

Action Plan

Grantee: Evanston, IL

Grant: B-09-LN-IL-0026

LOCCS Authorized Amount:	\$ 18,150,000.00
Grant Award Amount:	\$ 18,150,000.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 4,465,000.00
Total Budget:	\$ 22,615,000.00

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

The City of Evanston's Neighborhood Stabilization Program 2 provides Evanston a unique opportunity to provide quality, affordable housing for its residents and workers in neighborhoods where foreclosures are escalating and homeowners are quickly losing their life investment. The targeted census tracts are two primarily residential areas that substantially lag other parts of the city in new investment and where the recent economic downturn has fueled rapid disinvestment. Our project will stabilize, improve market conditions, provide housing and bring positive change to these areas of the City of Evanston.

Our NSP2 project employs two strategies. First, we will purchase and rehabilitate 100 foreclosed and vacant housing units throughout the target geography for sale or rent at affordable rates. Second, we will purchase and redevelop vacant and blighted industrial property in west Evanston for redevelopment as the first phase of Emerson Square, ultimately planned as a 90+-unit mixed-income community offering apartments, townhomes, flats and single family homes for rental and ownership. Emerson Square will do much more than provide affordable housing; it will jump-start implementation of the West Evanston Master Plan, a comprehensive land use plan that organizes residential, commercial and recreational needs into a more livable, walkable community with a lifecycle of housing choice.

The combined strategies provide the opportunity to leverage outside capital and impact the targeted neighborhoods at an unprecedented scale. Brinshore Development, our partner in this venture, brings experience and capacity in development projects of this scope. Combined with the City's knowledge of community need and experience managing federal grant programs, we establish a team with the capacity to implement our plan and accomplish its goals, and bring financing commitments to move the project forward.

Target Geography:

The City of Evanston's target geography consists of two census tracts, 8092 and 8102, identified by HUD as Areas of Greatest Need based on their foreclosure and vacancy scores. Tract 8092 has a foreclosure score of 19 and vacancy score of 20; 8102 has a foreclosure score of 17 and vacancy score of 19. The average max score for the target geography is 19.5.

Census tract 8092 in west Evanston has experienced the highest percentage of foreclosure starts in the entire city over the last two years.

Data from policymap.com indicate that foreclosure has been initiated on 18.75% of all mortgages in this tract. Located on the west side of Evanston primarily in the Fifth Ward, tract 8092 has 46.5% owner-occupied units and 53.5% renter occupied units per the 2000 Census. Its rental housing differs from traditional rental buildings throughout the City. There are few mid-size and no large multi-family rental buildings. Many are smaller, frame buildings with one, two or three units that were converted from single family structures.

According to data from policymap.com, as of March 2009, over 11% of the residential units in tract 8092 were vacant, the highest percentage of any area in the City of Evanston. As further evidence of the impact foreclosures have had on this neighborhood, of the 70 REOs in 2008, 52 or 57.8% were located in tract 8092.



Census tract 8102, with 2,640 occupied housing units in the 2000 census, is located in the southern area of Evanston primarily in the Eighth Ward and is the second area of focus. Its housing characteristics and stabilization needs differ from those in 8092, as its housing is predominantly multi-family, with many vintage, large courtyard buildings as well as three to six flats. A greater majority of its units are renter-occupied, at 56.5%, with 43.5% owner-occupied. It is affected by the oversupply of condominium units on the market in Evanston and the number of condominium owners facing foreclosure. As of March, 2009, 6% of all residential units in Census tract 8102 were vacant. From January 2008, to May 31, 2009, there have been almost 50 REO properties in the tract, and over 40 foreclosure filings. The number of foreclosures in this area threatens the stability of large condominium properties as well as the revitalization effects that redevelopment started to bring to this area.

The residential condominium boom of the last eight years has impacted all areas of Evanston through property appreciation, but tract 8102 was more directly affected. The City has seen 38 new multi-unit residential developments built or under construction since 2000, creating over 2,300 new ownership units and about new 400 rental units. The new developments helped fuel increased interest in Evanston among both developers and homebuyers, stimulating condominium conversions to supplement the new condominium supply. Of the 60 condominium conversion projects affecting over 800 units in Evanston since 2000, 61% were located in tract 8102, where over 500 rental units were converted to for-sale condo units.

