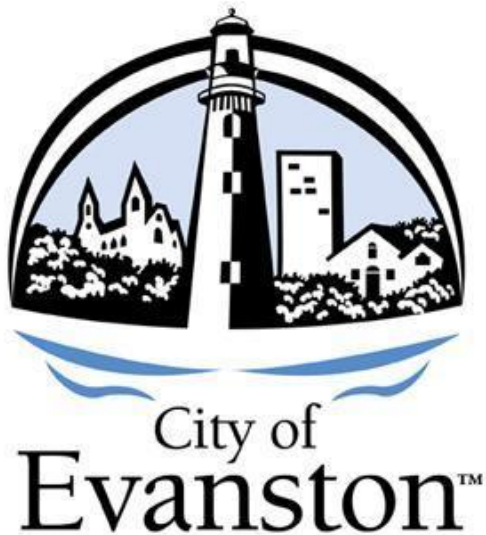


# HOME-ARP ALLOCATION PLAN



Approved by the Evanston City Council  
October 10, 2022



# **HOME-ARP Allocation Plan For City Council Approval**

**Participating Jurisdiction: City of Evanston**

**Date: 10/10/2022**

## **Consultation**

*Describe the consultation process including methods used and dates of consultation:*

The City of Evanston consulted with homeless service providers within City limits. This active consultation with Coalition to End Homelessness in Evanston, Alliance to End Homelessness in Suburban Cook County CoC, the YWCA and other stakeholders to inform the draft HOME-ARP Allocation Plan resulted in the input from a diverse group of people serving qualifying populations. These groups include: municipal departments, non-profit homeless service providers, survivors of domestic violence service providers, governmental entities, PHAs, and community-based organizations. The consultation process assisted the City of Evanston in gauging current barriers and gaps in the delivery systems that serve the qualified populations. Engagement with the service providers proved imperative to forming the City's intent and potential scope for HOME-ARP funds.

Many of these partners, including community representatives, were sourced from the Evanston Coalition to End Homelessness. Staff participated in Coalition meetings in early 2022. On July 27, 2022 staff formally presented the HOME-ARP Allocation plan and explained the national, regional, state and county trends in QP needs. Staff also requested input from Coalition members and encouraged them to participate in the Public Comment period once it opened. From July 27 to September 1, 2022, the stakeholders provided consultation and commentary via virtual, in-person and telephone meetings. Consultation was useful in that it provided a forum to gauge the specific needs of local homeless service providers, and provided an opportunity for service providers to voice their opinions on how to best spend funds allocated to homeless alleviation services. The feedback gathered during the consultation process shed light on the single issue of a severe lack of non-congregate shelter in the region. Especially, in Suburban Cook County, and persisting for communities across the State of Illinois. This lack of non-congregate shelter is detrimental for individuals and families experiencing homelessness in a state with fluctuating weather. Homeless persons are therefore exposed to unsuitable, unsafe, unsanitary, and unstable conditions out in the streets. It became exceedingly apparent that the City of Evanston is in dire need of a safe, equitable, and adequate crisis response shelter for people experiencing homelessness. The consultation process demonstrated the need for the City of Evanston to allocate HOME-ARP funds to increase the supply of non-congregate shelter units to meet the increased demand after the loss of pre-pandemic emergency shelter units and bed stock.

