career, ensuring the community has access to the proper education, social services and job training programs. This program focuses heavily on youth services, with an additional focus on the young adult transitioning into independent adulthood.

Energy efficiency improvements are an important component to sustainable neighborhoods and affordable housing, yet oftentimes those who may need the improvements the most (such as low- and moderate- income persons) may not be able to afford to take advantage of rebate and incentive programs. Community Development is working with other community organizations and City departments to determine how best to capitalize on existing incentive and rebate programs to allow the entire community to have the opportunity to make cost-effective and environmentally friendly improvements to their home. It is anticipated these measures will also be incorporated into the existing CDBG Housing Rehab Program.

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

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

Actions planned to foster and maintain affordable housing

Evanston has been investing its CDBG funds in alternative housing options, such as homesharing, for some time, but now more than ever an emphasis is being placed on determining ways to foster affordable housing in alternative ways. The City has maintained a relationship with Open Communities, which offers fair housing and alternative housing services to the North Shore communities, including Evanston. This has been an important part to both fostering and maintaining affordable housing throughout the community.

Additional efforts are being made, both through regulatory and development avenues, to find new ways of providing quality, affordable housing. Energy efficiency improvements to the existing housing stock, homesharing and other rooming options and transit-oriented developments are just some of the housing considerations being made to foster more housing that is affordable and in close proximity to needed goods and services.

Further, the City of Evanston has a locally funded Affordable Housing Fund, which is used for development and rehab of affordable housings for persons up to 100% of the area median income. This allows for complimentary developments in addition to those funding with CDBG and/or HOME funds, providing or maintaining critical affordable housing throughout Evanston.

Actions planned 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. Currently, the City receives \$100,000 per year to continue lead based paint hazard prevention. 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.

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.

Additionally, all housing activities with federal funding must meet or exceed lead-based paint requirements. All housing rehabilitation projects have a lead assessment and require a lead clearance if there is lead-based paint hazards identified.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

agencies throughout the year, offering referrals for funding and training opportunities where appropriate.

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

Actions planned to enhance coordination between public and private housing and social service agencies

The City is heavily invested in collaborations throughout the community, as evidenced by Cradle to Career, the Human Services Task Force on At-risk populations and other initiatives. The City has successfully paired with multiple health-service providers, such as Erie Family Health Center, which provides bi-lingual medical, dental and mental health services to the community, regardless of the person's ability to pay. This has been a critical partnership that has increased the community's access to quality, affordable healthcare.

Additionally, the City's General Assistance program is currently being evaluated to see where opportunities exist to coordinate better between the City and public agencies and service providers to better serve our underserved residents. There are other community collaborations in Evanston, such as the United Way "Community Schools" program, which works to provide services to the schools with the most at-risk students. Collaborations such as these are critical to furthering the goals of our Consolidated Plan and that of the City Council, which both aim to make Evanston one of the most livable cities in America.

Discussion:

The City's Community Development Department working in collaboration with the Economic Development Department is committed to making Evanston the most livable city in America, and has evidenced this commitment through community partnerships, investment in economic and neighborhood development. The actions identified above will further this initiative and will increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Housing and Grants staff is responsible for ensuring compliance with all program specific requirements, as well as for program monitoring and reporting. In addition, staff ensures that federal cross-cutting requirements, including Davis-Bacon and Related Acts, Uniform Relocation Act, and Section 3, are met.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Evanston does not intend to use any other form of investment beyond those listed in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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 down payment 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.

Amount of HOME Subsidy Per Unit

\$1,000 to \$14,999

\$15,000 to \$39,999

\$40,000 or more

Minimum Affordability Period

5 years, at the rate of 1/60th per month

10 years, at the rate of 1/120th a month

15 years, at the rate of 1/180th 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 down payment 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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 down payment 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.

Amount of HOME Subsidy Per Unit

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\$15,000 to \$39,999

\$40,000 or more

Minimum Affordability Period

5 years, at the rate of 1/60th per month

10 years, at the rate of 1/120th a month

15 years, at the rate of 1/180th 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 down payment 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.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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:

- 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.
- The property must be inspected to ensure disinvestment has not occurred.
- 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.
- It must be stated whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- Whether the length of the affordability will extend beyond the minimum 15 years will be determined and specified before HOME funds are invested.
- The project must be located in Evanston.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see attached ESG Policies and Procedures.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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.

5. Describe performance standards for evaluating ESG.

- 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 months after termination of assistance

Discussion:

N/A

Appendix - Alternate/Local Data Sources

1	Data Source Name Point In Time Count 2014
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County
	Provide a brief summary of the data set. Point in Time Count, specifically demographic data of Evanston's homeless population.
	What was the purpose for developing this data set? To determine the demographic (racial and ethnic) makeup of Evanston's sheltered homeless population.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is Evanston specific taken from a larger area covered by the Continuum of Care. The population covered is homeless.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 1/29/2014
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name Point In Time Count 2013
	List the name of the organization or individual who originated the data set. Alliance to End Homelessness in Suburban Cook County Continuum of Care
	Provide a brief summary of the data set. Point in Time Count for all of suburban Cook County
	What was the purpose for developing this data set? To determine the nature of homelessness in suburban Cook County among the various homeless populations.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is for all of suburban Cook County covered by the Continuum of Care. The data pertains to the homeless population.

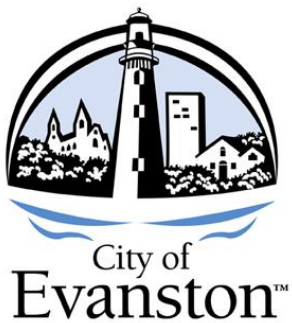
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>1/23/2013</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2007-2011 American Community Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>United States Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>Estimates of various demographic and socioeconomic factors for a specific locality.</p>
	<p>What was the purpose for developing this data set?</p> <p>To ensure greater understanding of population and economic characteristics.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is for the City of Evanston and for the entire population.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2007-2011</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>Housing Authority of Cook County (Evanston Data)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Housing Authority of Cook County (HACC)</p>
	<p>Provide a brief summary of the data set.</p> <p>Jurisdiction specific (Evanston) data pertaining to public housing vouchers, wait list, demographics of residents, and units in Evanston.</p>
	<p>What was the purpose for developing this data set?</p> <p>To determine the use of public and assisted housing in the City of Evanston.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data is from the HACC and is specific to the City of Evanston's public housing units and voucher holders .</p>

	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Data is up to date as of August 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>Evanston Health Department; Vacant Buildings</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>City of Evanston Health Department</p>
	<p>Provide a brief summary of the data set.</p> <p>2014 data on the number of vacant residential properties in Evanston and the number of those slated for demolition.</p>
	<p>What was the purpose for developing this data set?</p> <p>To determine the number and condition of vacant residential properties.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is for the entire City of Evanston.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Year covered is 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The number and condition of vacant properties is continuously changing.</p>

City of Evanston

Neighborhood Revitalization Strategy Area Plan

Adopted by the Evanston City Council
November 10, 2014



Introduction

The City of Evanston requests a Neighborhood Revitalization Strategy Area (NRSA) designation, as defined by the Department of Housing and Urban Development (HUD) CPD Notice 96-01, for a section of west and central Evanston. This area comprises some of the most distressed residential neighborhoods in the city and qualifies as a NRSA based on the high percentage of low- to moderate-income (LMI) residents. The proposed NRSA includes most of the census block groups that made up the West NRSA that was approved by HUD in 2010. The Southeast NRSA approved at that time no longer qualifies as a NRSA based on the new low/mod income area data that went into effect in July 2014.

The proposed Evanston NRSA continues the collaborative efforts of the City's Community Development department, Economic Development Division, and a broad range of community stakeholders. Over the years, these participants have worked steadfastly to revitalize Evanston neighborhoods and retail/commercial corridors in the proposed NRSA. These efforts have resulted in the development of two comprehensive neighborhood plans: 1) the Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (2005) and 2) the West Evanston Master Plan (2007). In addition, the West Evanston Tax Increment Financing district was developed to foster redevelopment within this area, and two major housing programs, the Neighborhood Stabilization Program 2 and Evanston Community Revitalization Partnership (ECRP), have focused on addressing problems stemming from foreclosed and blighted housing.

Many of the goals and objectives cited in these plans continue to be addressed or have been carried out through the implementation of several short- and long-term targeted programs and projects. However, there remain pressing needs, particularly for maintaining the quality and affordability of housing, and providing economic opportunity for residents. The NRSA designation will enhance these efforts by developing complementary strategies that prioritize the use of CDBG resources.

The NRSA designation will encourage the development of innovative services and projects eligible for CDBG support, since a community with an approved NRSA is relieved of some regulatory requirements when undertaking economic development, housing, and public service activities with those funds. Future activities will function with fewer administrative requirements over the course of the five-year NRSA designation. City divisions, for-profit and non-profit groups will embark on programs and projects to improve neighborhood cohesion by alleviating economic and social disparity. Each activity will address one of the CDBG national objectives:

- Decent Housing
- Suitable Living Environment
- Economic Opportunity

In this submission, performance benchmarks are determined based on need and the feasibility of achieving goals with resources that are anticipated to be available. Performance will be monitored over the five-year duration of the NRSA designation to ensure that satisfactory progress is made. The implementation of certain strategies may continue beyond the five-year period and performance will be monitored accordingly. Nevertheless, it is imperative that program initiatives have both near term and lasting effects. Finally, the NRSA strategy will be integrated into the City's Action Plans and Consolidated Annual Performance and Evaluation Reports as a component of the City's community development and revitalization activities.

Purpose

A Neighborhood Revitalization Strategy Area is established within the Community Development Block Grant (CDBG) Program to enhance a community's ability to engage in comprehensive revitalization strategies. The focus of the strategy for the NRSA must be economic empowerment of the low and moderate income population of the area, defined as those with incomes that do not exceed 80% of area median income. CDBG regulations permit certain regulatory flexibilities and better coordination of resources in these areas. Partnerships among local government, the private sector, community organizations and neighborhood residents are formed to collectively pursue innovative ways to "reinvest" in human and economic capital to empower low-income residents. Successful neighborhood revitalization strategies are those that bring together neighborhood stakeholders to forge partnerships that:

- Obtain commitments to neighborhood building
- Make neighborhoods attractive for investments, thereby creating a market for profit

- Generate neighborhood participation to ensure that the benefits of economic activity are reinvested in the neighborhood for long-term community development
- Support the use of neighborhood institutions to bridge the gaps between local government, the business community, community groups, and residents
- Foster the growth of resident-based initiatives to identify and address their housing, economic, and human services needs.

