



AGENDA AND NOTICE OF A MEETING
Housing & Community Development Committee
Tuesday, September 20, 2022
Virtual on Zoom 7:00 PM

Pursuant to 5 ILCS 120/7(2), HCDC members and City staff will be participating in this meeting remotely. It has been determined that in-person meetings of the City's Boards, Commissions, and Committees are not practical or prudent due to the ongoing coronavirus pandemic. Accordingly, the Housing & Community Committee may be convened, and members may attend by means other than physical presence consistent with 5 ILCS 120/7.

Those wishing to make public comments may submit written comments or sign-up with the [public comment form](#), by 5 pm the day of the meeting, to provide public comments by phone or video during the meeting, or by calling/texting 847-448-4311.

Public comment form: <https://forms.gle/3xH94W64m4V4fDC49>

Join Zoom Meeting:

<https://us06web.zoom.us/j/83028735282?pwd=YkdITTU1ZnY2TmxZZkJVOTIEa0FSUT09>

Passcode: 467209

Or join by phone:

Dial: +1 312 626 6799

Webinar ID: 830 2873 5282

Passcode: 467209

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1. CALL TO ORDER/DECLARATION OF A QUORUM

2. SUSPENSION OF THE RULES

Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES

- A. **Minutes of the August 16, 2022 meeting** 3 - 5
[Housing & Community Development Committee - Aug 16 2022 - Minutes - Pdf](#)

4. HOME- ARP ALLOCATION PLAN PUBLIC COMMENT

5. NEW BUSINESS/OLD BUSINESS

- A. **Discussion and Vote to Recommend Approval of the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Allocation Plan** 6 - 34
For Action
[Discussion and Vote to Recommend Approval of the HOME Investment Partnerships Program – American Rescue Plan \(HOME-ARP\) Allocation Plan - Attachment - Pdf](#)
- B. **Discussion to review forgiveness versus deferral of new Community Development Block Grant (CDBG) Housing Rehabilitation Loans**
- C. **Inclusionary Housing Ordinance 2022 Review: Overview**
- D. **Staff Updates**

6. PUBLIC COMMENT

7. ADJOURNMENT

Agenda items and order are subject to change.

Questions can be sent to Sarah Flax, Housing & Grants Manager at sflax@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

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City of
Evanston™
MINUTES

Housing & Community Development Committee

Tuesday, August 16, 2022 @ 7:00 PM

Virtual on Zoom

**COMMITTEE MEMBER
PRESENT:**

Kathy Feingold, Hugo Rodriguez, Committee Member, Joanne Zolomij, Committee Member, Bobby Burns, Councilmember, Devon Reid, Councilmember, and Eleanor Revelle, Councilmember

**COMMITTEE MEMBER
ABSENT:**

Monika Bobo, Committee Member and Loren Berlin, Committee Member

STAFF PRESENT:

Sarah Flax, Housing & Grants Manager; Marion Johnson, Housing & Economic Development Analyst; Ana Elizarraga, Housing & Economic Development Analyst

1. **CALL TO ORDER/DECLARATION OF A QUORUM**
Chair Revelle called the meeting to order at 7:04 p.m.

2. **SUSPENSION OF THE RULES**
 - A. Suspension of The Rules

Motion to suspend the rules to allow for members to participate electronically or by phone.

Moved by Councilmember Reid
Seconded by Zolomij

Ayes: Feingold, Rodriguez, Zolomij, Councilmember Burns, Councilmember Reid, and Councilmember Revelle

Carried 6-0 on a recorded vote

3. APPROVAL OF MEETING MINUTES

Meeting minutes of the August 16, 2022 Housing & Community Development Committee.

A. August 16, 2022 Meeting Minutes

Motion to approve the August 16, 2022 meeting minutes.

Moved by Zolomij

Seconded by Councilmember Reid

Ayes: Rodriguez, Zolomij, Councilmember Burns, Councilmember Reid, and Councilmember Revelle

Abstained Feingold

:

Carried 5-0 on a recorded vote

4. PUBLIC INPUT ON THE DRAFT SUBSTANTIAL AMENDMENT TO THE 2021 ACTION PLAN

No public comments.