*List the organizations consulted:*

**HOME-ARP Allocation Plan Consultations**

Organization	Dates	Contact Type	Notes
Alliance to End Homelessness in Suburban Cook County - Continuum of Care	<p><b>2021:</b> 10/28, 11/4, 11/18, 12/02</p> <p><b>2022:</b> 2/03, 2/17, 4/21, 5/5, 6/2, 7/28, 8/18</p>	Meetings, Emails, Letters of Support	<p>Evanston Member Organizations:</p> <ul style="list-style-type: none"> <li>• Connections for the Homeless</li> <li>• Impact Behavioral Health Partners</li> <li>• Open Communities</li> <li>• Youth and Opportunity United</li> </ul>
Evanston Alliance to End Homelessness	<p><b>2022:</b> 7/27, 8/30, 8/31, 9/1, 9/20, 9/21,</p>	Meetings, Emails, Letters of Support	<p>Member Organizations:</p> <ul style="list-style-type: none"> <li>• The Harbour</li> <li>• Interfaith Action</li> <li>• Connections for the Homeless</li> <li>• Family Promise</li> <li>• Moran Center</li> <li>• Evanston Cradle to Career</li> <li>• Evanston Community Foundation</li> <li>• Y.O.U.</li> <li>• District 65</li> </ul>

**Feedback**

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Alliance to End Homelessness in Suburban Cook County - Continuum of Care	Nonprofit - Coordinates the Cook County Continuum of Care (IL-511), and is responsible for the planning and coordination of homeless services and housing options for all of Cook County outside the city of Chicago.	Virtual and In-Person meetings, Letter of Support	<p>Advises that the City of Evanston HOME-ARP Allocation Plan dedicates HOME-ARP funding to creating non-congregate shelter units in alignment with Continuum of Care strategic plan to end and prevent homelessness.</p> <p>This available funding is critical for the community-wide strategic plan to end homelessness across suburban Cook County.</p>

			<p>Evanston is the only suburban Cook municipality that received their own allocation of HOMEARP funding, and as such Evanston has the power to play a critical role in rebuilding our community’s emergency shelter system by designating HOMEARP funding for the eligible activity of creating non-congregate shelter.</p> <p>The CoC is working in partnership with homeless service providers and local, County, and State decision-makers to build a stronger, more resilient shelter system to serve people in crisis.</p> <p>In the north suburbs - including Evanston - there is a need of at least 185 emergency shelter beds available each night to serve individuals and families experiencing an emergency housing crisis.</p> <p>Developing non-congregate shelter is specifically named as a required shelter model to achieve CoC’s vision for shelter.</p> <p>Due to public health and safety considerations, non-congregate shelter is seen as a national best practice in emergency shelter.</p>
<p>Connections for the Homeless</p>	<p>Nonprofit - Agency in Evanston, IL. delivering essential services to people facing homelessness and housing insecurity</p>	<p>Virtual and In-Person meetings, Letter of Support</p>	<p>Connections for the Homeless supports the City of Evanston direct allocation of HOME-ARP funding for the purpose of acquisition and rehabilitation of fixed-site, non congregate shelters.</p> <p>Non-congregate shelter, delivered in conjunction with wrap-around services, has proven invaluable to service providers as they assist these vulnerable households with the ultimate goal of ending their experience of homelessness by moving them into their own safe and stable housing solution.</p>

			<p>The City of Evanston has the opportunity to play a pivotal role in making this non-congregate shelter a permanent solution to the lack of shelter units by allocating its HOME-ARP dollars to the acquisition and rehabilitation of a fixed-site non-congregate shelter.</p> <p>HOME-ARP funding of non congregate shelters is particularly important in that there has never before been funding available for capital needs such as asset acquisition. One-time investments such as these ensure that the stock of much-needed shelter beds is available to households who have no other place to go.</p> <p>Connections for the Homeless also supports additional funding for Tenant-Based Rental Assistance, as need for affordable housing continues to grow in the aftermath of the COVID-19 pandemic.</p>
Evanston Coalition to End Homelessness	Nonprofit - Coalition of agencies in Evanston, IL. collaborating to end homelessness in Evanston	Virtual and In-Person meetings, Letter of Support	<p>The need to house those experiencing homelessness in Evanston is significant, and this will provide a tremendous step toward addressing the need.</p> <p>The Evanston Coalition supports directing HOME-ARP Allocation Plan funds for the purpose of acquisition and rehabilitation of a fixed-site, non-congregate shelter.</p>
Impact Behavioral	Nonprofit - Develops opportunities for people with serious mental illness by providing services in housing, employment, and clinical support so that each person can live independently.	In-Person meetings, Letter of Support	<p>A multi-pronged approach to end homelessness involves prevention, shelters, rapid rehousing, and permanent supportive housing (PSH). The allocation of HOMEARP funds used for a fixed- site, non-congregate shelter would provide a permanent solution to homelessness.</p>