Neighborhood Revitalization Strategy Guidelines

Benefits

The benefits are described in detail in amendments to the CDBG regulations at 24 CFR 570 published in the Federal Register on January 5, 1995, and updated in the Final Rule dated November 9, 1995:

1. **Job Creation/Retention as Low/Moderate Income Area Benefit:** Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, such jobs (24 CFR 570.208(a)(1)(vii) and (d)(5)(i));
2. **Aggregate Public Benefit Standard Exemption:** Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements (24 CFR 570.209 (b)(2)(v)(L) and (M)); and
3. **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community-Based Development Organization may be exempt from the public service cap (24 CFR 570.204(b)(2)(ii)).
4. **Aggregation of Housing Units:** Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criterion, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood (24 CFR 570.208(a)(3) and (d)(5)(ii));

Requirements

CPD Notice 96-01 contains certain criteria directed to public agencies when applying for an NRSA designation. This application meets all expectations included in the Notice for the West Evanston NRSA, as stated below:

1. The NRSA must be submitted with the 5-Year Consolidated Plan, or it must be made an amendment to the existing Consolidated Plan;
2. Grantee must clearly identify the neighborhood's boundaries and the boundaries must be contiguous;
3. The designated area must be primarily residential and contain a percentage of low- to moderate-income residents equal to the grantee's "upper quartile percentage," as determined by the most recent decennial census;
4. The strategy must be developed in consultation with the areas' stakeholders, residents, owners/operators of businesses and financial institutions, non-profit organizations, and community groups that are in or serve the neighborhood;
5. An economic assessment of the area must be completed to examine (a) the current economic and neighborhood conditions, (b) opportunities for improvement, and (c) problems that are likely to be encountered within the area;
6. The implementation plan must promote the area's economic progress with a focus on activities that will create meaningful jobs for the unemployed and low- to moderate-income residents of the area;
7. The plan must promote activities for the substantial revitalization of the neighborhood;
8. The strategy must identify readily achievable performance benchmarks.

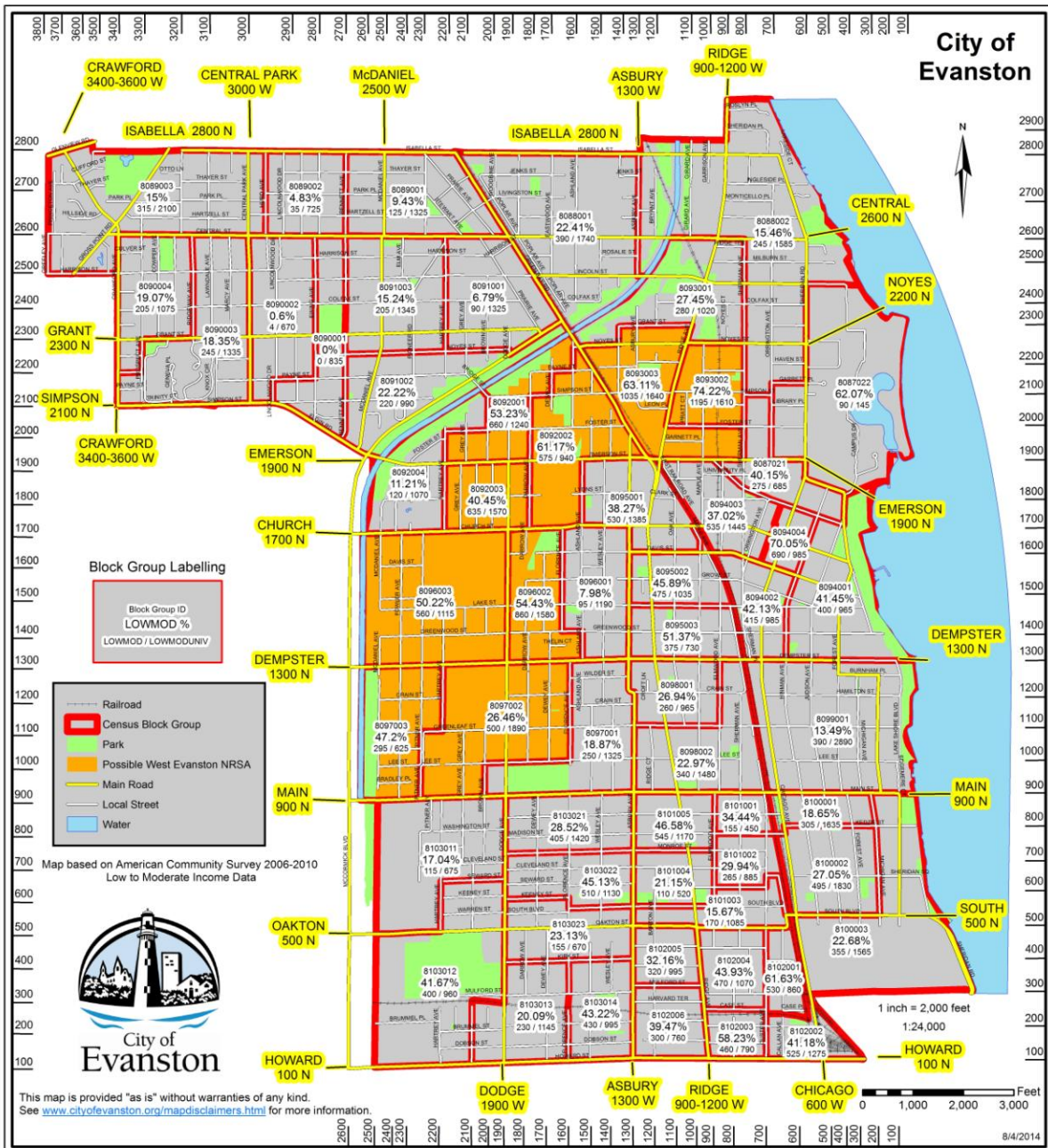
Strategy Development

The City of Evanston consults and considers state, regional, and local planning efforts when formulating its own planning policies and priorities. This strategy builds upon the outcomes of City Council-approved neighborhood plans to identify the revitalization activities functioning in accordance with HUD's NRSA guidelines. These plans include:

- Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (Canal Report)
- West Evanston Master Plan
- Neighborhood Stabilization Program 2 Plan
- Evanston Community Revitalization Partnership
- Evanston Livability Plan

The NRSA also draws upon the Dodge Avenue and Church Street Tax Financing District Redevelopment Plan and Project (West Evanston TIF) when reporting on area economic conditions and opportunities in west Evanston. Moreover, review of citywide plans, including the Comprehensive Plan, approved in 2000, the 2015-2019 Consolidated Plan, and the city's Zoning Ordinance ensures that the NRSA strategies are developed in coordination with broad community goals and to support its rating in March of 2014 as a 4-STAR Community. STAR stands for "Sustainability Tools for Assessing and Rating" communities and is a measurement used in the national movement to create livable, sustainable communities for all. Evanston's 4-STAR rating lasts for three years, so the city must continually maintain and improve upon plans and existing work in these areas of environmental, economic, and social sustainability. STAR certification helps shape the future of our community by identifying gaps, prioritizing issues, and providing clear steps toward a better Evanston.

Evanston Neighborhood Revitalization Strategy Area



Planning Area

The proposed NRSA contains residential neighborhoods and neighborhood business districts that remained largely unchanged by the development of retail, office, and residential space in Evanston from 2000 to the Great Recession in 2008 and in the current recovery period. The west section of this area has been described as a juxtaposition of seemingly incompatible land uses—heavy industry, transportation facilities, commercial strips, and residential units—which contributed to high vacancy rates, general deterioration of area structures, and overall disinvestment in commercial and residential parcels. The West Evanston Master Plan sought to improve area connectivity by eliminating physical boundaries (e.g., dead-end streets, abandoned railway right of way, etc.) and by better integrating land uses. The east section of this area is predominantly housing, but with a greater variety of types and tenures than the west area. Most housing, whether single or multi family, was built prior to 1950. The area has a concentration of large 3-4 story walk up multi-family rental buildings whose tenants include a substantial number of Northwestern students. In addition, some large, single family frame homes have been divided into apartments or, in some cases, de facto rooming houses, and have fallen into disrepair.

Description of NRSA Boundaries

The NRSA comprises parts of four census tracts, a total of nine census block groups. They are: census tract 8093, block groups 2 and 3; 8092, block groups 1, 2 and 3; 8096, block groups 2 and 3; and 8097, block groups 2 and 3. The boundaries of this area are generally the Metropolitan Water Reclamation District North Shore Channel to the north and west, Sherman Avenue to the east down to Emerson Street, then Ashland Avenue south to Main Street, which forms the south border.

Land Use

The portion of the NRSA west of Green Bay Road has relatively low density housing and more diverse land uses than the portion of the NRSA east of Green Bay Road. Despite containing 2,600 residential-zoned parcels out of 3,000 total, it is currently 48.5% residential. The area includes four business corridors of significant interest to the city—Ashland/Simpson, Church/Dodge, Green Bay Road and Dempster/Dodge—that have been identified as the foci of economic development in the area. TIF District No. 6 bisects the residential neighborhoods of west Evanston, stretching diagonally north to south from Main Street to Green Bay Road. The TIF contains most of the commercial- and industrial-zoned areas, which make up roughly 18% of all land use in the NRSA. The West Evanston Master Planning Process (WEMPP) reallocates and redesigns much of this land to better integrate industrial and commercial land uses with the residential neighborhoods that surround the TIF. The planned land uses in Sub-Areas 1, 2 and 3 of the WEMPP will significantly increase the percentage of residential land use. Plans call for infill of higher density residential and mixed-use structures, replacing existing industrial and warehouse space. Also of interest, almost 33% of the area is designated for public land uses, including green space along the North Channel of the Chicago River and the vast stretch of land occupied by Evanston Township High School and associated facilities. Further, there are numerous parks, playgrounds, and recreational facilities in the area.

The area east of Green Bay Road and the Metra tracks has a high proportion of large multi-family residential buildings between Ridge and Sherman Avenues, and single family or small flats west of Ridge Avenue to the Metra tracks. It includes two small business corridors at CTA Purple line stops at Noyes Street and at the intersection of Foster Street and Maple Avenue. This area also contains the Lorraine H. Morton Civic Center and the Noyes Cultural Center, City facilities that house offices of general government and arts programming, respectively. In addition, the area contains several small neighborhood parks and playgrounds.

Contiguous Census Tracts

The borders of the revitalization area are highlighted in the attached map, which show that the census tracts and block groups are contiguous. Programs or projects will qualify for NRSA benefits if activities take place within, or serve the needs of, residents of the defined geography.

Low- to Moderate-Income Analysis

An analysis of 2006-2010 demographic information from the American Community Survey for the proposed NRSA indicates that the area is 51.72% low- and moderate-income residents, which exceeds the low- to moderate-income requirements of HUD CPD Notice 96-01. The average percentage of LMI residents is above the 51% requirement for NRSAs and significantly exceeds the upper

quartile percentage for the City of Evanston, which is 45.13%. The LMI population by block group for the NRSA is shown in the table below.

LMI PERCENTAGE FOR NRSA			
Block Group	LMI Pop.	Total Pop.	% Pop. LMI
BG 8093002	1195	1610	74.22%
BG 8093003	1035	1640	63.11%
BG 8092001	660	1,240	53.23%
BG 8092002	575	940	61.17%
BG 8092003	635	1,570	40.45%
BG 8096002	860	1,580	54.43%
BG 8096003	560	1,115	50.22%
BG 8097002	500	1,890	26.46%
BG 8097003	295	625	47.20%
Total NRSA	6,315	12,210	51.72%

The City of Evanston’s upper quartile is shown in the following table. Two census block groups with the highest percentage of LMI residents are not targets for CDBG funding. Census block group 8087022 is the campus of Northwestern University, so is not primarily residential; in addition, its residents are primarily students. Census block group 8094004 is in Evanston’s downtown and also is not a primarily residential area.