5. NEW BUSINESS/OLD BUSINESS

A. Discussion and Vote to Recommend Approval of the Substantial Amendment to the 2021 Action Plan

Staff presented the Substantial Amendment to the 2021 Action Plan that governs the use of the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) entitlement funding from the U.S. Department of Housing and Urban Development (HUD). The Action Plan has been updated to reallocate unexpended 2021 CDBG Administration funds and transfer NSP2 un-obligated program income and will go to the City Council for approval on September 12, 2022, pending action by HCDC.

Staff recommends approval by the Housing and Community Development Committee (HCDC) of the

Moved by Councilmember Reid

Seconded by Feingold

Ayes: Feingold, Rodriguez, Zolomij, Councilmember Burns, Councilmember Reid, and Councilmember Revelle

Carried 6-0 on a recorded vote

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B. 2023 and 2024 CDBG Funded Alleys

Staff presented the project selection process for 2023 and 2024 funded alleys.

C. Inclusionary Housing Waitlist Reporting

Staff presented the Inclusionary Housing Waitlist report.

D. Landlord-Tenant Services Reporting

Staff presented the Landlord-Tenant services report from the Metropolitan Tenants Organization (MTO).

E. Staff Updates:

- Small Landlord Taskforce – Staff gave an update to the Small Landlord Taskforce efforts to create a Landlord Assistance program. Staff will be gathering data via a survey, which will close on September 2nd, 2022.
- Home-ARP Allocation Plan – Staff presented the HOME-ARP Allocation Plan. Staff explained qualifying populations and potentials uses of HOME-ARP monies.

6. **PUBLIC COMMENT**

Tina Paden – Ms. Paden congratulated Sarah Flax on stepping up as Interim Community Development Director.

7. **ADJOURNMENT**

Chair Revelle adjourned the meeting at 8:40 p.m.



Memorandum

To: Members of Housing & Community Development Committee
From: Ana Elizarraga, Housing & Economic Development Analyst
CC: Marion Johnson, Housing & Grants Supervisor, Sarah Flax, Interim Community Development Director
Subject: Discussion and Vote to Recommend Approval of the HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Allocation Plan
Date: September 20, 2022

Recommended Action:

Staff recommends approval of the HOME-ARP Allocation Plan by the Housing and Community Development Committee (HCDC). The Allocation Plan will go to the City Council for approval on October 10, 2022, pending action by HCDC.

Funding Source:

HOME-ARP funding in the amount of \$1,298,584 has been awarded to the City of Evanston.

CARP:

Vulnerable Populations

Committee Action:

For Action

Summary:

In April of 2021, the City of Evanston was awarded \$1,298,584 of HUD's HOME-ARP funding, as part of the American Rescue Plan Act (ARPA). The HOME-ARP is designed to help communities provide housing, shelter, and services for qualifying populations. This one-time allotment is in addition to the City's HOME entitlement grant. The HOME-ARP funds are available for expenditure until September 2030. This memorandum provides information on the HOME-ARP Allocation Plan Process, including funding received by the City of Evanston, expenditure deadline, qualifying populations, and Allocation Plan requirements- as directed by the Department of Housing and Urban Development (HUD). Feedback received from local homeless serving organizations and the Alliance to End Homelessness Continuum of care consultation summary, City of Evanston Needs and Gaps Assessment, and proposed use for HOME-ARP funds.

Qualifying Populations:

HOME-ARP funding allows grantees to address homeless assistance needs by creating affordable housing or non-congregate shelter units and providing tenant-based rental assistance or supportive services. HOME-ARP funds must be used for individuals or families from the following qualifying populations:

1. Homeless, at-risk of homelessness
2. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
3. Other populations where providing assistance would prevent the family's homelessness or would serve those with the greatest risk of housing instability
4. Veterans and families that include a veteran family member that meets one of the preceding criteria

Jurisdictions and subrecipients administering all or a portion of the HOME-ARP grant can provide up to 15% of the allocation for administrative and planning costs; additionally, program administrators can provide up to 5% of the grant for operating costs of Community Housing Development Organizations (CHDOs) and other nonprofit organizations - including homeless providers - to increase capacity of service for the qualifying populations (QP).