<p>Shawn Iles - Interfaith Action Shelter</p>	<p>Shawn Iles works for Interfaith Action of Evanston. His main area of responsibility is the management of the IAE Emergency Overnight Shelter.</p>	<p>In-Person meetings, Letter of Support</p>	<p>Interfaith Action generally has a waitlist of 50-60 individuals to get into the shelter. Evanston is not doing enough to meet the needs of the unhoused. I strongly support using HOME-ARP funds to help house those experiencing homelessness.</p>
<p>The Harbour</p>	<p>Nonprofit - Agency that offers immediate, stable and safe housing to homeless young people and young mothers with children in North Suburban Cook County.</p>	<p>In-Person meetings, Letter of Support</p>	<p>The Harbour is in support of the City of Evanston using HOMEARP dollars to address homelessness in the community through the development of affordable housing, shelter, support services and rental assistance.</p> <p>The Harbour, we provide emergency shelter, transitional housing, and therapeutic services for youth ages 12-23.</p> <p>Housing resources for young people are difficult to access in the Evanston community. Most specifically, there are no options for emergency housing for minors in Evanston and limited shelter options for the incredibly vulnerable 18-23 year-old population.</p> <p>HOME-Arp funds will have a direct impact on the ability to build effective wraparound supports with community partners in addition to expanding emergency and affordable housing that would be invaluable to the young people of Evanston.</p>

<p>Y.O.U</p>	<p>Nonprofit - Youth development organization that provides academic, social, and emotional support to 1,400 youth and their families annually in Evanston, IL.</p>	<p>Virtual and In-Person meetings, Letter of Support</p>	<p>Evanston is not doing enough to meet the needs of the unhoused. Y.O.U. strongly supports using HOME-ARP funds to help house those experiencing homelessness, especially youths between 11-17 years old.</p>
<p>Y.W.C.A.</p>	<p>Nonprofit - Agency that provides programs to support domestic violence survivors, prevent relationship violence, advance racial justice, empower women and girls, promote health and wellness, and advocate for racial and gender justice.</p>	<p>Emails, Letter of Support</p>	<p>Domestic violence survivors are facing significant difficulties locating affordable housing, access to rental assistance, sustainable employment to support and sustain housing, interim financial assistance until employment begins, affordable childcare, and transportation assistance.</p> <p>Increased emergency shelter continues to be a significant need across not only our organization, but various community organizations. Our shelter is typically at full capacity. When this is the case, we can provide warm referrals to shelters for survivors needing emergency housing and we can provide hotel placements, if necessary.</p> <p>Even with the additional bed capacity at our newly renovated shelter, we are continuously at capacity. This demonstrates that there is definitely a need for increased emergency shelter options for survivors within the community.</p>

			<p>YWCA has a transitional housing program and one of the biggest challenges for this program is the lack of access to affordable housing options and the lack of assistance for survivors and their children in sustaining this housing in order to transition into permanent housing. There are many individuals that could benefit from assistance obtaining transitional housing and there is also a significant need for more options for transitioning into permanent housing for individuals.</p>
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***Summarize feedback received and results of upfront consultation with these entities:***

Consultation revealed strong support for:

1. Capital investments in non-congregate shelter and rental assistance
2. Supportive wraparound services with emphasis on: youths, emergency shelter crisis, and mental health services