Program Approach:

Evanston’s program approach for NSP2 employs both rehabilitation and redevelopment strategies that will return foreclosed and abandoned housing to productive use and jump start implementation of the West Evanston Master Plan, a comprehensive land use plan that organizes residential, commercial and recreational needs into a more livable, walkable community with a lifecycle of housing choice. Our program includes:

- The purchase and rehabilitation of 100 foreclosed and vacant housing units in the target geography for sale or rent at affordable rates.
- The purchase and redevelopment of vacant and blighted industrial property in west Evanston as Emerson Square, a new development that will ultimately consist of 90+ housing units including apartments, townhomes, flats and single family homes for rental and ownership. The first phase of this development, consisting of 30 rental units in townhomes and small flats, will be funded in part with NSP2 dollars.

Consortium Members:

How to Get Additional Information:

For additional information on NSP2, please contact:
 Sarah Flax
 Housing and Grants Administrator
 2100 Ridge Avenue Rm 3305
 Evanston, Illinois 60201
 Telephone: 847.448.8684
 Fax: 847.448.8120
 Email: sflax@cityofevanston.org

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
B	Acquisition and Rehab	8092 LH25 - Rental	Acquisition & rehab-LH25 Rental - 8092
		8092 LMMI - For Sale	Acquisition & rehab-LMMI For Sale - 8092
		8092 LMMI - Rental	Acquisition & rehab-LMMI Rental - 8092
		8102 LH25 - Rental	Acquisition & rehab-LH25 Rental - 8102
		8102 LMMI - For Sale	Acquisition & rehab-LMMI For Sale - 8102
		8102 LMMI - Rental	Acquisition & rehab-LMMI Rental - 8102
		LMMI MF Rental	LMMI Multifamily Rental
C	Land Bank	Land Bank	Land Bank
D	Demolition	5080 LMMI - Demolition	Demolition
E	Emerson Square Redevelopment	5090 LH25 - Emerson Square	Redevelopment-Emerson Square



5090 LMMI - Emerson Square 5090 LMMI - Emerson Square

E - SF

Single Family Redevelopment

LMMI Single Family
Redevelopment

Single Family Revelopment

P&A

Admin

5005

NSP2+Administration

5005 - 2

Post Grant Closeout Administration



Activities

Project # / B / Acquisition and Rehab

Grantee Activity Number: 8092 LH25 - Rental
Activity Title: Acquisition & rehab-LH25 Rental - 8092

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 2,411,893.64

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,411,893.64

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Evanston	Rehabilitation/reconstruction of residential structures	B	8092 LMMI - Rental	Acquisition & rehab-LMMI Rental - 8092	General Account

Association Description:

Rental activities in census tract 8092 have been associated because they contain addresses that may appear to be duplicates, but actually have units at different affordability levels, requiring that they be entered in separate activities.

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	15
# of Housing Units	15



ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units ζ other green	4
#Units deconstructed	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	15
#Low flow showerheads	4
#Low flow toilets	4
#Units with solar panels	
#Dishwashers replaced	4
#Clothes washers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	4
#Light Fixtures (indoors) replaced	15
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
#Energy Star Replacement Windows	4
# of Properties	9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 2,411,893.64

Location Description:

All properties will be located in census tract 8092. Blocks with multiple foreclosed or abandoned properties will be prioritized for acquisition for greatest impact in neighborhood stabilization. Anticipate 15 units in single family properties (1-4 unit structures) will be acquired.

Activity Description:

Acquisition and rehabilitation of foreclosed or abandoned housing units for reoccupancy by households at or below 50% AMI. Rehabilitation will bring all units up to current code and will include energy-efficient and water-saving improvements to the extent practical based on individual property's characteristics.

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: 8092 LMMI - For Sale
Activity Title: Acquisition & rehab-LMMI For Sale - 8092

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 B

Projected Start Date:
 05/01/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed

Project Title:
 Acquisition and Rehab

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 4,844,246.21

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 4,844,246.21

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	22		22	100.00
# of Households	22		22	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	22
# of Housing Units	22
Activity funds eligible for DREF (Ike Only)	
#Units & other green	10
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	10
#Units with bus/rail access	22
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	10
#Dishwashers replaced	10
#Clothes washers replaced	10
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	10
#Light Fixtures (indoors) replaced	10



#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	10
#High efficiency heating plants	10
#Additional Attic/Roof Insulation	10
#Energy Star Replacement Windows	10
# of Properties	22

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 5,669,000.00

Location Description:

All properties will be foreclosed or abandoned residential properties located in census tract 8092. Single-family homes (1-4 unit structures) and condominiums will be acquired. Properties on blocks with multiple foreclosures will be prioritized for acquisition to have greatest impact on neighborhood stabilization.