Allocation Plan Requirements:

Consultation: Federal requirements for the HOME-ARP allocation plan mandate that prior to the development of the HOME-ARP Allocation Plan, the administering jurisdiction must consult with homeless service providers, domestic violence service organizations, public housing agencies, and other organizations and agencies that assist qualifying populations. This is to gauge unmet needs among these populations, which will guide the decision-making process of potential uses of HOME-ARP funds. Staff will consult with the Coalition to End Homelessness in Evanston during their July 27, 2022 meeting as an efficient way to reach homeless service providers.

Fifteen-Day Public Notice and Public Hearing: In addition to consultation, grantees must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, the City of Evanston must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission. The public must have access to the amount of HOME-ARP the City of Evanston received, and the range of potential activities to be performed with the funds. Furthermore, the City must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan.

Consultation Summary

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.

Needs Assessment and Gap Analysis Methodology

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), 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.

Needs Assessment and Gap Analysis by Qualifying Population

- **Homeless** - 447 people in the City of Evanston were experiencing homelessness (2021 Point in Time Count). This includes 213 individuals staying in emergency shelter or temporary transitional housing and 191 individuals experiencing homelessness outside, on the train, or other locations not meant for habitation. 43 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 day-to-day and night-to-night basis. There is a need for additional beds and units for individuals and families.
- **At-Risk of Becoming Homeless** - 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.

City of Evanston Priority Needs For Qualifying Populations

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. 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.

City of Evanston Use of HOME-ARP Funding

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
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%
Total HOME ARP Allocation	\$ 1,298,584		

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).

Attachments:

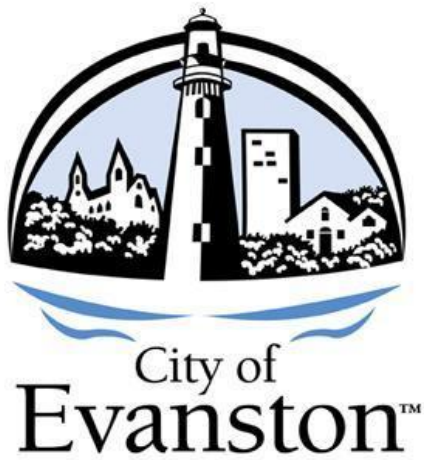
[DRAFT HOME-ARP Allocation Plan - City of Evanston](#)

[HCDC HOME ARP Letters of Support](#)

DRAFT HOME-ARP ALLOCATION PLAN



Posted for Public Comment
September 05, 2022



Draft HOME-ARP Allocation Plan for Public Comment

Participating Jurisdiction: City of Evanston

Date: 09/05/2022

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 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, 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:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
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<p>Alliance to End Homelessness in Suburban Cook County - Continuum of Care</p>	<p>Nonprofit</p>	<p>Virtual and In-Person meetings, Letter</p> <p>3</p>	<p>Advises that the City of Evanston HOME-ARP Allocation Plan dedicate 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 HOME-ARP funding, and as such Evanston has the power to play a critical role in rebuilding our community’s emergency shelter system by designating HOME-ARP 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>Non-congregate shelter is also seen as a best practice because it</p>
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<p>Connections for the Homeless</p>	<p>Nonprofit</p>	<p>Virtual Meetings, In-person Meetings, Phone Calls, Letter</p>	<p>Connections for the Homeless supports the City of Evanston direct its 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 intensive 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>
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Evanston Coalition to End Homelessness.	Nonprofit	Virtual/In-Person Meetings	<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	In-person Meeting	A multi-pronged approach to end homelessness involves prevention, shelters, rapid rehousing, and permanent supportive housing (PSH). The allocation of HOME-ARP funds used for a fixed-site, non-congregate shelter would provide a permanent solution to homelessness.
Shawn Iles - Interfaith Action Shelter	Nonprofit	In-Person Meeting	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.
The Harbour	Nonprofit	Method of Consultation.	<p>The Harbour is in support of the City of Evanston using HOME-ARP 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>
Y.O.U.	Nonprofit	Method of Consultation.	<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>

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 emergency shelter system with the allocation of HOME-ARP funds for the eligible activity of creating non-congregate shelter.