EVANSTON UPPER QUARTILE LMI PERCENTAGE			
Block Group	Population		
	LMI	Total	Percentage
8093002	1,195	1,610	74.22%
8094004	690	985	70.05%
8093003	1,035	1,640	63.11%
8087022	90	145	62.07%
8102001	530	860	61.63%
8092002	575	940	61.17%
8102003	460	790	58.23%
8096002	860	1,580	54.43%
8092001	660	1,240	53.23%
8095003	375	730	51.37%
8096003	560	1,115	50.22%
8097003	295	625	47.20%
8101005	545	1,170	46.58%
8095002	475	1,035	45.89%
8103022	510	1,130	45.13%

Demographic Characteristics

Evanston is the largest and most racially diverse municipality among twenty nearby suburbs and arguably the most economically varied as well. An analysis of Evanston’s demographic data identifies a wide range of economic levels in neighborhoods and block groups in and around the proposed revitalization areas. Economically integrated neighborhoods are an overarching goal pursued in this strategy.

The City has used demographic data from the 2006-2010 American Community Survey to maintain consistency with the new low/moderate income area data. A table of various demographic characteristics and socio-economic data specific to the revitalization area is shown below. The tables below highlight specified demographic characteristics and the racial composition of Evanston and the NRSA.

Citywide data show that almost 74,000 people reside in about 29,000 housing units dispersed across eight square miles. The White only population numbers 50,099, or roughly 67.8% of the total population, while Blacks, the largest minority group, number 13,733, or 18.6% of the total. Asian and Hispanic/Latino populations make up roughly 7.7% and 8.8% of city residents, respectively. Notably the revitalization area contains a higher percentage of Black and Hispanic/Latino households, at 41.5% and 20.5%, respectively; the White population is 41.6%, significantly less than in the city as a whole.

SPECIFIED DEMOGRAPHIC CHARACTERISTICS													
Category	City of Evanston		NRSA										
			TOTAL NRSA		BG 8092001	BG 8092002	BG 8092003	BG 8093002	BG 8093003	BG 8096002	BG 8096003	BG 8097002	BG 8097003
	Total	Percent	Total	Percent									
Total Population	73,880	100.0%	12,382	100.0%	1242	942	1571	1609	1804	1582	1116	1891	625
Sex													
Male	35,314	47.8%	6,108	49.3%	530	478	796	911	934	638	607	917	297
Female	38,566	52.2%	6,274	50.7%	712	464	775	698	870	944	509	974	328
Age Cohort													
19 and Under	19,173	26.0%	2,909	23.5%	366	52	624	74	274	476	263	617	163
20-44	27,950	37.8%	5,455	44.1%	386	445	541	1,348	751	771	324	747	142
45-64	18,222	24.7%	2,638	21.3%	317	292	258	127	428	271	397	342	206
65+	8,535	11.6%	1,380	11.1%	173	153	148	60	351	64	132	185	114
Median Age	35.2		35		27	42	27	23	35	31	38	37	46
Income													
Median Household Income	\$68,107		\$50,625		\$49,444	\$35,104	\$53,500	\$21,250	\$22,550	\$50,625	\$54,337	\$71,332	\$66,125
Per Capita Income	\$42,925		\$22,425		\$17,884	\$27,253	\$18,831	\$20,142	\$26,845	\$21,415	\$30,735	\$27,643	\$20,015
Labor Force (Civilian 16+)													
Total Population	60,668	82.1%	10,005	80.8%	905	900	1020	1,545	1,595	1,205	915	1,435	485
Population in Labor Force	39,427	65.0%	6,055	60.5%	500	600	690	750	665	960	580	995	315
Employed	36,728	93.2%	5,305	87.6%	445	540	620	670	640	930	395	815	250
Unemployed	2,683	6.8%	750	12.4%	55	60	70	80	25	30	185	180	65
Not in Labor Force	21,241	35.0%	3,935	39.3%	405	300	325	795	930	250	335	440	155
Poverty Level													
Total Families	16,296		2,591		260	208	326	158	359	364	324	470	122
Families at or below	896	5.5%	330	12.7%	61	0	49	27	42	57	79	15	0
Educational Attainment													
Population 25+	47,599	64.4%	7,548	61.0%	654	845	865	635	1,123	919	842	1,235	430
High School Degree	5,563	11.7%	1,891	25.1%	164	197	292	7	165	261	273	437	95
Some College, No Degree	6,128	12.9%	1,098	14.5%	196	126	183	22	136	84	136	164	51
Associate's Degree	1,583	3.3%	311	4.1%	58	67	10	12	0	54	31	15	64
Bachelor's Degree	13,867	29.1%	1,216	16.1%	85	99	92	206	229	101	145	187	72
Graduate or Prof. Degree	17,337	36.4%	1,680	22.3%	49	156	27	388	526	209	85	199	41
Language													
Households	29,106		4,393		294	520	418	687	828	495	387	587	177
English Only	22,752	78.2%	2,928	66.7%	249	441	301	440	517	173	337	319	151
Spanish	1,958	6.7%	723	16.5%	35	29	107	50	46	194	25	225	12

Source: 2006-2010 American Community Survey

Evanston’s median household income is \$68,107 and its per capita income is \$42,925. The total number employed is 36,728, compared with 2,683 unemployed. Generally, Evanston has attracted a well-educated population; 13,867 residents hold Bachelor’s Degree and 17,337 have Graduate (or other professional degrees).

Population Profile

The table below, Population and Household Comparison, displays changing patterns of population and number of households for the proposed NRSA from 2000 to the 2006-2010 data. During that time, the city experienced a slight increase (0.9%) in population growth, while the number of households decreased by 1.9%. In the NRSA, the population declined by 4.0% and the number of households declined by 6.7%.

POPULATION AND HOUSEHOLDS COMPARISON						
Place	Population		% Change	Households		% Change
	2000	2010	(2000-2010)	2000	2010	(2000-2010)
City of Evanston	73,233	73,880	0.9%	29,651	29,106	-1.9%
NRSA	12,880	12,382	-4.0%	4,688	4,393	-6.7%
BG 8092001	1,290	1,242	-3.9%	342	294	-16.3%
BG 8092002	1,313	942	-39.4%	494	520	5.0%
BG 8092003	1,379	1,571	12.2%	397	418	5.0%
BG 8093002	2,083	1,609	-29.5%	879	687	-27.9%
BG 8093003	1,584	1,804	12.2%	731	828	11.7%
BG 8096002	1,471	1,582	7.0%	581	495	-17.4%
BG 8096003	1,200	1,116	-7.5%	407	387	-5.2%
BG 8097002	1,727	1,891	8.7%	609	587	-3.7%
BG 8097003	833	625	-33.3%	248	177	-40.1%

Source: 2000 U.S. Census, 2006-2010 American Community Survey

Unlike the Evanston population as a whole, the population of the proposed NRSA decreased by 498, or 4%, based on 2000 census data to the 2006-2010 ACS data, from 12,880 to 12,382. There was a proportionately greater loss in households, at 6.7%. There is significant variation in population change by census block group, ranging from a loss of 39.4% in block group 8092.02 to a 12.2% gain in population in census block groups 8092.03 and 8093.03. Census tract 8092 had the highest number and percentage of vacancies and foreclosures in 2009, when the City applied for NSP2 funding, so the population loss in block group 8092.02 can be attributed to the housing crisis. An explanation for the substantial gain in 8092.03, part of the same census tract, is not easily explained, as the City acquired 19 foreclosed and vacant housing units in this census block group alone between 2010 and 2013. It is possible that the ACS data captured doubled up families who were displaced by foreclosures, but the decrease in the low/moderate income population, from 50.3% to 40.45%, does not seem to support that explanation.

Race: The racial composition table below provides a detailed breakdown of Evanston and the NRSA’s racial make-up. The NRSA has higher minority populations than citywide averages. The NRSA has a population that is 41.57% White, 41.50% African American, 20.51% Hispanic or Latino, and 7.58% Asian. There are significant racial differences among census tracts and block groups within the NRSA. The north and west portions of the NRSA have higher African American populations when compared to the east and south. For example, five of the census block groups (80920.01, 80920.02, 80920.03, 80960.03, 80970.03) have majority African American populations with 80920.01 having an African American population at 88.16%. The neighboring block groups to the east, 80930.03 and 80930.02, have African American populations of 14.36% and 0.00% respectively. The highest Hispanic or Latino population resides in the 80960.02 census block group at 42.60%.

RACIAL COMPOSITION

Place	Total Population	White		Black		Native American		Asian		Native Hawaiian or Other Pacific Islander		Two or more races		Other		Hispanic or Latino	
		Total	% of Pop.	Total	% of Pop.	Total	% of Pop.	Total	% of Pop.	Total	% of Pop.	Total	% of Pop.	Total	% of Pop.	Total	% of Pop.
City of Evanston	73,880	50,099	67.81%	13,733	18.59%	11	0.01%	5,667	7.67%	0	0.00%	2,306	3.12%	2,054	2.78%	6,482	8.77%
NRSA	12,382	5,147	41.57%	5,138	41.50%	0	0.00%	939	7.58%	0	0.00%	216	1.74%	931	7.52%	2,539	20.51%
BG 8092001	1,242	40	11.27%	1,095	88.16%	0	0.00%	0	0.00%	0	0.00%	7	0.56%	0	0.00%	102	8.21%
BG 8092002	942	377	40.02%	526	55.84%	0	0.00%	20	2.12%	0	0.00%	19	2.02%	0	0.00%	87	9.24%
BG 8092003	1,571	352	22.41%	996	63.40%	0	0.00%	0	0.00%	0	0.00%	9	0.57%	24	1.52%	548	34.88%
BG 8093002	1,609	1,243	77.25%	0	0.00%	0	0.00%	350	21.75%	0	0.00%	16	0.99%	0	0.00%	73	4.54%
BG 8093003	1,804	1,158	64.19%	259	14.36%	0	0.00%	387	21.45%	0	0.00%	0	0.00%	0	0.00%	85	4.71%
BG 8096002	1,582	822	51.96%	362	22.88%	0	0.00%	116	7.33%	0	0.00%	116	7.33%	266	16.81%	674	42.60%
BG 8096003	1,116	449	13.35%	789	70.70%	11	0.99%	34	3.05%	0	0.00%	77	6.90%	56	5.02%	124	11.11%
BG 8097002	1,891	753	39.82%	657	34.74%	0	0.00%	14	0.74%	0	0.00%	72	3.81%	395	20.89%	735	38.87%
BG 8097003	625	153	24.48%	454	72.64%	0	0.00%	18	2.88%	0	0.00%	0	0.00%	0	0.00%	111	17.76%

Source: 2006-2010 American Community Survey

Sex and Age: The ratio of females to males in the City of Evanston is 52.20% to 47.80%. In the NRSA, the ratio is more equal, at 50.70% and 49.30%. The median age for the NRSA is consistent with the city median age of about 35 years. However, block groups 80970.03 and 80970.02 have older populations, with median ages of 46 and 42. Block group 80930.02 has the lowest median age in the NRSA, 23 years, which can be attributed to the young student population.

Educational Attainment: Over 93.4% of Evanston residents over the age of 25 have at least a high school education, compared to 82.1% in the NRSA. Approximately, 65.5% of Evanston residents possess Bachelor’s degrees or higher, while 38.4% of residents 25 or older in the NRSA have equivalent degrees.

Socio-Economic Profile

An analysis of economic and housing condition data from the 2000 Census underscores the need for targeted strategies to address issues of housing affordability and joblessness, as well as substandard housing in the revitalization areas.

