

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: Peoria, Illinois

Date: [Click to enter a date.](#)

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Peoria implemented a comprehensive strategy to consult with each of the required agencies and service providers to ensure that information was obtained from and regarding all qualifying populations that could be served through this funding. City staff attended established networking meetings hosted throughout the month of March and April 2022; including the Continuum of Care, CoC Governing Board, Strategy Committee, Peoria Housing Authority, and

HOPE Network Roundtable. These networking meetings host a collaborative setting on a monthly basis; and include homeless service providers, public agencies, victim service providers, veterans' assistance, and organizations serving and advocating for fair housing/civil rights/and those with disabilities. Additional follow up was conducted with organizations that provide direct service to the qualifying populations. The survey was administered in an electronic format for those meetings being held virtually, and utilized for discussion at those meetings where individual providers were meeting face-to-face. Information captured from service providers, Peoria Housing Authority, the Continuum of Care, and members of the qualifying populations was comparable to one another and utilized in the gaps analysis for this Allocation Plan. Consistently, when asked a series of yes/no questions, providers answered that there was not enough supportive services to assist in finding AND maintaining stable housing, that our community does not have enough housing units that are affordable regardless of household's source of income, and that there was a need for more accessible housing in the community with permanent supports for those with physical and mental health needs.

List the organizations consulted, and summarize the feedback received from these entities.

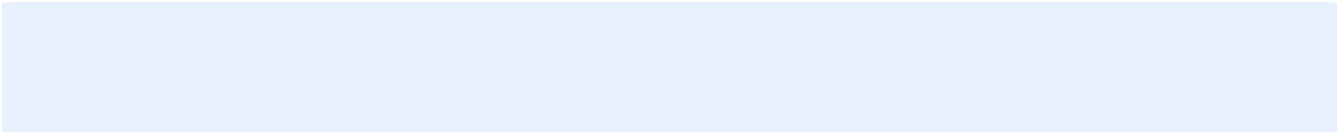
Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Continuum of Care General Membership	CoC, Homeless Service Providers, Victims Services Providers, Veterans Group	Online Survey completed during virtual General Membership meeting with discussion	Providers present for the monthly meeting included veterans services, homeless service providers, harm reduction services, senior care, community health providers, housing authority and violence prevention services. Those present were both funded and non-funded nonprofit community providers. The greatest need experienced within the survey data is a lack of housing, particularly that which is affordable. The housing available is expensive for those being served, resulting in a need for affordable housing options and/or increases in client income. More housing of the appropriate cost is needed for both families and individuals.
JOLT Harm Reduction	Homeless Service Provider	In-Person Survey Completed As Group Discussion	The services provided serve a wide variety of people, anyone impacted by substances and in need of services. The most prominent housing-related

			struggle continues to to be the limited capacity to serve sex offenders within the shelters, and the sheltercare experience is currently communal- a noncongregate setting would be more appropriate for LGBT individuals, young adults, and the dignity of individuals seeking services.
Regional Office of Education	Public Agency	In-Person Survey Completed as Group Discussion	The Regional Office has case managers tasked with providing services for students eligible for McKinney-Vento as well as those flagged as chronically truant, many of times these are co-occurring. The number of students being served through these programs is 252 within the jurisdiction of this PJ. The largest need seen by this case management team is housing and the income to support monthly housing costs. More case managers are needed to help connect these families with resources in the area and to collect more information on the resources accessed.
HOPE Network Roundtable	Homeless Service Providers, Victim Services Providers, VA Service Providers, Elderly and Youth Services Providers, Nonprofit Legal Assistance	In-Person Survey Completed as Group Discussion	The largest gaps in community services identified by the service providers in the room were childcare, mental health services, lack of low barrier housing, and the condition of the current housing that was affordable for families along with the lack thereof. Examples were cited of families having trouble obtaining appropriate housing initially, and then the difficulties of accessing appropriate services and maintaining housing; with many families struggling not to return to homelessness. Many in the room suggested rehabilitating current housing stock and vacant buildings rather than building new. More housing opportunities that are affordable for mid-size and large