Activity Description:

Acquisition of foreclosed or abandoned properties eligible under the NSP2 program for rehabilitation and reoccupancy by households at or below 120% AMI. All housing units will be brought up to current code. Energy-efficient and water-saving features will be included in the rehab to the maximum extent based on the characteristics of individual units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number:
Activity Title:

8092 LMMI - Rental
Acquisition & rehab-LMMI Rental - 8092

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 2,238,359.66

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 2,238,359.66

Benefit Report Type:

NA

Proposed Accomplishments

#Units ζ other green

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Dishwashers replaced

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Total

4

4

7

4

4

4

4

4

4

4

4

4

4

4

4

4

7



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 2,238,359.66

Location Description:

All properties will be in census tract 8092. Blocks with multiple foreclosed or abandoned properties will be prioritized for acquisition for greatest impact in neighborhood stabilization. Anticipate 13 units in single family properties (1-4 unit structures) will be acquired.

Activity Description:

Acquisition and rehabilitation of foreclosed or abandoned housing units for reoccupancy by households at or below 120% AMI. Rehabilitation will bring all units up to current code and will include energy-efficient and water-saving improvements to the extent practical based on individual property's characteristics.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 8102 LH25 - Rental
Activity Title: Acquisition & rehab-LH25 Rental - 8102

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,623,709.99

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,623,709.99

Benefit Report Type:

Direct (Households)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Evanston	Rehabilitation/reconstruction of residential structures	B	8102 LMMI - Rental	Acquisition & rehab-LMMI Rental - 8102	General Account

Association Description:

Two rental activities in census tract 8102 are being associated because they may appear to have duplicate addresses but actually do not, This is due to having units in the same property at different rent levels, which requires them to be in separate activities.

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	15	15		100.00
# of Households	15	15		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	15
# of Housing Units	15
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	5
#Units deconstructed	



#Sites re-used	
#Units exceeding Energy Star	5
#Units with bus/rail access	15
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	
#Dishwashers replaced	5
#Clothes washers replaced	5
#Refrigerators replaced	5
#Light fixtures (outdoors) replaced	5
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	5
#Replaced thermostats	5
#Efficient AC added/replaced	5
#High efficiency heating plants	5
#Additional Attic/Roof Insulation	5
#Energy Star Replacement Windows	5
# of Properties	9

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 1,623,709.99

Location Description:

All properties will be in census tract 8102. Blocks with multiple foreclosed or abandoned properties will be prioritized for acquisition for greatest impact in neighborhood stabilization. Anticipate 15 units in single family properties (1-4 unit structures) will be acquired.

Activity Description:

Acquisition and rehabilitation of foreclosed or abandoned housing units for reoccupancy by households at or below 50% AMI. Rehabilitation will bring all units up to current code and will include energy-efficient and water-saving improvements to the extent practical based on individual property's characteristics.

Environmental Assessment: COMPLETED

Environmental None





Grantee Activity Number: 8102 LMMI - For Sale
Activity Title: Acquisition & rehab-LMMI For Sale - 8102

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 B
Projected Start Date:
 05/01/2010
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Completed
Project Title:
 Acquisition and Rehab
Projected End Date:
 02/11/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 3,177,016.44
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 3,177,016.44

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	25		13	52.00
# of Households	25		13	52.00

Proposed Accomplishments	Total
# of Singlefamily Units	25
# of Housing Units	25
Activity funds eligible for DREF (Ike Only)	
#Units < other green	
#Units deconstructed	
#Sites re-used	
#Units exceeding Energy Star	3
#Units with bus/rail access	20
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	
#Dishwashers replaced	10
#Clothes washers replaced	5
#Refrigerators replaced	10
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	10



#Replaced hot water heaters	10
#Replaced thermostats	10
#Efficient AC added/replaced	3
#High efficiency heating plants	10
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	10
# of Properties	25

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 3,177,016.44

Location Description:

All properties will be foreclosed or abandoned residential properties located in census tract 8102. Single-family homes and condominiums will be acquired. Properties on blocks or in buildings with multiple foreclosures will be prioritized for acquisition to have greatest impact on neighborhood stabilization.