Income and Labor Force: The median household and per capita income in the NRSA are significantly lower than citywide figures of \$68,107 and \$42,925. In the NRSA they are \$50,625 and \$22,425. The highest concentration of LMI residents reside in block groups 80930.02 (74.22%), 80930.03 (63.11%), and 80920.02 (61.17%). The unemployment rate within the NRSA, 12.4%, was nearly double the unemployment rate of the city, 6.8%, in 2010. More recent citywide employment data from the Bureau of Labor Statistics (BLS) shows that the unemployment rate for the City of Evanston was 5.7% for the month of July 2014.

Poverty: A disproportionate number of families living in the NRSA have incomes at or below the poverty line. In the NRSA, 330 families, 12.7% of all families, fall into this category. The rate in the NRSA is more than double the city wide rate of 5.5%.

Housing: The Specified Housing Characteristics table describes the housing stock for the NRSA in comparison to the rest of Evanston. The noticeable difference is the relatively low number of owner occupied housing in the NRSA at 43.16% compared to a citywide rate of 58.50%. The NRSA has a higher number of multi-family structures than single family. The Housing Structures table provides a breakdown of units per structure. In the NRSA, there are 2,066 single family housing units compared to 3,165 attached units. Additionally, the number of residential vacancies is greater in the NRSA at 16.69% compared to the citywide rate at 11.40% with block groups 80920.03 and 80930.02 having the highest vacancies at 23.30% and 22.29%.

SPECIFIED HOUSING CHARACTERISTICS

Place	Total Units	Occupied Units	Median Year Structure Built	Median Value	Owner Occupied Units	% Owner Occupied	Renter Occupied Units	Median Gross Rent	% Renter Occupied	Vacant Units	% of Total Units
City of Evanston	32,856	29,106	1942	\$395,000	17,034	58.50%	12,072	\$1,092	41.50%	3,750	11.40%
NRSA	5,273	4,393	1940	\$346,400	1,896	43.16%	2,497	\$990	56.84%	880	16.69%
BG 8092001	377	294	1947	\$346,400	160	54.42%	134	\$1,227	45.58%	83	22.02%
BG 8092002	597	520	1940	\$457,700	99	19.04%	421	\$1,037	80.96%	77	12.90%
BG 8092003	545	418	1939	\$279,700	288	68.90%	130	\$1,236	31.0%	127	23.30%
BG 8093002	884	687	1939	\$591,500	80	11.64%	607	\$1,194	88.36%	197	22.29%
BG 8093003	959	828	1972	\$586,600	198	23.9%	630	\$857	76.09%	131	13.66%
BG 8096002	579	495	1939	\$275,000	227	45.86%	268	\$946	54.14%	84	14.5%
BG 8096003	434	387	1953	\$249,400	297	76.74%	90	\$990	23.26%	47	10.83%
BG 8097002	721	587	1939	\$382,500	370	63.03%	217	\$969	36.97%	134	18.59%
BG 8097003	177	177	1954	\$282,900	177	100.00%	0	\$0	0.00%	0	0.00%

Source: 2006-2010 American Community Survey

HOUSING STRUCTURES							
Place	Single Family	Multifamily					Total
		2	3 or 4	5 to 9	10 to 19	20 or more	
City of Evanston	12,646	2,143	2,517	3,616	2,328	9,522	20,126
NSRA	2,066	901	663	485	249	867	3,165
BG 8092001	209	56	78	34	0	0	168
BG 8092002	85	169	98	146	35	64	512
BG 8092003	368	109	49	19	0	0	177
BG 8093002	87	59	94	236	191	175	755
BG 8093003	185	104	87	12	12	559	774
BG 8096002	221	169	81	28	11	69	358
BG 8096003	411	23	0	0	0	0	23
BG 8097002	358	177	176	10	0	0	363
BG 8097003	142	35	0	0	0	0	35

Source: 2006-2010 American Community Survey

Planning Process

Consultation for the NSRA includes several planning efforts. In addition, this report and application to HUD is subject to community review as part of the 2015-2019 Consolidated Planning process, and includes many elements of that larger plan. Since 1995 the city has worked with community members on neighborhood planning initiatives in west Evanston to address and identify specific neighborhood issues. The city undertook citizen-focused efforts aimed at bringing neighborhood revitalization and economic recovery to this area of Evanston that has historically experienced disinvestment.

Activities proposed for the NSRA will be implemented in accordance with the revitalization goals of the West Evanston Master Plan (WEMP), and Canal-Green Bay Road/Ridge Avenue-Church Street Study Area (Canal Report). The WEMP and the Canal Report cover significant portions of the NSRA. The public outreach element of each neighborhood planning process is described below.

Canal-Green Bay Road/Ridge Avenue-Church Street Study Area: The Canal report presents the findings of three years of community discussions about west Evanston neighborhood issues and priorities. The community's concerns ranged from land use, zoning, infrastructure, and economic development to "quality of life" issues, including public safety, community cohesion and youth needs. The final report identified 21 goals and 119 action recommendations. Since the report's adoption in 2005, 10 of its goals and 37 of its 119 recommended actions have been implemented. Specific recommendations in the Canal Report included exploring the creation of a TIF district to address economic stagnation and disinvestment in the area and revisiting the industrial zoning and land use designations of the Mayfair Railroad right-of-way and adjacent industrial properties, most of which were deteriorated and/or abandoned.

West Evanston Master Plan: The WEMP is a product of a community planning and urban design process that addressed disinvestment and blight within an ageing industrial area and an adjacent abandoned railroad right-of-way in west Evanston. This report grew out of a robust community process consisting of a series of stakeholder conversations and six community meetings. The process began with a "key person interview" and focus group discussions with residents, community organizations, major property owners, developers, local businesses, social service providers, ward aldermen and city staff. During the community meetings, participants were surveyed about needed businesses, administered a visual preference survey, and led through a design charrette to develop the physical elements of the plan.

Neighborhood Stabilization Program 2 Plan: The City was awarded \$18.15 million in 2010 to implement two strategies to arrest the decline and stabilize two neighborhoods hardest hit by the foreclosure crisis. The first was to acquire, rehab and reoccupy, or otherwise mitigate the negative impacts of 101 units of foreclosed housing in two census tracts, 8092 in west Evanston and 8102 in south Evanston. The second was to redevelop a vacant and blighted industrial parcel in census tract 8092 as the first phase of Emerson Square, a 32-unit New Urbanist, mixed income housing development. Emerson Square is a catalyst project that implements

part of the WEMP to improve land use and connect neighborhoods that are divided by an abandoned railroad right-of-way. NSP2 had a local preference for both homebuyers and renters, as well as a robust economic development component that used Evanston contractors, including minority- woman owned and Section 3 businesses, and hired Section 3 workers. Area residents were engaged in NSP2 through ward meetings and other community meetings. NSP2 is almost complete, with all rental housing occupied and all but two for sale homes sold and occupied.

Evanston Community Revitalization Partnership: Community Partners for Affordable Housing, an Evanston CHDO, was awarded \$1.5 million in Foreclosure Settlement Funds by the Illinois Attorney General’s Office in 2012 to acquire and rehab ten units of foreclosed, vacant or distressed housing in part of west Evanston that was severely impacted by foreclosures subsequent to the NSP2 award. The majority of these new foreclosure filings occurred in west Evanston neighborhoods that are south of tract 8092, the area bounded by Church and Howard Streets on the north and south, and the MWRD Canal and Asbury Avenue on the west and east, respectively (census tracts 8096, 8097, 8103.01 and 8103.02). ECRP is currently underway, with eight units acquired or under site control; completion is targeted for December 2015.

Evanston Livability Plan: Concerned about the advancing crisis of climate change, Evanston signed the U.S. Mayors Climate Protection Agreement in 2006, pledging to reduce greenhouse gas (GHG) emissions by 13% by 2012 relative to a 2005 baseline. That goal was achieved in mid-summer of 2013, not by mobilizing Evanston residents to make their homes more energy efficient or to change their day-to-day behaviors, but rather through the City’s initiatives to reduce its own energy use and by the decision of voters and the City Council to embrace 100% renewable energy for Evanston residents and small businesses. The more ambitious goal of the Livability Plan is a 20% reduction in GHG emissions by 2016. This aligns with the GHG Mitigation objective in the STAR Community Rating System and is key to Evanston’s livability goals of healthy citizens and a healthier environment for all of Evanston. The plan was developed in collaboration between the City of Evanston Office of Sustainability and Sustain Evanston, a network of citizens and over 20 organizations that support initiatives and projects to improve the sustainability of Evanston. Strategies to achieve this goal include energy retrofits of 280 single-family homes each year, as well as multi-family housing and business/ commercial retrofits. Energy Impact Illinois, a program offering low-cost home energy assessments and generous instant rebates to cover the cost of weatherization improvements, is a key tool to achieving this, but low and moderate income homeowners often lack the resources to participate in this and similar programs. A City objective is to develop a funding strategy to address this, thereby leveraging outside resources to improve the condition and affordability of Evanston’s housing stock.

Neighborhood Assessment

Residents in the NRSA take pride in many attributes of their community, despite the presence of recognizable inadequacies including disproportionate levels of crime, vacant and deteriorating structures, and limited business activity. Residents have access to high quality schools, public transportation and expanses of open space, and live in close proximity to the lakefront, Northwestern University and downtown Chicago. Residents also share a sense of cultural and ethnic pride.

Over the years, residents have reached consensus on key problems that pose a threat to neighborhood growth and stability and potential opportunities to reshape business districts and improve residential cohesiveness. Actions and improvements in public safety, housing, economic development, streets and transportation, and public infrastructure have followed concerted efforts of community stakeholders to effectively address problem areas by acting on opportunities and capitalizing on neighborhood attributes.

Despite this, the housing crisis and economic downturn had a disproportionately negative impact on the safety and stability of these neighborhoods. A recent analysis of economic and neighborhood conditions highlights the need to continue to address foreclosed, vacant and deteriorating residential and commercial properties.

Assessment of Economic and Neighborhood Conditions

The business environment, including large enterprises and small businesses, as well as the involvement of neighborhood residents in these institutions, plays an important role when drafting strategies for neighborhood improvement. An Evanston Chamber of Commerce study noted there are an increasing number of service-related employment opportunities compared with those in heavy industry sectors. This trend has negative implications for the residents of the NRSA, who are generally less educated and rely on manufacturing jobs. According to the 2015-2019 Consolidated Plan, the largest employment sectors in Evanston are Education and

Health Services (8,288 workers), Professional, Scientific, Management Services (3,892 workers), Arts, Entertainment, Accommodations (3,139 workers), Retail Trade (2,916 workers), and Finance, Insurance, and Real Estate (2,770 workers). Less than 5% of jobs are in traditionally high paying “blue-collar” sectors, such as Manufacturing, Construction, and Wholesale Trade. Major employers include Northwestern University, North Shore University Health System, St Francis Hospital, the City of Evanston, Evanston-Skokie Community Consolidated School District 65, Evanston Township High School District 202, Presbyterian Homes, Rotary International, Mather Lifeways, and C.E. Niehoff & Co.

The City has lost large employers, including Bell and Howell, Aparacor, Shure, Inc., and Rustoleum, which accounted for a large number of the city’s manufacturing positions and provided high paying jobs for residents of Evanston’s working class neighborhoods. A 2006 real estate market analysis prepared for the WEMPP found that many industrial uses are leaving North Cook County, as well as Evanston. The manufacturing businesses that remain in Evanston, including IRMCO and C.E. Niehoff have positions for highly skilled workers with advanced mathematics and computer knowledge, which require significant post high school education and training.

