

# Grantee: Evanston, IL

## Grant: B-09-LN-IL-0026

### April 1, 2021 thru June 30, 2021 Performance Report

<b>Grant Number:</b> B-09-LN-IL-0026	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Evanston, IL	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$18,150,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$18,150,000.00	<b>Estimated PI/RL Funds:</b> \$4,465,000.00	
<b>Total Budget:</b> \$22,615,000.00		

### Disasters:

#### Declaration Number

NSP

### 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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$35,168,606.80
Total Budget	\$0.00	\$22,342,463.30
Total Obligated	\$0.00	\$22,342,463.30
Total Funds Drawdown	\$0.00	\$22,272,236.79
Program Funds Drawdown	\$0.00	\$18,150,000.00
Program Income Drawdown	\$0.00	\$4,122,236.79
Program Income Received	\$0.00	\$4,260,589.92
Total Funds Expended	\$0.00	\$22,286,777.81
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 12,826,143.50
Match Funds	\$ 0.00	\$ 12,826,143.50
Non-Match Funds	\$ 0.00	\$ 0.00

**Funds Expended**

Overall	This Period	To Date
City of Evanston	\$ 0.00	\$ 22,286,777.81

**Progress Toward Required Numeric Targets**

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$ .00	\$ .00	\$12,826,143.50
Overall Benefit Amount	\$20,508,797.80	\$ .00	\$ .00
Limit on Public Services	\$ .00	\$ .00	\$ .00
Limit on Admin/Planning	\$1,815,000.00	\$1,899,042.63	\$1,828,816.12
Limit on Admin	\$ .00	\$1,899,042.63	\$1,828,816.12

Most Impacted and Distressed	\$ .00	\$90,000.00	\$ .00
Progress towards LH25 Requirement	\$5,653,750.00		\$5,828,653.13

## Overall Progress Narrative:

There were no draws or program income receipted in this time period.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
B, Acquisition and Rehab	\$0.00	\$16,694,899.78	\$13,651,000.96
C, Land Bank	\$0.00	\$437,131.38	\$267,335.75
D, Demolition	\$0.00	\$463,530.00	\$235,111.75
E, Emerson Square Redevelopment	\$0.00	\$1,811,049.50	\$1,811,049.50
E - SF, Single Family Redevelopment	\$0.00	\$1,038,657.11	\$665,615.64
P&A, Admin	\$0.00	\$2,169,732.23	\$1,519,886.40