Activity Description:

Acquisition of foreclosed or abandoned properties eligible under the NSP2 program for rehabilitation and reoccupancy by households at or below 120% AMI. All housing units will be brought up to current code. Energy-efficient and water-saving features will be included in the rehab to the maximum extent based on the characteristics of individual units.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 8102 LMMI - Rental
Activity Title: Acquisition & rehab-LMMI Rental - 8102

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition and Rehab

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,638,799.88

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,638,799.88

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
#Units \geq other green	2
#Units exceeding Energy Star	2
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	2
#Units with solar panels	
#Dishwashers replaced	2
#Clothes washers replaced	6
#Refrigerators replaced	3
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	5
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2



#High efficiency heating plants	2
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	2
# of Properties	5

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 1,638,799.88

Location Description:

All properties will be in census tract 8102. Blocks with multiple foreclosed or abandoned properties will be prioritized for acquisition for greatest impact in neighborhood stabilization. Anticipate 10 units in single family properties (1-4 unit structures) will be acquired.

Activity Description:

Acquisition and rehabilitation of foreclosed or abandoned housing units for reoccupancy by households at or below 120% AMI. Rehabilitation will bring all units up to current code and will include energy-efficient and water-saving improvements to the extent practical based on individual property's characteristics.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: LMMI MF Rental
Activity Title: LMMI Multifamily Rental

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B

Projected Start Date:

08/01/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition and Rehab

Projected End Date:

08/01/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 760,873.96

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 760,873.96

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	5		2	40.00
# of Households	5		2	40.00

Proposed Accomplishments

	Total
# of Multifamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	
#Units with bus/rail access	5
#Low flow showerheads	
#Low flow toilets	
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	



#Light Fixtures (indoors) replaced
 #Replaced hot water heaters
 #Replaced thermostats
 #Efficient AC added/replaced
 #High efficiency heating plants
 #Additional Attic/Roof Insulation 1
 #Energy Star Replacement Windows
 # of Properties 1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Evanston

Organization Type

Local Government

Proposed Budget

\$ 760,873.96

Location Description:

Census tract 8102.

Activity Description:

Acquisition and minor rehabilitation of a five-unit building.

Environmental Assessment: COMPLETED

Environmental None

Project # / C / Land Bank

Grantee Activity Number: Land Bank

Activity Title: Land Bank

Activity Type:

Land Banking - Acquisition (NSP Only)

Activity Status:

Completed



Project Number:

C

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Project Title:

Land Bank

Projected End Date:

08/31/2023

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 437,131.38

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 437,131.38

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

Total

4900

Low

Mod

2750

Low/Mod%

56.12

Proposed Accomplishments

of Singlefamily Units

Total

2

of Multifamily Units

3

of Housing Units

5

of Properties

3

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Evanston

Organization Type

Local Government

Proposed Budget

\$ 437,131.38



Location Description:

Land bank properties are all located in census tract 8092.

Activity Description:

Three foreclosed residential properties comprising 10 housing units of housing at purchase, are included in this activity. Addresses are 1941 Jackson Avenue, 2142 Dewey Avenue and 1509 Emerson Street. The properties were in such deteriorated condition as to make rehab infeasible. Demolition expenses for these properties are in the Demolition activity, which is associated with this activity. The expenses in this activity are the post-demolition carrying costs while their disposition was being determined.

Because there was insufficient NSP2 funding to redevelop these properties as for sale single-family homes for LMMI households, the properties were donated to Evanston Township High School as the sites for new homes to be built through their Geometry In Construction Program, an innovative course in applied geometry in which students build the structure of a home. The remaining work, including installation of mechanical systems and interior finishing is contracted out to licensed construction companies. The completed homes are transferred to Community Partners for Affordable Housing, a non-profit developer and land trust, that sells the property to an income eligible household. Permanent affordability at 120% AMI is ensured through resale restrictions.