During the City of Evanston HOME-ARP consultation process, the City of Evanston met with continuum of care organizations and their housing and health service providers. The feedback received from the Continuum of Care, and local organizations serving the permitted populations, allowed for staff to gather insight into housing needs and priorities from local and regional organizations. All of the organizations consulted expressed the urgent need for more shelter space in the City of Evanston and in the Suburban Cook County region. One agency stated they would like to see funding allocated for permanent supportive housing, for Households with low incomes, which would include services to tenants to keep them from experiencing or falling back into homelessness. Stakeholders encouraged services to be available both on-site and at appropriate locations, with consideration of the needs of homeless and at-risk families and youth. For purposes of HOME-ARP allocations, non-congregate shelters provide private units or rooms for temporary shelter, and/or serve individuals and families that meet one or more of the QPs. Non-congregate shelters do not require occupants to sign a lease or occupancy agreement. This was deemed not only an imminent need to alleviate the decrease in shelter stock due to the effects of COVID-19 in the City of Evanston, but also in the region and State of Illinois as a whole. As the only City in suburban Cook County that received its own allocation of HOME-ARP funding, the City plays a critical role in helping rebuild the community’s shelter system.



Stakeholders also highlighted the need for Tenant-Based Rental Assistance (TBRA) in the community. The TBRA program would provide stable housing for two years to very low-income at-risk families HOME-ARP Qualifying Populations (QP). The COVID-19 pandemic has added additional stress to an already overburdened housing landscape in the City and has disproportionately impacted low-income residents and people of color. As a result, there is a considerable need for rental assistance for the households to remain stably housed and avoid eviction.

## **Public Participation**

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- *Date(s) of public notice: Sep 2, 2022*
- *Public comment period: September 2, 2022. end date -September 20,2022*
- *Date(s) of public hearing: July 19, 2022 and Sep 20, 2022*

*Describe the public participation process:*

The Public Participation Process for the HOME-ARP Allocation Plan follows processes prescribed in the HOME-ARP Allocation Plan guidelines. The primary goal of the public participation process was to provide all citizens with adequate notice, access to, and opportunity to participate in the needs assessment and planning of activities related to HOME-ARP funding. In the City of Evanston efforts included placing public notices on City of Evanston building notice boards; holding two public hearings that could be joined either virtually or telephonically; as well as website outreach on the City of Evanston website. A 15-day public comment period for public review of the draft HOME-ARP Plan began on September 2, 2022 and extended through September 20, 2022. Two public hearings were held, the first on August 16, 2022 was to present the HOME-ARP Allocation Plan and guidelines, the second public meeting was held to solicit input on September, 20, 2022 both hearings were before the Housing and Community Development Committee.

***Describe efforts to broaden public participation:***

The two City of Evanston Housing and Community Development Committee public hearings and HOME-ARP public comment were publicly announced on the City of Evanston website at Notices were also placed in City of Evanston notice boards. City of Evanston public notices include language in English and Spanish communication for how persons can request reasonable accommodations as well as how to request translation for residents with limited English proficiency (LEP). The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance can contact 847-448-4311 or 847-448-8064 (TYT) at least 48 hours in advance of the scheduled meeting. The public hearings held on August 16, and September 20, 2022 provided the public with the ability to attend both telephonically or virtually on a computer, laptop, or mobile phone. Comments were also accepted by GoogleForm, mail, phone, and email.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

Five public comments were submitted; three in writing and two orally at the September 20, 2022 HCDC Meeting. The oral comment was in favor and came from the Alliance to End Homelessness in Suburban Cook County. This stakeholder strongly supported the HOME-ARP Allocation Plan as they recognized the efforts put forth in the creation of non-congregate housing as imperative to the City of Evanston, the Suburban Cook County region and the State of Illinois' plan to create more shelter beds. One email was received from Interfaith Action with a petition signed by more than 600 people in favor of funding a specific shelter in the City of Evanston. Staff reminded attendees that the item at hand was only concerned with the HOME-ARP Allocation Plan and not potential subrecipients. The second oral comment was provided by a resident who had questions about the allocation process. Questions were answered orally and via Zoom chat during the meeting.

Two comments were in opposition to the funding of a specific shelter in the City of Evanston. Staff reminded attendees that the item at hand was only concerned with the HOME-ARP Allocation Plan and not potential subrecipients.