			families with supportive services are needed.
Phoenix Community Development Services	Homeless Service Provider- Serves QPs	Presentation alongside Continuum of Care	The fastest growing homeless population within the local Continuum is youth and young adults. There is a lack of sheltercare that is appropriate for the population, and a lack of affordable and supportive housing to meet the needs of this population. More permanent supportive services and housing for families is also needed, families are hardest to serve sustainably with the current resources available only providing short-medium term rental assistance.
The Salvation Army	Homeless Service Provider- Serves QPs	In-Person Survey with Staff	This service provider communicates with housing navigation staff at the City and the Continuum of Care weekly to discuss the housing needs of their clients and the availability of appropriate units within the sheltercare maximum stay of 90 days. More housing is needed that can accommodate mid to large size families that is of the appropriate size and also affordable at 40-60% of the area income. The housing that is of appropriate size is either aging, utility inefficient/in need of physical upgrade, or in areas that do not have the appropriate educational services for the family.
Peoria Housing Authority	Public Housing Agency	Survey completed with director level staff over the phone	The needs and feedback most often received from voucher holders or new voucher recipients is the lack of housing options that will accept HCV. Upon a family's acceptance into a unit, the lack of supportive services within the community are related to mental healthcare access and financial literacy for further housing opportunities. More education is needed for landlords and property developers around source of income protections and a willingness

			to work with those receiving assistance.
COVID-Prioritization Call	Homeless Service Providers, Victim Services Providers, Veterans' Group	Survey completed at the weekly provider call-in over the phone	The needs expressed by this group of housing service providers most frequently is the need for income-based housing for individuals and families with housing barriers and little to no income. There are long applications and waiting lists for these apartment complexes, and the housing quality is very minimal. More/additional units of quality housing with a preference for renting to individuals without income is needed.

If additional space is needed, insert image of table here:



Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs 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**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

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:

- *Public comment period: start date - 5/19/2022 end date - 6/18/2022*
- *Public hearing: 5/25 and 26/2022*

The HOME ARP Allocation Plan was made available for public review and comment from Thursday May 19th through Saturday June 18th. Copies of the Allocation Plan were available for review at the following locations:

- Peoria City Hall, 419 Fulton Street Peoria IL 61602, Development Center Room 203
- City of Peoria website

Two (2) public hearings were held to discuss the draft of the Allocation Plan on:

- Wednesday, May 25th at 10am in City Hall Room 404 at 419 Fulton Street Peoria 61602
- Thursday, May 26th at 5:30pm at the Lincoln Branch of the Peoria Public Library, 1312 W Lincoln Avenue Peoria 61605

Describe any efforts to broaden public participation:

The City of Peoria’s citizen participation process was a robust and strong effort to engage the public on the needs of the City of Peoria and was based upon the City’s adopted Citizen Participation Plan. Media contacts were notified of the public hearings, and the public comment period and hearing allowed the public to comment on the development of this plan.

The plan was also presented in front of the Housing Commission, which is a citizen commission of the City of Peoria made up of individuals from a variety of backgrounds with an interest in housing in the City of Peoria.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

A letter of support for the plan and recommendations from the Home For All Continuum of Care was received.

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

No comments were not accepted

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and

families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

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	158	33	259	NA	10								
Transitional Housing	0	0	33	NA	6								
Permanent Supportive Housing	161	44	187	NA	64								
Other Permanent Housing						0	16	8	2				
Sheltered Homeless						18	148	9	28				
Unsheltered Homeless						0	36	3	0				
Current Gap										-140	NA	-80	NA

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

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	6,196		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,742		
Rental Units Affordable to HH at 50% AMI (Other Populations)	2,045		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		4,455	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,615	
Current Gaps			1,283

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

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

The data source used to report the information about each qualifying population is the Continuum of Care Coordinated Entry system Annual Performance Review. There are 658 individuals reported as experiencing homelessness, with an additional 122 families with children reporting as homeless, 57 of these individuals/head of households identified as Veterans. Specific to additional qualifying populations, our Center for Prevention of Abuse reports serving 339 individuals in the 2021 calendar year, 109 of those were children under the age of 18. Unaccompanied youth are not tracked actively at this time by any particular service partner, but the Regional Office of Education has been working with 252 school age children who are having issues with truancy due to housing instability. Homeless prevention services are available within the community as well, and accessible to individuals and families once per month; in addition to court-based rental assistance. Under thirty (30) families have qualified and been assisted by the prevention services. Additional data on populations at risk of homelessness was obtained during the consultation process, with public service agencies serving individuals through eviction and foreclosure prevention, school-family services, and through TANF. The count may be duplicated, so at average those at risk of homelessness could be quantified at 835. This does not include those currently housed with severe housing cost burden or significant issues within their home that may not seek services. Of those served and identified within Coordinated Entry, 415 are male and 506 are female (adults), 28% are between the ages of 18-34 and 37% are between the ages of 35-61 and 20% are under the age of 18, 49% identify as white and 41% identify as black and 9% identifying as multiple races, and 57% of those within CE for this period of time were suffering with 1 or more physical or mental conditions that were impacting their housing stability.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