Today, there are few large employers within the revitalization area, although it is home to an array of small retail and commercial enterprises. West Evanston features a more diverse array of businesses, community services, and destinations that include graphic design firms and advertising agencies in addition to several manufacturers, plumbing and electrical contractors, etc. The east portion has a vibrant dining scene centered at the Noyes Street Purple Line stop, an independent grocery store that serves the surrounding neighborhood, and a variety of insurance and other services offices along Foster Street and Maple Avenue.

Adverse economic conditions caused numerous small businesses to close in these commercial corridors. Consequently, several commercial buildings are now vacant in the Ashland/Simpson, Church/Dodge, and Green Bay Road business corridors. According to policymap.com U.S. Postal Service (USPS) data, in the Third Quarter of 2010, there is a high percentage of vacant businesses notably in parts of west Evanston. Census tracts 8092 and 8097 in west Evanston are classified as having some of the highest percentage of business vacancies in the city, with over 15% and over 10%-15% of all business units vacant. The area north of Church Street also falls into that category.

The shortage of area services has obvious negative implications, including lower gross rents, which limits landlord investment in buildings, and an upswing in unemployment rates as additional businesses fail. Further, area residents are unable to conveniently access needed goods and services. Likewise, employment opportunities are located elsewhere and often difficult to access. The lack of economically productive and competitive businesses has both direct and indirect effects that affect neighborhood prosperity.

Additionally, along the major commercial corridors within the NRSA there exist high incidences of graffiti. The Noyes, Foster, and Dodge corridors are most impacted by graffiti and require city services to for its removal. Graffiti removal serves to make the community more appealing to businesses and residents.

Housing: Affordability, the condition of area housing stock and its impact on neighborhood image and quality of life were essential considerations during the plan’s strategy development. Housing goals address issues of safety and well-being in addition to affordability, accessibility, and the negative perceptions resulting from poor physical condition of area housing stock. Addressing vacancies by rehabilitating housing while creating more affordable and accessible housing options for larger families and the disabled are priorities, but will require significant public and private resources.

Housing characteristics in the proposed NRSA are substantially different from the city as a whole, with a higher proportion of rental housing overall, but with wide variation by census block group, from 88.3% renter occupied in 8093.02 to 0.0% renter occupied in 8097.03. Census block group 8092.03 shows the highest vacancy rate at 23.3% in the 2006-2010 American Community Survey data. Although the City’s NSP2 project acquired and rehabilitated or otherwise mitigated the negative effects of over 50 units of foreclosed and vacant housing in the west portion of the NRSA since 2010, a number of vacant properties that are boarded and deteriorating still remain. In addition to being potentially dangerous, these properties have substantial negative impacts on the neighborhood. Such properties reduce property values and become magnets for crime and require additional city services.

NSP2 has been invaluable in addressing the negative impact of REOs in its target census tracts. However, a critical need – stemming the tide of new foreclosure filings, auctions and REOs in census tracts not affected by NSP2, remained. In 2010, foreclosure filings rose by almost 50%, to 399, from prior year. Although foreclosure filings declined slightly, to 316 and 295 in 2011 and 2012,

respectively, they remained significantly above 2008 levels when the crisis was identified. In addition, the area impacted by foreclosures grew. The majority of the new foreclosure filings occurred in west Evanston neighborhoods that are south of tract 8092, the area bounded by Church and Howard Streets on the north and south, and the MWRD Canal and Asbury Avenue on the west and east, respectively (census tracts 8096, 8097, 8103.01 and 8103.02).

In 2012, the City of Evanston, in partnership with Community Partners for Affordable Housing and Brinshore Development, applied to the Office of the Illinois Attorney General for Foreclosure Settlement Funds to address the continuing effects of foreclosures. The Evanston Community Revitalization Partnership (ECRP) was awarded \$1.5 million in 2013 to acquire and rehab 10 units of foreclosed housing. To date, three units acquired are within the NRSA, in census tracts 8096 and 8097.

Opportunities for Economic Development Improvement

Business Climate: The city has the ability to provide certain incentives to offset the financial burdens (high county taxes, etc.) on businesses and encourage start-up enterprises in the revitalization areas.

Business Development: Many of the neighborhood business corridors lack businesses that provide needed goods and services to local residents. Enterprises that serve local residents will benefit from an expanding customer base.

Vacant Retail Space: As discussed above, the demand for retail space is soft, even along well-traveled thoroughfares, including Dempster Street and Dodge Avenue. The large amount of available space ultimately drags down leasing prices, which lowers the financial threshold for opening a new business.

Employment Trends: The implementation of new job training programs will offer area residents access to employment opportunities in growing business sectors including childcare, green building, and health care.

Problems Likely to be Encountered

Several interrelated problems threaten to limit the economic empowerment of low- to moderate-income residents in the NRSA. In addition, a long-standing negative perception of the area overshadows the many real improvements instituted through neighborhood plans. Developers can be reluctant to act on the opportunity areas cited above, instead focusing on the neighborhoods' key challenges, which include:

- 1. Safety:** Evanston Police Department crime data indicate that a disproportionate number of major crimes occur within revitalization area neighborhoods.
- 2. Aging Housing Stock:** Citywide, the median year in which residential structures were built is 1942, slightly more recent than the median in the NRSA, which is 1940. However, the revitalization area, particularly in census tracts 8096 and 8097, include many properties built in the 1950s and 1960s that require significant rehabilitation.
- 3. Lack of Employment Opportunities:** A large number of residents have significant skill deficits and face barriers to employment. Only 10% of Evanston residents are employed in Manufacturing, Construction and Wholesale Trade sectors that traditionally provide well-paying positions yet require less formal education. Because NRSA residents are generally less educated, more jobs in these sectors are needed, as well as more training and education opportunities.
- 4. Abandoned Properties:** The wave of foreclosures has left many single family homes in west Evanston vacant, causing a number of issues including threats to safety and depressed real estate values.
- 5. Lack of Affordable Housing:** Increasing costs to own and rent in Evanston, including the NRSA. Although values remain significantly less than citywide averages, they reflect the overall higher housing costs in Evanston relative to other parts of Cook County and metropolitan Chicago. Factors include high residential property taxes imposed by Cook County and influenced by the lack of a large commercial/industrial tax base. Rising utilities have resulted in increasingly unaffordable housing costs for many low-income homeowners.

6. **High Cost of Doing Business:** High taxes are a major cause of business relocations and discourage regional and big box merchants from locating in Evanston. Commercial properties are assessed at twice the rate of residential properties in Cook County, making it more expensive for businesses to operate in Evanston. This makes attracting new enterprises to areas identified for redevelopment in the NRSA challenging.
7. **Individualized strategies:** City business districts are inherently unique and geographically separate and may require separate strategies.

Strategic Plan

Basis for Priorities

The priorities and strategies for the revitalization area are based on public input as described in the community assessments. The 2015-2019 Consolidated Plan has identified priority needs based on the community development needs of the city and focused on its low- and moderate-income residents. The NRSA plan directly aligns with that plan, but the intensity of the needs and the urgency to overcome them are more severe than in the city as a whole. Therefore, a proportionately greater amount of CDBG funds will be used to implement programs, projects, and services for the benefit of the low- to moderate-income residents in the NRSA.

The goals and objectives below are designed to address the community development needs of the NRSA. However, the specific programs and projects that will best accomplish those goals will change based on changing economic and other circumstances. Therefore, annual objectives for the NRSA will be developed as a part of the Annual Action Plan for each program year following approval, with corresponding strategies to achieve the benchmarks described below. Taking into account the current needs of the area, the strategic plan must empower the LMI residents of the NRSA by (1) providing decent affordable housing, (2) fostering a suitable living environment, and (3) expanding economic opportunities. The city will work to expand the reach of social services and encourage non-profits and neighborhood groups to explore ways to do the same.

2015-2019 Consolidated Plan Priority Needs

Access to Rental Housing: A high need for increased affordable rental housing and access to affordable rental housing was identified through the consultation and citizen participation process. Evanston's low and moderate income community, including the homeless and special needs population, has difficulty securing affordable rental housing.

Maintain and Improve Rental Housing: A high priority need exists to maintain and improve Evanston's existing rental housing supply. The old age of Evanston's rental housing requires the City to take action in order to ensure a positive quality of life for the low and moderate income renters found within the community.

Maintain and Improve Owner Occupied Housing: A high priority need exists to maintain and improve Evanston's existing homeowner housing supply. The old age of Evanston's homeowner housing requires the City to take action in order to ensure a positive quality of life for the low and moderate income homeowners found within the community.

Economic Development: A high priority need for improving and maintaining commercial activity and economic viability within the low and moderate income areas of the City was identified through consultation and community input. A need exists for workforce development and job training in order to provide economic opportunities for the low and moderate income community.

Public Infrastructure: A high priority need exists to improve and maintain the existing public infrastructure and public facilities. Street resurfacing, sidewalk repair, street lighting, and other public infrastructure improvements were identified through community input and consultation as a high priority need.

Public Facilities: There exists a high need to improve and maintain public facilities. Improvements to public parks, community centers, and other public facilities are needed to maintain and improve the low and moderate income community areas of Evanston.

Public Services: A high priority need for public services improvements and accessibility to public services was identified through consultation and community input. There exists a gap in the services available within Evanston to effectively and comprehensively address the needs of the community.

Homeownership: There is a need for assistance to acquire, rehab, or construct new homeownership units for moderate income residents due to the high cost of housing in Evanston.

Goals

Affordable Housing: The City of Evanston aims to increase, maintain, and improve affordable housing. The advanced age of Evanston's housing supply necessitates the need for rehabbing of existing housing. The creation of additional safe, decent, and affordable housing will allow low and moderate income residents the opportunity to remain in the community. Code enforcement is an important tool to maintaining safe and sanitary housing; additionally, inspections will monitor vacant or abandoned properties and identify blighted properties for demolition.

Homelessness: The City of Evanston aims to support services to prevent homelessness and to assist those currently experiencing homelessness. These services include but are not limited to street outreach, rapid rehousing, and tenant based rental assistance. During the 2015-2019 period, greater emphasis will be placed on the housing first model (providing housing as opposed to homeless shelters).

Creating Livable Communities: Creating livable communities through improvements to public facilities and infrastructure. Maintaining and improving the quality of Evanston's existing infrastructure and public facilities is instrumental to ensuring that residents live in a safe, clean, and decent environment.

Economic Development: Economic development will promote the vitality of Evanston's economy in depressed areas of the City. Fostering growth in these areas will in turn provide greater opportunities for the City's low and moderate income residents. Economic development activities include, but are not limited to, direct financial assistance to businesses, technical assistance to micro enterprises, and job training/workforce development to qualify residents with a high school education for positions that require additional knowledge and skills.

Public Services: Expanding the availability of and increasing access to needed services is a key goal. Services include, but are not limited to, mental health, job training and youth programs.

Performance Measurements

Over the course of the 2015-2019 Consolidated Plan, the City of Evanston aims to use CDBG, HOME, and ESG funding to accomplish its goals. The following tasks to be completed will be used as performance measurements specifically within the boundaries of the NRSA.