***Summarize any comments or recommendations not accepted and state the reasons why:***

N/A

## Needs Assessment and Gaps Analysis

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	63	18	86	86	0								
Transitional Housing	#	#		#	#								
Permanent Supportive Housing													
Other Permanent Housing	#	#	#	#	#								
Sheltered Homeless						29*	83	0	17**				
Unsheltered Homeless						#	4	#	#				
<b>Current Gap</b>										50	17	56	56

**Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Connections Sage Report, YWCA Report, Interfaith Action Report. Gap is calculated based on length of stay (days) of shelter occupants using the following formula:

$$(\text{Number of Beds/Units} \times \text{Length of Stay}) \times 365 = \text{Bed Gap/Unit Gap}$$

\*Family units are counted as at least 3 members (two parents, at least one child), thus 29 HH equals to 87 individuals

\*\* 43 additional victims of Domestic Violence were served by YWCA in FY2021 data through report

**OPTIONAL Housing Needs Inventory and Gap Analysis Table**

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	12,090		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,190		
Rental Units Affordable to HH at 50% AMI (Other Populations)	1,610		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2,580	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,460	
<b>Current Gaps</b>			760*

**Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

\* 161 additional HH are in queue for the City of Evanston's Inclusionary Housing Ordinance waitlist, managed by Community Partners for Affordable Housing in FY2021.

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

***Homeless as defined in 24 CFR 91.5***

In 2021, approximately 447 people in the City of Evanston were experiencing homelessness (2021 Point in Time Count). This includes 191 individuals staying in emergency shelter or temporary transitional housing and individuals experiencing homelessness outside, on the train, or other locations not meant for habitation.

- 63 (~29 HH) of the 447 belong to a family unit.
- 60 of the 447 are fleeing or attempting to flee domestic, dating or sexual violence, and/or stalking.
- Of the total population of homeless individuals, 75% identify as Black/African-American, 16% identify as Hispanic/Latinx, 19% White
- 51% Female-identifying individuals.

***At Risk of Homelessness as defined in 24 CFR 91.5***

The financial downturn and the difficulty of finding employment with a living wage have contributed to the increase of the At-Risk of Becoming Homeless population. Connections For the Homeless, which tracks its contacts with the at-risk population in the City of Evanston, has seen significant growth of at-risk households in recent years.

- In FY21 Connections served 1,713 participants - 542 households - in their housing loss prevention programs.
- 53% of Connections at-risk clients identified as Black/African-American, 17% Hispanic/Latinx, 18% White.

The City of Evanston's Inclusionary Housing Ordinance (IHO) - which requires an allotment of affordable housing units for new construction - along with HOME and CDBG housing projects have yielded a total of 161 affordable housing units. Of which, 98 are affordable for households 0-50% AMI. The Community Partners for Affordable Housing (CPAH) manages the IHO waitlist.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The Continuum of Care PIT count revealed there were 17 domestic violence survivors. The YWCA Evanston/North Shore organization provides domestic violence services. In FY2021 the YWCA served 43 people fleeing or attempting to flee domestic, dating or sexual violence, and/or stalking.

- Of the 60 victims of domestic violence, 30% were Black/African-American, 20% Hispanic/Latinx, and 35% White. 74% were female-identifying individuals.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria:

(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness is defined as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. (2) At Greatest Risk of Housing Instability is defined as household who meets either paragraph (i) or (ii) below: is defined as household who meets either paragraph (i) or (ii) below: (i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); (ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5: (A) 14 Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance; (B) Is living in the home of another because of economic hardship; (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low income individuals; (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau; (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or (G) 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.

According to the Childcare Network of Evanston and Evanston/Skokie School District 65 2021 Annual Report:

12% of 164 children enrolled in CNE's Head Start/Early Head Start programs are either homeless or in foster care. Demographics for this group are as follows:

- Black/African American 34.6%, Hispanic/Latino 26.1%, Multi-Racial 10%, and White 29.24%

Additionally, approximately 52 Households are currently housed through a Rapid Rehousing program and at greater risk of homelessness if they experience a loss in housing assistance or supportive services.