Stakeholders also highlighted the need for Tenant-Based Rental Assistance (TBRA) in the community. The TBRA program provides stable housing and support services for two years to very low-income at-risk families with children under the age of 18 in Evanston schools. This is imperative to break the cycle of poverty and instability by developing the QP's capacity to earn a living wage to support their families and afford market-rate rental housing. The second year of 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: Sep 20, 2022***

Describe the public participation process:

Describe efforts to broaden public participation:

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

Enter narrative response here.

Summarize any comments or recommendations not accepted and state the reasons why:
 Enter narrative response here.

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	66	66	0								
Transitional Housing	#	#		#	#								
Permanent Supportive Housing													
Other Permanent Housing	#	#	#	#	#								
Sheltered Homeless						29	83	0	17*				
Unsheltered Homeless						#	4	#	#				
Current Gap										50	17	56	56

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

* 43 additional victims of Domestic Violence were served by YWCA in FY2021

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	
Current Gaps			760*

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

* 161 additional HH are in queue for the Inclusionary Housing Ordinance waitlist, managed by Community Partners for Affordable Housing in FY2021.

**93 additional affordable housing units yielded by the City of Evanston Inclusionary Housing Ordinance, of which 9 are rental units affordable to HH at 0-50% AMI .

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

Homeless as defined in 24 CFR 91.5

In 2021, 447 people in the City of Evanston were experiencing homelessness (2021 Point in Time Count). This includes 213 individuals staying in emergency shelter or temporary transitional housing and 191 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 447 people experiencing homelessness, 88% are individuals and 12% are households with children.
- 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 - has yielded a total of 178 affordable housing units. Of which, 43 are affordable for households 0-50% AMI. The Community Partners for Affordable Housing (CPAH) manages the IHO waitlist.

- 53% of households in the IHO waitlist identified as Black/African-American, 38% White, 12% Hispanic, and 9% Asian.

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

Not Applicable for the City of Evanston.

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

447 people in the City of Evanston were experiencing homelessness (2021 Point in Time Count). This includes 213 individuals staying in emergency shelter or temporary transitional housing and 191 individuals experiencing homelessness outside, on the train, or other locations not meant for habitation. 43 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 day-to-day and night-to-night basis. There is a need for an additional 50 beds and 17 for families of 1 and more members. As well as an additional 56 beds and 56 units 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 is a level of need of 4,040 renter households with a 0%-50% AMI with 1 or more severe housing problems (At-Risk of Homelessness). The current gap of housing inventory versus level of need is 760 households. With an additional 161 households

waiting in queue for 43 affordable housing units for households between 0-50% AMI yielded by the City of Evanston Inclusionary Housing Ordinance. Bringing the total gap to 921 units.

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 fleeing or attempting to flee domestic violence homeless persons. 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

N/A

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, 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), Connections for The Homeless at-risk population data, Community Partners for Affordable Housing data of the City of Evanston Inclusionary Housing Ordinance (IHO); the American Community Survey (ACS); and the Comprehensive Housing Affordability Strategy (CHAS) report.

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 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 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

	Funding Amount	Percent of the Grant	Statutory Limit
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%
Total HOME ARP Allocation	\$ 1,298,584		

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

The City of Evanston will allocate \$1 million (77%) of HOME-ARP dollars towards the acquisition and development of a non-congregate shelter. With this funding, the City of Evanston projects to finance the development of 66 emergency shelter beds, helping to address the need for 106 emergency shelter beds in the City of Evanston. Another \$150,000 thousand (12%) will be allocated towards a Tenant-Based Rental Assistance program, to address the need 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 (473 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. There are 921 in need of affordable housing who have 1 or more severe housing problems. The City of Evanston plans to utilize HOME-ARP funds as well as the skills, knowledge and expertise in Staff and Subrecipients 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.***

Enter narrative response here.

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

Enter narrative response here.

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

Enter narrative response here.

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

Enter narrative response here.

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

Enter narrative response here.