Within NRSA:

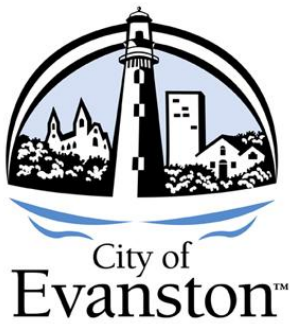
- Housing Units Rehabbed
 - Rental: 110 Units
 - Owner: 15 Units
- Code Enforcement
 - Housing Code Enforcement/Foreclosed Property Care: 5,000
- Tenant Based Rental Assistance
 - 15 Households
- Homeless Prevention/Rapid Rehousing
 - 58 Households
- Public Infrastructure/Facilities Improvements
 - Households Assisted (Alley Special Assessment): 10
 - Persons Assisted: 60,000
- Economic Development
 - Jobs Created: 10

- Businesses Assisted: 4
 - Facade treatment/business building rehabilitation: 1
- Job Training (Removed Public Services 15% Cap)
 - Support for job training/social enterprises that provide transitional employment for 25 persons.

City of Evanston

Citizen Participation Plan

Adopted by the Evanston City Council
November 10, 2014



Citizen Participation Plan: City of Evanston

Introduction and Purpose

As a recipient of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD), the City of Evanston is required to develop a Consolidated Plan and annual Action Plans to guide its use of those funds, and Consolidated Annual Performance and Evaluation Reports (CAPER) to report accomplishments against the goals of those plans. The City is also responsible for engaging the public in all phases of the development of its Consolidated Planning process. In addition to consulting with public and private agencies to define community needs and resources available to address them, the City encourages participation from all residents, particularly low- and moderate-income residents, non-English speaking residents, persons with disabilities, and other segments that receive services funded by its entitlement grants, to expand their participation in the Consolidated Planning process.

The City of Evanston's Citizen Participation Plan (CPP) outlines the policies and procedures the City has developed to encourage Evanston residents and stakeholders to participate in the development of the City's 2015-2019 Consolidated Plan, its annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER), as well as any substantial amendments to the Consolidated Plan or Action Plans. The CPP is designed in accordance with Section 104 (a) of the Housing and Community Development Act of 1974, codified at 42 U.S.C. Section 5304 (a) and 24 CFR Part 91.105.

The City's Community Development Department is the lead agency with responsibility for the Consolidated Planning process, including implementation of its Citizen Participation Plan.

Development of the Consolidated Plan and Action Plans

Community Development staff employs online surveys and public meetings to get input on the housing, community and economic development needs and priorities from its residents for the development of the Consolidated Plan. Surveys, focus groups and individual conferences are used to get input from housing providers, non-profit services providers, public agencies and elected and appointed officials. The City's Housing & Community Development Act Committee holds one or more meetings to solicit input regarding needs in the community and to hear public comment on the priorities and activities proposed in the plans.

A draft of the Consolidated Plan and/or Action Plan is posted on the City's website and printed copies are made available at the Lorraine H. Morton Civic Center during the required 30-day comment period. Public input on the plan is sought by the Housing & Community Development Act Committee at a public meeting and in written form during the 30-day comment period, and recommends approval of the plans to City Council. City Council meetings at which action to adopt or approve the plans is taken also offer opportunity for public comment. Any public

comments received during the comment period or at the public meetings is summarized and attached to the Consolidated Plan and/or Action Plan prior to its submission to HUD, including any comments or views that are not accepted and the reasons for which they are not accepted. Consolidated Plans and Action Plans must be submitted to HUD by November 15 of the preceding year, unless directed otherwise by HUD. Action Plans will be based on estimated grant amounts as required in order to make the November 15 submission deadline.

Process for Citizen Participation

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

Substantial Amendments to the Consolidated Plan or Action Plans

HUD requires entitlement communities to specify the criteria that trigger an amendment to the Consolidated Plan or Action Plan and describe the public process for amending those plans. The City of Evanston defines a substantial amendment to the Consolidated Plan or Action Plan as:

- A change in funding among the Goals used in the development of the plan (SP-45 for Consolidated Plan, AP-20 for Annual Action Plans), that is greater than 20% of the total allocated towards the Goal
- The deletion of a Goal included in a plan
- The addition of a Goal not currently included in a plan

Any substantial amendment to the Consolidated Plan would be proposed to the Housing & Community Development Act Committee for review and a public hearing would be conducted. Additionally, the public will be provided a minimum of 30 days to review and make comment on the proposed change. If approved by that committee, the substantial amendment would be submitted to City Council for approval.

Substantial amendments to Action Plans would be proposed to the Housing & Community Development Act Committee if pertaining to CDBG, or the Planning & Development or Human Services Committee if pertaining to HOME or ESG. A public hearing would be conducted during the required 30-day comment period to allow the public to review and make comment on the proposed change. If approved at the committee level, the substantial amendment would be submitted to City Council for approval.

Any substantial amendment approved by City Council will be submitted to HUD as it occurs during the year or at the end of the program year. Any public comments received during the comment period or at the public hearing will be considered, summarized and attached to the substantial amendment prior to its submission to HUD, including any comments or views that are not accepted and the reasons for which they are not accepted.

All other amendments shall be considered "non-substantial." This includes amendments to either the Consolidated Plan or Action Plan that are required when plans are based on estimated funding and are modified based on actual grant amounts.

Non-substantial amendments to CDBG, HOME or ESG may be approved by the Housing & Community Development Act Committee, Planning & Development Committee or Human Services Committee, as appropriate, based on the program affected and shall not trigger a public comment period or re-submission to HUD for approval.

Consolidated Annual Performance and Evaluation Report

The Consolidated Annual Performance and Evaluation Report (CAPER) identifies the expenditures and performance results for each Annual Action Plan activity in a completed program year and any outstanding activities from prior program years. Corresponding to the City's fiscal year of January 1-December 31, CAPERs are submitted to HUD by March 31 which is within 90 days of the City's CDBG, HOME and ESG program year. Prior to its submission to HUD, the draft CAPER will be posted on the City's website for the required 15-day public comment period and The Housing & Community Development Act Committee will hold a public hearing to receive input from the public. Input will also be accepted in written form. The Housing & Community Development Act Committee will recommend acceptance of the CAPER to City Council. The City Council meeting at which action to approve the CAPER is taken also offers opportunity for public comment. Any public comments received during the comment period or at the public hearing will be considered, summarized and attached to the CAPER when submitted to HUD.

Public Meetings

Opportunities for citizen input on housing, economic development and public services needs and policies are provided throughout the year through public comment scheduled at regular public meetings of the Housing & Community Development Act Committee, Housing & Homelessness Commission, Economic Development Committee, Planning & Development Committee and Human Services Committee, as well as at City Council meetings.

To provide equal access for persons with disabilities, most meetings are held at the Lorraine H. Morton Civic Center or other locations that are accessible to persons with mobility impairments including the Main Public Library, Levy Center and Fleetwood-Jourdain Community Center. Translators will be provided at meetings if requested 48 hours in advance of the meeting.

Meetings of the City Council and standing committees of the Council are broadcast on Evanston cable channel and streamed live on the internet. Notices of public meetings and comment periods include contact information for anyone needing assistance because of a disability or language difference. If an individual is unable to attend a public hearing and wishes to comment on the subject matter of the hearing, written comments may be submitted to the Community Development Department via email, USPS or in person.

Funding recommendations for CDBG, HOME and ESG are presented and discussed at meetings of the committees that oversee each grant program. The Housing & Community Development

Act Committee conducts an annual application process CDBG to develop funding recommendations for programs/projects that the City anticipates undertaking in the upcoming fiscal year. City staff holds one or more pre-application meetings to provide technical assistance to applicants, particularly new applicants, and schedules individual meetings as needed. Applications are submitted via an online grants application program, ZoomGrants, and are available for public review on the City's website and at one or more committee meetings where applicants present their proposals and answer questions from committee members. The Housing & Community Development Act Committee holds a public meeting at which members develop CDBG funding recommendations for the upcoming year. Application review and funding meetings are televised on the City of Evanston cable TV channel. Applications for Economic Development projects are programs are accepted throughout the year and reviewed and underwritten by staff, then reviewed by the Economic Development Committee.

HOME and ESG funding recommendations at the activity/sub regional level are made during public meetings of the Housing & Homeless Commission following the procedures described above. Recommendations from the Housing & Homelessness Commission go the either Planning & Development or Human Services Committees for approval and are recommended to City Council.

Public Outreach

The City uses multiple communications channels to inform residents about the Consolidated Planning process and engage them in its development, approval and assessment. The following outreach efforts may be taken as appropriate to provide citizen access to the Consolidated Planning process. Failure to use any one of these shall not be considered a violation of this Plan.

- Notices of all public comment periods and public hearings are published in a paper of general circulation, on the homepage of the City website, on the City's social media accounts (Facebook, Twitter, etc.), and via the City's enewsletter that goes to over 35,000 emails prior to the opening of the public comment period. The notice includes the dates of the comment period; the date, time and location of the public hearing.
- Notices of public meetings are sent to the media for all public meetings in accordance with the Illinois Open Meetings Act and posted on bulletin boards in the Lorraine H. Morton Civic Center. Meeting agendas, packets and minutes are posted online for public review at www.cityofevanston.org.
- Email notification is sent to community organizations and individuals who request to receive information about meeting dates, agendas, funding application and allocation schedules, and other information.

Access to Information

The City of Evanston Consolidated Plan, including this CPP, Annual Action Plans, any Substantial Amendments to those plans, and Consolidated Annual Performance and Evaluation Reports are available on line at www.cityofevanston.org. The City website may be translated into 150 different languages using Google Translate. In addition, the Consolidated Plan, Action Plans and CAPERs are available in print format for public review during regular working hours at:

Community Development Department
Lorraine H. Morton Civic Center
2100 Ridge Ave, 3rd Floor
Evanston, IL 60201
847-448-4311

This information shall be provided in a format accessible to persons with disabilities, upon adequate notice. Requests for additional information may be made to the Community Development Department at the address and phone listed above. A response shall be provided within 15 working days of receipt of the request, where practicable. If printed copies are requested, photocopier charges and miscellaneous charges for other related services and materials will be assessed in accordance with the City's Freedom Of Information Act policy.

Comments/Complaints

Any complaints relating to the Consolidated Plan, Action Plan or CAPER received in writing will receive a written response within 15 working days. The following points are used as guidance in responding to complaints:

- Stated needs and objectives are inconsistent with available and reliable data
- Stated projects are inappropriate for meeting needs and approved objectives
- Consolidated Plan does not comply with regulations for the Community Development Block Grant, HOME Investment Partnerships or Emergency Shelter grants programs.

Displacement

The City of Evanston will make every effort to minimize the displacement of persons as a direct result of the implementation of projects funded by its HUD entitlement grant programs. If displacement does occur, the City will follow all applicable federal regulations to alleviate the impact of such permanent and involuntary relocations.

Section 108 Loan Guarantee

The City of Evanston intends to apply for a Section 108 Loan Guarantee, authorized under HUD regulation 24 CFR Part 570, Subpart M, in the form of a Pooled Fund. If received, the Section 108 Program will be subject to all provisions set forth within this Citizen Participation Plan. Applications for Section 108 loan guarantee assistance may be included as part of the process for obtaining CDBG or HOME Entitlement funds, or may be undertaken separately anytime during the program year. The required public hearing to inform citizens of uses of funds will be carried out by the City's Economic Development Division or Community Development Department staff.