Environmental Assessment: COMPLETED

Environmental None

Project # / D / Demolition

Grantee Activity Number: 5080 LMMI - Demolition
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Project Number:

D

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Blocked by Sarah Flax

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Demolition

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 463,530.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 463,530.00



Benefit Report Type:

Area Benefit (Census)

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Evanston	Land Banking - Acquisition (NSP Only)	C	Land Bank	Land Bank	General Account

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	2180	615	620	56.65

Proposed Accomplishments

	Total
# of buildings (non-residential)	
# of Properties	4

LMI%:	56.65
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Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 463,530.00

Location Description:

Census tract 8092, block groups 1 and 2

Activity Description:

Demolition of residential buildings that are in such a deteriorated condition that rehab is infeasible. Demolition meets a National Objective of benefiting a Low moderate and middle income neighborhood by removing deteriorated residential properties that contribute to blight and disinvestment in remaining properties. Census tract 8092 is in the City's CDBG Neighborhood Revitalization Strategy Area, which has significantly higher numbers and percentages of substandard, deteriorating and deteriorated housing than the City as a whole. Housing units with 16-35 violations are considered to be deteriorating and units with more than 35 violations are considered to be deteriorated. The five properties that were demolished all qualified as deteriorated based on code violations. In addition, rehab of these properties would have cost significantly more than their value. This activity is associated with the Land Bank activity because carrying costs for three properties, 1941 Jackson Avenue, 2142 Dewey Avenue and 1509 Emerson Street, that were demolished are in that activity. All costs associated with the remaining two properties, 2122 Darrow Avenue and 2113 Dewey Avenue, are in this activity.

Environmental Assessment: COMPLETED

Environmental

None

Project # / E / Emerson Square Redevelopment

Grantee Activity Number: 5090 LH25 - Emerson Square
Activity Title: Redevelopment-Emerson Square

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

05/01/2010

Project Draw Block by HUD:

Blocked by Sarah Flax

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Emerson Square Redevelopment

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,793,049.50

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,793,049.50

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total	Low	Mod	Low/Mod%
30		30	100.00

Proposed Accomplishments

of Housing Units

Total

30

Activity funds eligible for DREF (Ike Only)

#Units ζ other green

30

#Sites re-used

1

#Units exceeding Energy Star

30



#Units with bus/rail access	30
#Low flow showerheads	45
#Low flow toilets	45
#Units with solar panels	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 1,793,049.50

Location Description:

Redevelopment site is in census tract 8092, block group 2 and is a vacant industrial site. This parcel is designated for redevelopment as residential under the West Evanston Master Plan that was developed through a multi-phase planning process involving area residents and stakeholders and approved by City Council in 2007.

Activity Description:

Redevelopment plan is for the construction of 30 units of new rental housing for occupancy by households at or below 120% AMI. Building types are townhomes and six flats. Three units will be fully accessible. Units will have EnergyStar appliances and incorporate additional green features.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: 5090 LMMI - Emerson Square
Activity Title: 5090 LMMI - Emerson Square

Activity Type:

Construction of new housing

Project Number:

E

Projected Start Date:

06/01/2010

Project Draw Block by HUD:

Blocked by Sarah Flax

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Emerson Square Redevelopment

Projected End Date:

12/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 18,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 18,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

Total

Low

Mod

Low/Mod%

14

14

100.00

of Households

14

14

100.00

Proposed Accomplishments

of Multifamily Units

Total

14

of Housing Units

14

ELI Households (0-30% AMI)

#Units & other green

14

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

14

#Low flow showerheads

18

#Low flow toilets

18

#Units with solar panels



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Evanston

Organization Type

Local Government

Proposed Budget

\$ 18,000.00

Location Description:

1600 Foster, Census tract 8092.

Activity Description:

Emerson Square units affordable to households earning no more than 120% of area median income.

Environmental Assessment: COMPLETED

Environmental None

Project # / E - SF / Single Family Redevelopment

Grantee Activity Number: LMMI Single Family Redevelopment
Activity Title: Single Family Redevelopment

Activity Type:

Construction of new housing

Project Number:

E - SF

Projected Start Date:

07/01/2010

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Completed

Project Title:

Single Family Redevelopment

Projected End Date:

03/31/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget:

\$ 1,038,657.11



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 1,038,657.11

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3			0.00
# of Households	3			0.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	3
#Sites re-used	3
#Units exceeding Energy Star	
#Units with bus/rail access	3
#Low flow showerheads	6
#Low flow toilets	6
#Units with solar panels	

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 1,000,000.00

Location Description:

Census tract 8092.

Activity Description:

Redevelopment of previously foreclosed homes that were demolished. New construction single family homes were then constructed on the sites.