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

In 2021, approximately 447 people in the City of Evanston were experiencing homelessness (2021 Point in Time Count). This includes 191 individuals staying in emergency shelter or temporary transitional housing and individuals experiencing homelessness outside, on the train, or other locations not meant for habitation. 60 of the 447 are fleeing or attempting to flee domestic, dating or sexual violence, and/or stalking. The current inventory for emergency shelter is fully occupied on a regular basis. There is a need of 50 additional beds for families and 56 additional beds for individuals.

***At Risk of Homelessness as defined in 24 CFR 91.5***

There are 12,090 available rental units in Evanston. Of which, 3,190 are rental units Affordable to HH at 30% AMI (At-Risk of Homelessness) and 1,610 are rental units Affordable to HH at 50% AMI (Other Populations). There are 4,040 renter households with a 0%-50% AMI with 1 or more severe housing problems (At-Risk of Homelessness).

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

There are a total of 60 survivors fleeing or attempting to flee domestic violence that are without a home. The YWCA has a total of 58 shelter beds available to serve this population. There is a need for 2 additional beds to fill the shelter gap.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

The City of Evanston Housing & Grants Division of Community Development currently assists 52 Households that are currently housed through a Rapid Rehousing program and at greater risk of homelessness by providing housing assistance and supportive services through CDBG, ESG, and ESG-CV funds. Youth & Opportunity United (Y.O.U.) provides free, comprehensive counseling services for youth and families. Y.O.U. works in partnership with the Alliance to End Homelessness to coordinate access to housing services for youths in the region.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

There exists a large need for emergency shelter (473 beds, 73 units). The demand for affordable housing is also staggering. There are 921 in need of affordable housing who have 1 or more severe housing problems. As a result of the gap in unit and housing availability, homeless-serving organizations have become increasingly overburdened with a lack of space and financial resources. This in turn causes discrepancies in the service delivery system, adding pain and suffering to the already vulnerable qualifying populations.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Not Applicable for the City of Evanston.

***Identify priority needs for qualifying populations:***

Assessment of housing gaps in the City of Evanston indicate a severe need for more fixed-site emergency shelters, as much of the hotel and motel-based shelter inventory utilized during the pandemic has since been lost as hotels and motels begin returning to normal operations. As revealed through research and consultation, the City of Evanston requires a larger inventory of non-congregate housing units to transition emergency housing residents to eventual long term stable housing. In addition to non-congregate shelter, the City of Evanston continues to see the need for Tenant-Based Rental Assistance due to increased rents and low availability of affordable housing units in the volatile rental market post-COVID-19 pandemic.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

To estimate the housing and shelter needs of the City of Evanston homeless populations, staff utilized the 2021 Point in Time data to which a series of multipliers were applied developed from consultation with the Alliance to End Homelessness in Suburban Cook County - COC, and various members of the Evanston Coalition to End Homelessness, such as: Connections for The Homeless, The Harbour, Y.O.U, Interfaith Action, YWCA and Impact Behavioral. These included family versus adult household inflow multipliers, average length of stay by population of homeless individuals, and available Continuum of Care Housing Inventory Count (HIC), SAGE Reports, Connections for The Homeless at-risk population data, Community Partners for Affordable Housing data of the City of Evanston Inclusionary Housing Ordinance (IHO); YWCA data on domestic violence survivors served; the American Community Survey (ACS); and the Comprehensive Housing Affordability Strategy (CHAS) report. Gap is calculated based on length of stay (days) of shelter occupants using the following formula:

$$(\text{Number of Beds/Units} \times \text{Length of Stay}) \times 365 = \text{Bed Gap/Unit Gap}$$



## **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

HOME-ARP Non-Congregate Shelter funds will be made available as follows and as further described in an open application/RFP:

- HOME-ARP NCS funds will be made available competitively citywide .
- The allocations may include priority, or preference for applications located in the City of Evanston.