City of Evanston
Emergency Solutions Grant Program (ESG)
Policies and Procedures Manual

I. Overview

The Emergency Shelter Grant program provided funding for a broad range of activities that addressed the needs of people who are homeless or at risk of homelessness. ESG was one of 20 programs established by the Stewart B. McKinney Vento Homeless Act of 1987 (P.L. 100-77), the Nation's first comprehensive response to homelessness. The City of Evanston has received ESG funds since 1989.

In 2009, Congress approved the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act to better coordinate resources and address the growing problem of homelessness. The implementation of HEARTH includes changing the Emergency Shelter Grant to the Emergency Solutions Grant to include eligible activities based on the ARRA-funded Homelessness Prevention and Rapid Re-housing Program (HPRP).

The Emergency Solutions Grant Interim Rule regulations which took effect in 2012 direct entitlement communities to use funding for primarily re-housing and homeless prevention activities, following the “housing first” strategy of the HEARTH Act. The name change from the Emergency Shelter to the Emergency *Solutions* Grant highlights the focus on permanent housing rather than short-term shelters. Re-housing for people who are homeless is strongly prioritized. To facilitate a smooth transition from a shelter-based system to a housing first model, ESG continues to allow activities from the “old” ESG program, including: conversion, renovation, and rehabilitation of homeless shelter facilities; operational costs for those shelters; and street outreach services. Funding for these activities is capped at 60% of an entitlement community’s allocation or the amount of funding used for these activities in the 2010 fiscal year, whichever is greater. Under the current ESG regulations, funds may be used for the Homeless Management and Information System (HMIS), use of which is now required for all ESG-funded services by all service providers (excluding domestic violence shelters) to ensure consistency of data points and reduce duplication of services among providers.

Evanston receives ESG funds based on the needs of its residents and its goal is to provide housing and services in Evanston to the greatest extent possible. At present, all shelters and essential services funded with ESG are located in Evanston. Prevention funds are limited to eligible households living in Evanston. In order to be eligible for Re-housing funding, an individual or household’s last permanent address must be in Evanston or they are residing in a homeless shelter in Evanston. Due to the shortage of affordable housing in Evanston, particularly larger units, a household eligible for Re-housing may choose rental housing located outside of Evanston’s boundaries if no appropriate rental housing is identified in Evanston.

However, clients must continue to meet with their case manager and fulfill requirements of their case plan for the period in which rental assistance is provided.

The subrecipients receiving ESG funds are shown by each category below, with a brief listing of eligible expenses by category. Connections for the Homeless is the primary subrecipient for Rapid Re-housing and Prevention.

Homeless Management Information System (HMIS)

Connections for the Homeless

Funds may be used for staff salaries and benefits for HMIS management, HMIS licenses and computer security assessments.

Emergency Shelter Operational Costs

- Connections for the Homeless – Hilda’s Place
- YWCA Evanston-North Shore – Domestic Violence Shelter

Funds may be used for shelter maintenance, operation, rent, repairs, security, fuel, equipment, insurance, utilities, food, furnishings and costs of staff.

Street Outreach (formerly Essential Services)

Connections for the Homeless – Entry Point

Funds may be used for services relating to employment, health, drug abuse, and education and may include (but are not limited to):

1. Assistance in obtaining permanent housing
2. Medical and psychological counseling and supervision
3. Employment counseling, job placement and job training
4. Nutritional counseling
5. Substance abuse treatment and counseling
6. Assistance in obtaining other Federal, State and local benefits such as mental health benefits; employment counseling; medical assistance; Veteran's benefits; SSI/SSDI, TANF, General Assistance, LINK/SNAP; etc.
7. Other services such as child care and transportation
8. Salaries of program staff to provide the above services

Rapid Re-housing

Connections for the Homeless

Funds may be used for Direct Tenant Based Rental and Utilities Assistance, Housing Relocation and Stabilization Services, and case management.

Homeless Prevention

Connections for the Homeless

Funds may be used for Direct Tenant Based Rental and Utilities Assistance, Housing Relocation and Stabilization Services, and case management.

II. Eligibility Criteria for Prevention and Re-housing Funds

The City of Evanston's ESG program policies and procedures are based on its HPRP policies and procedures, modified to include the new HUD homeless definition and the regulations in the ESG Interim Rule as outlined below.

Cases will be reviewed and approved for the program by the ESG Program Review Committee, as with HPRP.

To receive **Rapid Re-Housing assistance:**

- A. Household must be homeless as defined under categories 1 or 4 of the homeless definition (see attached)
- B. Head(s) of household must be a U.S. citizen or legal resident whose last permanent residence prior to becoming homeless was an Evanston address at which they resided for six or more months (exception may be made to this requirement for households fleeing domestic violence)
- C. The household must have undergone at least an initial consultation and eligibility assessment with a case manager or other authorized representative who is responsible for determining eligibility and the type and level of assistance needed
- D. Based on assessment at intake, household has likelihood of maintaining housing and becoming self-sustaining following the receipt of short- or medium-term assistance, estimated at 3 – 6 months
- E. Head(s) of household must agree to follow the case management plan developed working with the case manager
- F. Head(s) of household must agree to meet with the designated case manager at least once a month while receiving assistance, including at least one home visit
- G. Head(s) of household must agree to follow-up contact at specified intervals following receipt of assistance. The City is working with the Alliance and ESG subrecipients to determine the most effective timing of follow-up contacts.

To receive **Prevention assistance:**

- A. Household must be at risk of becoming homeless under category 2 and 3 of the homeless definition or categories 1, 2, or 3 of the at risk of homelessness definition (see attached)
- B. Households must have an income below 30% of the Area Median Income (AMI) at initial assessment
- C. Head(s) of household must be a U.S. citizen or legal resident and an Evanston resident.

- D. The household must have undergone at least an initial consultation and eligibility assessment with a case manager or other authorized representative who is responsible for determining eligibility and the type and level of assistance needed
- E. Based on assessment at intake, household has likelihood of maintaining housing and becoming self-sustaining following the receipt of medium-term assistance
- F. Household income must be reassessed at 3-month intervals and remain under 30% of AMI to continue to receive Prevention assistance
- G. Head(s) of household must agree to follow the case management plan developed working with the case manager
- H. Head(s) of household must agree to meet with the designated case manager at least once a month while receiving assistance, including at least one home visit
- I. Head(s) of household must agree to follow-up contact at specified intervals following receipt of assistance. The City is working with the Alliance and ESG subrecipients to determine the most effective timing of follow-up contacts.

III. Standards for targeting and providing essential services related to street outreach

Connections for the Homeless' Entry Point program is the primary subrecipient for Street Outreach funding.

Admission

- Open to any homeless individual over the age of 17.
- Must be able to function in a congregate setting.
- Cannot be disruptive.
- Entry Point operating hours are M-Th 8am-12pm

There are two ways a client can access services at Entry Point. The primary method is through an intake appointment on set up for either Monday or Wednesday afternoons. The secondary method is through direct referral from an outside agency, where an intake would be scheduled based on the availability of a case manager. All clients who complete an intake are immediately eligible for drop-in services.

Referral

Clients are given referrals to mainstream services based on needs. Common referral services case management services below.

Case Management

Case managers will assist clients with:

1. Obtaining ID
2. Applying for benefits, GA, SSI, SSDI, veterans benefits, SNAP, Section 8 housing vouchers, VASH vouchers
3. Locating housing
4. Applying for housing assistance: IDHS Prevention funds and City of Evanston ESG
5. Applying for Medicaid

6. Creating an individual service plan with goals and implementation steps and timeframes

Health Care Team provides:

1. Physical
2. Vaccinations
3. Psycho-social assessment
4. Psychiatric evaluation and prescription of medication
5. Monitoring medication
6. Health education
7. Establishing a primary health care provider and physician.
8. Creating a coordinated care plan.

Employment Team provides:

1. One-on-one counseling
2. Weekly job club
3. Assistance with resumes
4. 4-day job readiness training program
5. Job referrals

Education Team provides:

1. TABE (Test of Adult Basic Education) testing
2. Career counseling
3. Remedial education/GED
4. Assistance in applying for training programs or education programs
5. Tutoring
6. Tuition assistance

Discharge

Entry Point uses a harm reduction and trauma-informed model for services. The philosophy of *harm reduction* promotes and supports the right of people who use substances and engage in other risky behaviors to be treated with dignity and respect, including their right to exercise self-determination related to use and their right to expect and receive collaboration in therapeutic relationships. *Trauma-Informed Systems* are those in which all components of a given service system have been reconsidered and evaluated in light of a basic understanding of the role that violence plays in the lives of people seeking mental health and addictions services.

Entry point uses a Behavior matrix that helps to guide staff to develop consequences for clients whose behaviors are disruptive in nature. These punitive measures are progressive. An indefinite ban can be implemented in the case of intensive violent behavior that is a danger to the client or others.

IV. Emergency Shelter: Admission, Diversion, Referral, and Discharge Policies

The City of Evanston has two overnight shelters: Hilda's Place, Connections for the Homeless' 20-bed transitional shelter, and the YWCA Evanston-North Shore's 34-bed domestic violence shelter. Both are supported by the City with ESG and Mental Health Board funds. Each provides shelter for up to 90 days. Hilda's Place serves an estimated 120 single adults and the YWCA provides shelter for an estimated 250 women and children who are victims of domestic violence each year.

Hilda's Place Admission, Diversion, Referral and Discharge Policies:

Admission

Open to any homeless individual over the age of 17.

- Must be able to function in a congregate setting.
- Cannot be disruptive.

Individuals seeking admittance go through an intake process that requires an interview with case managers. Intake takes place on Tuesday and Wednesday afternoon. Case managers review the application at the Thursday "staffing" meeting. Approved clients may move in the next day, or as scheduled based on availability.

Diversion & Referral

Clients who are turned away from the shelter are referred to the nearest shelter and provided with transit/bus fare to get there.

Discharge

Clients may be discharged for three reasons.

1. They have stayed 90 nights at Hilda's Place.
2. They have completed their case plan, found housing, and moved out.
3. They can be discharged for cause, which includes:
 - a. Violent behavior that is a danger to others or to themselves;
 - b. Persistent no shows for their shelter bed without an acceptable explanation;
 - c. Persistent violation of the curfew causing a disturbance in the shelter.

YWCA Evanston-North Shore Domestic Violence Shelter Admission, Diversion, Referral and Discharge Policies:

Admission

Admissions are done over the 24-hour crisis hot line.

- Client must be a victim of domestic violence

Diversion & Referral

Clients who are turned away from the shelter because it is full are referred to the Illinois Help Line (877-863-6338). Clients that call the YWCA hotline and are suicidal are referred to the nearest hospital for assessment before intake can proceed. Male children over the age of 12 cannot stay at the shelter. If a family with a male child 12 or older would like to stay together,

the household will be referred to Greenhouse or Family Rescue, which accepts families with male children up to 17 years.

Discharge

Clients can be discharged for the following reasons.

1. Violence
2. Safety Violations
3. Drug or Alcohol use
4. Repeated failure to follow the rules

In all cases, clients are assisted in finding an alternative shelter and given bus, train or cab fare to travel.