Environmental Assessment: COMPLETED

Environmental None

Project # / P&A / Admin

Grantee Activity Number: 5005
Activity Title: NSP2+Administration

Activity Type:

Administration

Project Number:

P&A

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by Sarah Flax

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Admin

Projected End Date:

12/31/2018

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,809,042.63

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,809,042.63

Benefit Report Type:

NA



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Evanston	Local Government	\$ 1,809,042.63

Location Description:

Administration of the City's NSP2 program is the responsibility of the Planning and Zoning division, with support from other divisions including Building and Inspection Services. Staff members' offices are located in the Lorraine H. Morton Civic Center, 2100 Ridge Ave in Evanston.

Activity Description:

General program administration including ensuring all program requirements are met. The City will oversee and monitor all work completed as part of this program by its development partner, Brinshore Development LLC, and its subsidiaries and subcontractors. The City will ensure compliance with all federal cross-cutting requirements and report all activities in DRGR, RAMPS and federalreporting.gov.

Environmental Assessment: EXEMPT

Environmental None



Grantee Activity Number: 5005 - 2
Activity Title: Post Grant Closeout Administration

Activity Type:

Administration

Project Number:

P&A

Projected Start Date:

01/01/2019

Project Draw Block by HUD:

Blocked by Sarah Flax

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Admin

Projected End Date:

01/01/2030

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 14,541.02

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 14,541.02

Benefit Report Type:

NA

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Evanston

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Evanston

Organization Type

Local Government

Proposed Budget

\$ 14,541.02

Location Description:

Administration of the City's NSP2 program is the responsibility of the Housing and Grants division, with support from other divisions including Property Standards. Staff members' offices are located in the Lorraine H. Morton Civic Center, 2100 Ridge Ave in Evanston.

Activity Supporting Documents:



Activity Description:

Monitoring of NSP2-funded properties in NSP2 census tracts 8092 and 8102 for compliance with long-term affordability requirements. Carrying and disposition costs for two cleared properties, 2122 Darrow Avenue and 2113 Dewey Avenue, both in census tract 8092.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

- Reviewer - Please organize projects based on HUD's guidance of the Five NSP2 Eligible uses plus Administration. Please use the following project numbers (letters) and names: A - Financing Mechanisms; B - Acquisition and Rehab; C - Land Bank; D - Demolition; E - Redevelopment; P&A - Admin
- Reviewer - Spoke on the phone with the Grantee about project names and numbers. Rejecting plan in order to make corrections.
- Reviewer - One more correction on submission. Doing this over the phone with Grantee.
- Reviewer - No additional comment. Action Plan seems to be in accordance with NSP2 Rules and Regulations. Jerry L. P. Deese, CPD-Specialist, Reviewer.
- Reviewer - Correction done to statement: "Activity is being carried out by the Grantee: Yes". Statement previously reflected a "No" answer.
- Grantee was informed to appoint a designated user(s) to be responsible for Drawdown Approvals.
- Grantee was informed to enter any energy-efficient goals (measures) for each activity (when applicable), and was also informed that failure to put these measures (even with a zero goal) will not allow Grantee to report future accomplishments in the QPR.
- Grantee was also informed that all Multi-family properties have to be listed separately from Single Family activities and that each MF development should have its own DRGR activity.
- Jerry L. P. Deese, CPD-Specialist, Reviewer.
- Reviewer - Please revise answer to question: "Activity is being carried out by the Grantee:"
Please also revise "Proposed budgets for organizations carrying out Activity;" section with "Total Budget, Program Funds:" section. Numbers don't match with total grant amount.
Jerry L. P. Deese, CPD Specialist
- Reviewer - Please revise answer to question: "Activity is being carried out by the Grantee:". Please also revise "Proposed budgets for organizations carrying out Activity;" section with "Total Budget, Program Funds:" section. Numbers don't match with total grant amount. Jerry L. P. Deese, CPD Specialist



Reviewer - Changes to the Action Plan do not require a substantial amendment. Changes were:
In Project B, Acquisition and Rehab:

- * Allocated \$3,789.00 to 8092 LH25 Rental to be able to pay invoice of \$3,789.17
- * Allocated \$8,925.00 to 8092 LMMI Rental to be able to pay invoice of \$8,923.53
- * Allocated \$7,245.00 to 8102 LH25 rental to be able to pay invoice of \$10,817.34
- * Allocated \$11,516.75 to 8102 LMMI For Sale to be able to draw \$32,767.05
- * Allocated \$30,000.89 to 8102 LMMI rental to be able to draw \$30,001.18
- * Allocated \$60,875.00 to LMMI MF Rental to be able to draw \$108,287.54

In Project C, Land Bank, reduction of budget by \$20,019.00, shifting funds to Projects B and E so City could make draws needed.