HOME-ARP Tenant-Based Rental Assistance will be made available as follows and further described in an open application/RFP:

- HOME-ARP TBRA funds will be made available competitively citywide .
- The allocations may include priority, or preference for applications located in the City of Evanston.

***Describe whether the PJ will administer eligible activities directly:***

The City of Evanston will not administer eligible activities directly.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

N/A

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ 1,000,000		
Tenant Based Rental Assistance (TBRA)	\$ 150,000		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 148,584	11%	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 1,298,584</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The HOME-ARP Allocation Plan proposes \$1 million (77%) of HOME-ARP dollars towards the acquisition and development of a non-congregate shelter. This funding, combined with additional external sources, will support the development of approximately 66 shelter beds, helping to address the need for 106 shelter beds in Evanston. Another \$150,000 thousand (12%) is proposed to be allocated for Tenant-Based Rental Assistance, to help address the needs of 760 0%-50% AMI renter households with 1 or more severe housing problems (At-Risk of Homelessness).

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

In the City of Evanston the gap analysis revealed that there exists a large need for emergency shelter (106 beds, 73 units). Extensive outreach to service providers, fair housing advocates, other state agencies, and the Alliance to End Homelessness Continuum of Care overall support the extensive need illustrated by the gaps analysis for more housing and shelter space. The demand for affordable housing is also staggering, the Tenant-Based Rental Assistance program is crucial to closing the gap between affordable units and the people that need them. The City of Evanston plans to utilize HOME-ARP funds as well as the skills, knowledge and expertise in Staff and Subreceptants to ameliorate the housing and shelter landscape in the City of Evanston.

## **HOME-ARP Production Housing Goals**

### **Template**

*Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:*

N/A

*Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:*

N/A

## Preferences

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The City of Evanston will require preferences that must be applied to all applicants for the Tenant-Based Rental Assistance activity following the prioritization listed below

- Families with children, larger families, families with one primary caregiver.
- Victims of domestic violence moving from transitional housing.
- Elderly individuals or households at risk of homelessness due to low income and health problems.
- Homeless individuals living in an emergency shelter or who would be living on the street.
- Mentally ill individuals or households headed by a mentally ill person who are unable to maintain stable housing.
- Developmentally disabled individuals who are unable to maintain residential stability.
- Graduates of alcohol and drug treatment recovery who require assistance in to support and maintain sobriety.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

In order to support the Objective of 'Homelessness: Developing and improving housing for homeless and housing insecure individuals and families is a critical need', as outline in the City of Evanston's HUD 2022 Action Plan and the 2020-2024 Consolidated Plan, the highest priority Families with children, larger families, families with one primary caregiver. The Plan works to reach functional zero for homeless and at-risk of homelessness qualifying populations. Providing decent, affordable housing through tenant-based rental assistance is a key part of that goal. The other populations are all subgroups of qualifying populations as outlined in the HOME-ARP Allocation guidance.

## Referral Methods

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

The City of Evanston may enter into an agreement with local subrecipients or Continuum of Care, if there is documented need and willingness between both parties in areas where tenant-based rental assistance or non-congregate shelters will be located. Coordinated Entry will be one of the referral methods for each project.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

The agreement(s) between the City of Evanston, subrecipients or the CoC will outline that the Coordinated Entry system must comply with the City of Evanston's established preferences and adhere to all qualifying populations eligible for the project.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

The Coordinated Entry system(s) used will adhere to the City of Evanston's preferences and HOME-ARP qualifying populations, when applicable, in addition to the CE system's own methodology.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

N/A

#### **Limitations in a HOME-ARP rental housing or NCS project**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

N/A

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

N/A

## HOME-ARP Refinancing Guidelines

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

N/A. The City of Evanston will not be pursuing refinancing on any project with HOME-ARP funds.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

N/A

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

N/A

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

N/A

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

N/A

- ***Other requirements in the PJ's guidelines, if applicable:***

N/A