V. Coordination

The City of Evanston will continue to work with the Alliance to End Homelessness in Suburban Cook County (“The Alliance”), local agencies that serve the homeless and people at risk of homelessness and other advocacy organizations to develop and maintain policies and procedures to coordinate provision of emergency shelter, street outreach, homeless prevention and rapid re-housing assistance, mainstream and other services and housing providers. Connections, the primary recipient of City of Evanston ESG funds participates very closely with the Alliance on many levels. Connections is a member of the Alliance and participates in the north CBSA and AHAND committees. Connections staff participate on the HMIS Committee meeting, the monthly prevention meeting and the 150 HOME subcommittee meetings. The City’s Housing and Grants Administrator is currently an Alliance Board member. Participation across the Board and committees help to ensure clear communication of goals and priorities and decrease redundancies as they relate to ESG funding.

Coordination among ESG recipients is facilitated through the use of the Universal Intake and Eligibility Form developed by the Alliance whose use was implemented in February 2013 and updated in April 2014. This is an important first step in developing a more coordinated process for intake and will help determine targeting and prioritization for services. In the Alliance’s Draft Strategic Plan Action Steps 2014-2017, the goal to launch the use of a standardized assessment tool in suburban Cook County is clearly stated. The first step within that goal, to create a coordinated assessment subcommittee comprised of a wide range of experts, will occur in the first quarter of 2015. The Alliance and the 150 Homes Team are also evaluating the use of the VI-SPDAT (Vulnerability Index-Service Prioritization Decision Assistance Tool) as an evidence-based tool for determining acuity and matching homeless people to the interventions that fit their needs. The Alliance HMIS staff are reviewing the VI-SPDAT functionality that Bowman has built into its ServicePoint HMIS product. Hines VA Hospital is piloting the VI-SPDAT tool internally and using it to make decisions about HUD-VASH voucher prioritization allowing the Alliance to learn more about their experience with the tool.

VI. Prioritization

The City recognizes that the demand is greater than available resources to provide essential services, emergency shelter, prevention and re-housing that meet all needs. The City and Alliance also recognize that individuals and households must be prioritized to ensure that these limited resources available are allocated in the most efficient and appropriate manner. As stated above, the City of Evanston and the Alliance are continue to work on policies and procedures to assess, prioritize and reassess individuals and families' needs for all ESG-funded services, including essential services for those in emergency shelter, rapid re-housing and homeless prevention activities.

ESG providers and the City of Evanston staff and the Alliance are developing assessment tools and protocols for use by all agencies receiving ESG, CoC and other homeless program funding within the Continuum. These tools and protocols will create consistency in assessment and provide the basis for appropriate agency referrals and for targeting and prioritization by program. When complete, all ESG subrecipients will use this system to help determine the individual or family need for emergency shelter or other ESG-funded assistance.

Street outreach and emergency shelter are intended to be low-barrier, and the prioritization work will focus on getting people the right housing intervention if needed, not on deciding who gets access to shelter or outreach services. Approximately half of seasonal shelter guests served in suburban Cook County stay 7 shelter nights or fewer, so the Alliance will focus on persons who spend longer in shelter when assessing them for a potential housing intervention.

The Alliance currently participates in the 100,000 Homes Campaign, led by Community Solutions. The Campaign prioritizes the long-term homeless with certain medical vulnerabilities for housing interventions. Although that campaign is coming to a close in mid-2014, the Alliance is seeking ongoing technical support through future initiatives of Community Solutions, including focused support on coordinated assessment processes.

While the Alliance works to finalize the priorities, the City of Evanston will continue to prioritize households that require shorter, shallower subsidies and have the potential to become self-sufficient in that short time frame. Due to the nature and amount of ESG funds, this population is best served by this type of funding. The City works closely with the Health Department that has recently absorbed the responsibilities of the Evanston Township. The Health Department is now responsible for administering General Assistance funds. There is a large overlap of populations served by both General Assistance and ESG, and staff will be working to ensure funds are spent in the most efficient manner.

Essential services for clients in emergency shelter

ESG funding may be used to provide essential services to individuals and families who are in an emergency shelter. This may include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills

training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG subrecipients are responsible for assessing an individual or family's initial need for shelter and must re-assess that need on an ongoing basis to ensure that only those with the greatest need receive ESG-funded emergency shelter assistance. Shelters that serve families must serve all eligible families and may not refuse services based on the age of children or the size of the family.

Rapid Re-Housing: Homeless households whose last permanent address was in Evanston, who resided there for a minimum of six months, and who demonstrate potential to retain permanent housing following a medium-term subsidy of up to six months are eligible for ESG Re-housing.

Risk factors for Rapid Re-housing assistance include, but are not limited to:

- Individuals/Households who lack a fixed, regular, and adequate nighttime residence, meaning:
 - Primary nighttime residence is a public or private place not meant for human habitation; or
 - Living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or
 - Exiting an institution where (s)he has resided for 90 days or less and resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
- Any individual or family who:
 - Is fleeing, or is attempting to flee, domestic violence;
 - Has no other residence; and
 - Lacks the resources or support networks to obtain other permanent housing

Prevention: Evanston households with incomes under 30% of area median that have potential of remaining stability housed following a medium-term subsidy will be targeted for Prevention.

Risk factors for Prevention assistance include but are not limited to:

- Individual or family at imminent risk of losing their primary nighttime residence:
 - Residence will be lost within 14 days of the date of application for Prevention assistance;
 - No subsequent residence has been identified; and
 - The individual or family lacks the resources or support networks needed to obtain other permanent housing
- Unaccompanied youth under 25 years of years of age, or families with children and youth who do not otherwise qualify as homeless under this definition, but who:
 - Are defined as homeless under the other listed federal statutes;

- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application;
- Have experienced persistent instability as measured by two moves or more in the preceding 60 days; and
- Can be expected to continue in such status for an extended period of time due to special needs or barriers
- An individual or family who:
 - Has an annual income below 30% of median household income for the area based on HUD Part 5 definition; and
 - Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; and
 - Meets one of the following conditions:
 - Has moved two or more times because of economic reasons during the 60 days immediately preceding the application for assistance; OR
 - Is living in the home of another because of economic hardship; OR
 - Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance; OR
 - Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - Lives in an SRO or efficiency apartment unit in which more than 2 persons reside or in a larger housing unit in which more than one and a half persons per room reside; OR
 - Is exiting a publicly funded institution or system of care; OR
 - Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient’s approved Consolidated Plan
- A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
- An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

VII. Rent and Utilities Subsidy

Each household’s case will be reviewed by a case manager to assess its capacity to pay a portion of rent and utilities. A household’s contribution to rent and/or utilities generally should not exceed 50% of their gross household income using the HUD Part 5 definition. Subsidies may be deep or shallow based on the unique circumstances of each recipient; the amount of subsidy will be reassessed each month. ESG funds may be used for rent and utilities arrearages on a one time basis, security and utility deposits, first and last month’s rent and rent and utility subsidies

as allowed. The City does not consider any funds for security deposits that are refunded as Program Income and does not expect the Subrecipient to return any such funds.

VIII. Length of Assistance

Initially, Evanston's ESG program was to focus assistance on households that demonstrate likely capacity to maintain stable housing following short-term (up to three month) support. The guideline for length of assistance per household has been extended from up to three months to up to six months, and generally estimated at \$10,000 for families with children and \$6,000 for single adults or couples. This change is being made based on in-market experience in 2013 based on the following factors:

1. Households have not been able to maintain their housing independently following three months of assistance
2. Landlords are unwilling to write leases for clients based on their history of housing and financial instability. Extending the potential timeframe for households from three months to six months (with the potential to go up to twelve months) with clients required to maintain compliance with their case plan in order to qualify for direct assistance, will help overcome this.

All households will be re-evaluated at the end of the three month period and extension of funding may be approved by the Program Review Committee based on need and the availability of funding. It is anticipated that assistance will not exceed six months; no client will receive more than 24 months of assistance in a three-year period.

IX. Type, amount, and duration of housing stabilization and/or relocation services

Housing relocation and/or relocation services provided to the participant will include basic case management. Housing search, placement, legal services, mediation, and credit repair may be a component to case management or referred out to other service providers.

X. Application Process

A household may enter the ESG program through several avenues, including:

1. Referral from City or other sources
2. By contacting Connections for the Homeless directly

After an initial intake screening has been conducted to determine program fit, a potential client will be referred to a case manager who will conduct a full intake application (including initial budget review). Once all information is gathered from the applicant the case manager will present the eligible case to the Program Review Committee. The Review Committee will meet monthly or as needed to review and approve applicants for assistance through ESG or for

referral to other programs or sources. Once an applicant is approved for assistance, case managers will develop a case management plan for each client household. This plan may include referrals to other agencies for needed services (e.g., legal, financial literacy, etc.).

XI. Agency Compensation

Agencies providing ESG eligible services may request reimbursement once funds are spent. Funds may be requested as frequently as once a month, but in no case less than once a quarter. A draw down request form must be submitted along with a match report and source documents for all expenses, including time and activity tracking for staff costs. No funds will be disbursed until all required reports and substantiating documentation are submitted.

XII. Reporting/Data Collection

Performance Standards. The following are preliminary performance standards established by the Suburban Cook County Continuum of Care to measure the goals of reducing and eliminating homelessness.

- 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 exited to permanent housing, for each component type (shelter, HP, RRH)
- Follow up on housing status at 6 month following the end of assistance

Reporting requirements for ESG have not been finalized. Once requirements are established, the City of Evanston will work with Subrecipients to establish compliance.

XIII. Case Management Requirements

Case managers will be expected to:

- Conduct an initial intake
- Complete full application with client
- Collect and store verification documents
- Maintain confidentiality as described in the subrecipient agreement for a period of four (4) years following the termination of said agreement.
- Participate in the ESG Program Review Committee, as appropriate
- Assess client needs and coordinate/facilitate the case management service plan
- Follow up with each client to gauge compliance with case management service plan
- Keep case notes for each household served
- Input client level data into HMIS. It is recommended that information be input into HMIS immediately following client contact or service provision.

- Meet with the client(s) at least once a month
- Conduct a home visit at least once during the period of time in which a household is receiving direct assistance
- Conduct a follow up with each client household 6 months after their exit from the ESG program to determine if the client retains their housing and other measures of stability.

All clients should, in addition to the initial case management budget session, receive budgeting help as part of case management or be referred to an approved budget counseling program, such as Money Management International (workshop or telephone consult) or the YWCA Evanston/North Shore (workshop).

Although assistance may be approved for up to six months, case managers may recommend early termination of assistance if it is determined that a household requires less assistance. Assistance must be terminated for any Prevention client whose income equals or exceeds 30% of AMI at their three month evaluation. Either lack of compliance with their case management plan or if information provided in the initial application was false constitutes grounds for immediate termination of assistance.

**CITY OF EVANSTON
UNEXPENDED CDBG FUNDS FROM PRIOR YEARS
FOR REALLOCATION IN FY2015**

YEAR	PROJECT/PROGRAM	AMOUNT
2011	ECDC Job Training Program	\$25,000
2011	ECDC Micro Enterprise Assistance	\$35,000
2012	Evanston Day Nursery	\$5,245
2013	CDBG Administration	\$9,866
2013	Housing Rehab Administration	\$75,000
2013	Child Care Center of Evanston Handwashing Sink	\$5,000
2013	Penny Park	\$30,000
2014	Penny Park	\$20,000
Total funding for reallocation to FY 2015 CDBG Program:		\$205,111