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LUTICIA FIORITO • TREASURER

JENNIFER C. HILL • EXECUTIVE DIRECTOR

August 12, 2022

Chair Eleanor Revelle and the Evanston Housing and Community Development Committee:

In April of 2021, the City of Evanston received \$1,298,584 in FY2021 allocation of HUD HOME-ARP funding. The HOME-ARP funding is designed to help communities provide housing, shelter, and services for individuals experiencing homelessness or at-risk of experiencing homelessness. As the lead agency for the Cook County Continuum of Care, we are advising that the City of Evanston HOME-ARP Allocation Plan dedicate HOME-ARP funding to creating non-congregate shelter units in alignment with our strategic plan to end and prevent homelessness.

The Alliance to End Homelessness in Suburban Cook County is designated by the U.S. Department of Housing and Urban Development (HUD) as the lead agency for the Cook County Continuum of Care (CoC). Our assigned region includes all 130 Cook County suburbs located outside the city of Chicago, including the city of Evanston.

As the lead agency for the Cook County CoC we are responsible for leading a coordinated, comprehensive, community-wide homelessness response system and providing the framework for housing interventions and services that are provided to people experiencing homelessness regardless of where they are located across the suburbs. We are also responsible for leading regional planning efforts for the effective, efficient, and equitable distribution of public resources dedicated to serving people experiencing homelessness and at-risk of experiencing homelessness.

Public jurisdictions that receive HUD funding designated to serve people who are homeless and housing unstable are required to consult with their local CoC to make sure their allocation plans are in alignment with the priorities and unmet needs identified by their local CoC lead agency and CoC member organizations. Within our CoC's assigned region, we provide guidance to the 12 municipalities designated as public jurisdictions (which includes Evanston) as well as provide guidance to decision-makers at the Cook County Department of Planning and Development about the priorities and unmet needs of our homelessness response system. We also work with the Illinois Department of Human Services to inform their allocation plan for Emergency Solutions Grant funding (ESG), and the Illinois Housing Development Authority (IHDA) to inform their allocation plan for HOME funding.

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Through the American Rescue Plan Act, public jurisdictions that receive HOME dollars also received one-time HOME-ARP funding. This one-time funding source is explicitly designed to help communities provide crisis housing and permanent housing for people experiencing homelessness. This available funding is critical for our community-wide strategic plan to end homelessness across suburban Cook County.

Evanston is the only suburban Cook municipality that received their own allocation of HOME-ARP funding, and as such Evanston has the power to play a critical role in rebuilding our community's emergency shelter system by designating HOME-ARP funding for the eligible activity of creating non-congregate shelter.

When the pandemic and stay-at-home orders began in March 2020, our suburban emergency shelter system disappeared. Prior to the pandemic, our community relied on donated space in places of worship to provide rotating, seasonal, emergency shelter to people experiencing homelessness. This model of shelter relied heavily on volunteers and included dinner and a pad on the floor to sleep overnight. This was known as the PADS model, and this type of shelter represented over 70% of our community's emergency shelter capacity before the pandemic.

Five of our nonprofit homeless service providers located across our CoC's region quickly transitioned to set up agreements with hotels to provide hotel-based shelter in those first few weeks of the stay-at-home orders. Hotel-based shelter grew to meet the 350-bed capacity that PADS-type shelters previously provided, but quickly hotel-based shelter capacity doubled in size to serve 720 shelter guests a night at its peak in summer 2020. Over the past two years, the five nonprofit homeless service providers across our region have continued to serve about 600 guests in hotel-based emergency shelter every night.

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. We engaged Clutch Consulting, a national firm specializing in homeless response systems to provide strategic recommendations based on evidence-based best practices to provide guidance on how to reconfigure our emergency shelter system using our local homeless data to inform target numbers of shelter beds needed for each of our three suburban regions.