In Project D, Clearance and Demolition, reduced the budget by \$23,060.00, shifting funds to Projects B and E so City could make draws needed.

In Project E, Single Family Redevelopment, addition of \$11,657.11 to be able to draw \$11,663.30

In Project P&A, Administration, reduced the budget by \$10,000 and shifted to Projects B and E, same as above.

City increased the estimated PI/RL funds to \$4,017,316.65, reflecting all PI received to date, so some funds allocated were actually "new" PI. Prior PI total was \$4,010,920.54.

City has two properties to sell. City expects additional PI from those sales. Activities that are complete will be closed out and any remaining funds will be allocated to open activities. City needs to hold both 8092 and 8102 For Sale activities open. Both are in Project B.

All invoices should have been submitted for Projects D and E. Remaining funds will be allocated to Projects C, Land Bank, and Administration.

No additional comments at this time. Reviewed and approved by Jerry L. P. Deese, Sr. CPD Representative.

Reviewer - The City made funding allocation changes to its Action Plan in order to draw expenses totaling \$59,687.34. 1. Increased funding for 8092 LMMI - For Sale activity by approximately \$10,000 2. Increased funding for 8103 LMMI - For Sale activity by approximately \$17,000 3. Increased funding from Land Banking activity by approximately \$30,000 4. Increased funding for Admin to \$1,815,000, which is 10% of the City's grant.

The City entered some of the data for its Q3 report.

No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time. No further comments at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

Reviewer - No other significant changes have been made to the Action Plan this quarter. No Substantial Amendment is needed at this time.

Note: The revisions are for the allocation of \$50,000 in Program Income to the Land Bank activity, and \$15,000 to 8102 LH25 Rental activity. In order to do this the budget for Project B, Acquisition & Rehab, was increased by \$15,000 and the Land Bank project was increased by \$50,000. No further comments at this time.

Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO

- Reviewer - Grantee revised funding of activities in Project B, Acquisition & Rehab. Grantee increased funding by \$107,000 in activity 8102 LH25 - Rental in order to move the expenditures on 619 Case Place Unit 1 from activity 8102 LMMI - For Sale, where funding was reduced by \$107,983.56. The Case Place unit is rented up and will be reported in the upcoming QPR report. No other significant changes have been made to the Action Plan. No Substantial Amendment is needed at this time. Action Plan has been reviewed and approved by Jerry L. P. Deese, Senior CPD Representative, Chicago FO
- Reviewer - Grantee increased the PI by \$10,000 due to additional receipts this quarter. Reduced the budget for one of the completed activities to actual spending. Reviewed and approved by Jerry L. P. Deese, Sr. CPD Representative.
- Reviewer - Grantee had some data entry errors that affected the July - September 2016 QPR. The QPR was rejected in order for the grantee to make the corrections. However, corrections to the QPR are based on the corrections needed in the Action Plan. Grantee also made additional corrections to census data. Action Plan reviewed and approved by Jerry L. P. Deese, Senior CPD Representative.
- Reviewer - Plan reviewed and approved in October 2019.

Action Plan History

Version	Date
B-09-LN-IL-0026 AP#1	05/19/2010
B-09-LN-IL-0026 AP#2	02/07/2011
B-09-LN-IL-0026 AP#3	01/04/2012
B-09-LN-IL-0026 AP#4	07/10/2012
B-09-LN-IL-0026 AP#5	10/04/2012
B-09-LN-IL-0026 AP#6	04/12/2013
B-09-LN-IL-0026 AP#7	10/21/2013
B-09-LN-IL-0026 AP#8	01/14/2014
B-09-LN-IL-0026 AP#9	04/08/2014
B-09-LN-IL-0026 AP#10	07/03/2014
B-09-LN-IL-0026 AP#11	01/12/2015
B-09-LN-IL-0026 AP#12	10/01/2015
B-09-LN-IL-0026 AP#13	03/24/2016
B-09-LN-IL-0026 AP#14	06/21/2016
B-09-LN-IL-0026 AP#15	10/03/2016
B-09-LN-IL-0026 AP#16	11/17/2016
B-09-LN-IL-0026 AP#17	02/15/2018
B-09-LN-IL-0026 AP#18	11/20/2019