In the north suburbs - including Evanston - we need at least 185 emergency shelter beds available each night to serve individuals and families experiencing an emergency housing crisis. Developing non-congregate shelter is specifically named as a required shelter model to achieve our vision for shelter. Due to public health and safety considerations, non-congregate shelter is seen as a national best practice in emergency shelter. Non-congregate shelter refers to emergency shelter provided in a dormitory style environment – like a hotel or other multifamily facilities. Non-congregate shelter is also seen as a best practice because it provides individuals and families with their own private, safe space and immediate access to on-site trained housing staff who work one-on-one with individuals to quickly transition them out of their crisis and into their own safe, stable housing.

The HOME-ARP funding provides a critical, unique opportunity to rebuild our emergency shelter system by acquiring non-congregate facilities for the use of non-congregate shelter. This is a stated eligible activity for HOME-ARP funding and it represents the largest unmet need for our suburban Cook County homeless response system. As the lead agency for the Cook County CoC, we are advising that the City of Evanston HOME-ARP allocation plan prioritize HOME-ARP funding to create non-congregate shelter in alignment with our community plan to rebuild our emergency shelter system.

As the lead agency for the CoC, we have also been asked to advise the HOME-ARP allocation plans for Cook County and the Illinois Housing Development Authority. We have also advised these decision-makers that the one-time HOME-ARP funding be used to create non-congregate shelter in order to achieve our target number of shelter beds needed across suburban Cook County.

I am available and eager to discuss any questions you have. I can be reached via email at katie@suburbancook.org or by phone at 708-240-9533. Thank you for your work to serve our neighbors experiencing homelessness.

Sincerely,

A handwritten signature in cursive script that reads "Katie Spoden".

Katie Spoden
Continuum of Care Planning Director
Alliance to End Homelessness in Suburban Cook County

**UNTIL
JUSTICE
JUST IS**

**eliminating racism
empowering women**
ywca
Evanston/North Shore

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Dear Ana Elizarraga and Jessica Wingader,

After reviewing the HOME-ARP Memorandum and the Vision for Shelter Document by the Alliance to End Homeless, we had a few items we wanted to provide our feedback on. Currently, for our clients that are at risk of homelessness and are domestic violence survivors, 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.

Additionally, 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. 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.

We do have 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 so 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.

We appreciate the opportunity to share our feedback regarding the use of HOME-ARP funds and we look forward to hearing more in the future.

Best Regards,



Rachelle Ellis, MSW



September 1, 2022

2100 Ridge Avenue
Evanston, IL 60201

Dear Housing & Community Development Committee,

I am writing in support of the City of Evanston using HOME-ARP dollars to address homelessness in our community through the development of affordable housing, shelter, support services and rental assistance.

At The Harbour, we provide emergency shelter, transitional housing, and therapeutic services for youth ages 12-23, most of whom are referred through the Evanston community. I am thrilled The Harbour is part of the Coalition to End Homelessness in Evanston and to be co-chair of the Crisis and Interim Housing workgroup because 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. These 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.

Thank you for your consideration of these urgent needs.

Respectfully,

Melody Rose, LCSW
Executive Director

1440 Renaissance Drive | Suite 240 | Park Ridge, IL 60068 | P: 847.297.8540 | F: 847.297.8562 | theharbour.org | @theharbour



2121 Dewey Avenue
Evanston, IL 60201
847.475.7070

August 19, 2022

Chair Eleanor Revelle and the Evanston Housing and Community Development Committee:

I am writing today to express Connections for the Homeless' support for the recommendation before the Committee that the City of Evanston direct its allocation of HOME-ARP funding for the purpose of acquisition and rehabilitation of fixed-site, non-congregate shelter.

At the beginning of the pandemic, the church-based system that provided shelter to homeless individuals and families collapsed. Through COVID-related federal relief funding, however, providers across suburban Cook County were able to transition to a more humane, dignified system in which shelter was provided through the use of hotels or other multi-family facilities. Non-congregate shelter, delivered in conjunction with intensive 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.

The City of Evanston has the opportunity to play a pivotal role in making this temporary solution permanent by allocating its HOME-ARP dollars to acquisition and rehabilitation of a fixed-site non-congregate shelter.

This opportunity 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. We urge you to deploy this critical funding in the manner recommended by City staff.

Sincerely,

A handwritten signature in blue ink, appearing to read "Betty A. Bogg".

Betty A. Bogg
Executive Director