According to the National Alliance to End Homelessness' Family Homelessness Snapshot tool, based off of 2019 PIT counts for reporting Continuums, Peoria has a 148% capacity to serve individuals and families in need of temporary shelter. When utilizing this same snapshot tool, the capacity to meet the housing need of this same population subset is at a -52% capacity; indicating a lack of available units for those seeking permanent housing despite an increase in funding availability from federal, state and local sources. While there is sheltercare available for households of all compositions and sizes, many of those remaining unsheltered are making the conscious choice to do so, and for a variety of speculated reasons during the consultation process. Sheltercare service providers, veterans service providers, and domestic violence service providers continue to operate without enough staffing resources to provide for the growing needs of an increasing homeless population. The available housing within the community that is safe,

decent, affordable and free of City violations does not match the current needs of the homeless and unsheltered populations the Continuum prioritizes to serve. Other families in need of services or whom are unstably housed face similar barriers to those that are in sheltercare; they are evaluating the same inadequate housing stock available and determining what is most reasonable for long-term stability. In many cases, these families do not qualify for services being provided because they are still housed at the time that the referral is being made. When resources were available in the community for homeless prevention, there were less than 30 families completing the referral process and receiving services. Information and resources are available for homeowners to make improvements to their property, and the local Community Action Agency has assistance funding for both LIHEAP and rental arrears, but those most at-risk of homelessness are predominantly in non-owner occupied properties or they are doubled-up. Neither of these two groups would qualify for services available in the community, and without financial assistance and affordable units available within the community, they will likely remain unstably housed or unaccounted for.

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:

The Continuum of Care coordinates the majority of resources within the community that serve the qualifying populations. Shelters exist for all of the qualifying populations that are experiencing homelessness, though only one of these resources is a non-congregate facility. Each shelter is staffed by a case management team to assist those in shelter with employment applications, housing resources such as applications for income-based housing, and connections to healthcare and mental health services. Specific locations within Peoria and Pekin serve those who are fleeing or experiencing domestic violence, and these facilities offer non-congregate shelter units and additional service and case management specific to domestic violence resources and needs. The Children's Home of Peoria has residential facilities, resources and school liaisons for unaccompanied youth. TBRA is not available in this area, all individuals and families residing or interacting with shelter staff and homeless outreach liaisons complete the Coordinated Entry process to assist with scoring and access to resources such as permanent supportive housing and Rapid ReHousing. The Coordinated Entry process also has a divergent tool to screen those at risk of homelessness for additional resources to assist with rental arrears. Those who are facing the risk of homelessness can also access community resources through various nonprofits in the region through 211, a resource site both online and 24/7 via phone. Resources could include assistance with rent and utilities, transportation, and access to public resources such as SNAP, TANF and WIC. As stated previously, while there are case managers and additional supportive services staff needed in the service sector; the staff that are assisting with resources noted throughout the consultation process and within their networks that supportive housing resources have long waiting lists and do not see a lot of current residents moving-on to allow new applicants and households an opportunity for the needed supportive and/or affordable housing. The deficit in affordable housing stock identified within the gaps analysis chart above is the variance between the number of affordable units within the community in comparison to the number of units that are having issues with housing as reported

in the American Community Survey. All providers throughout the consultation process cited a lack of desirable and affordable housing for individuals and families, and long waiting lists and applications for subsidized housing that could otherwise be appropriate.

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

As stated above, there are enough shelter units for those that are counted through the Point In Time (PIT) count. The non-congregate facilities in the area are limited, and are located specifically within the shelters that are serving families with children under the age of 18. These facilities also place a time limit on those that are occupying the units, this can oftentimes not be enough time for a family to stabilize their income situation and other factors that impacted their homelessness at the time they entered into shelter. Additional space within the current shelter system has been identified as a need through the consultation process to reduce crowding and prevent the spread of illness such as COVID-19. Additional individuals and families not captured in the PIT count but that are within the Coordinated Entry system are staying with family and friends, or do not access additional services on a regular basis. Gaps exist within the current service delivery system to engage the families and individuals that are not within sheltercare or not deemed through the VISPDAT scoring to be the most at-risk. The individuals that are not being actively served by an agency within the Continuum will oftentimes find other resources in the community, or become the portion of the population that is unstably housed and/or “doubled up.” The current resources available to serve individuals and families that are at or 30% or below AMI are not the long-term support oftentimes needed, additional case management support to ensure these families can obtain and remain stably housed could be crucial for their success. Resources to ensure that services are being provided in an equitable and accessible way will continue to be needed to ensure that the City and community providers are reaching those with the most need and disparately impacted by the current service delivery system. All those consulted with echoed the need for additional staff to provide follow up care for those housed from homelessness, and that a Rapid Rehousing model was not enough time for someone to succeed long-term.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City of Peoria HOME ARP Allocation Plan will be prioritizing those experiencing homelessness as reflected in Category 1 of the Coordinated Entry system already being utilized by service providers. It is most likely that the scope of the project will be filled with those individuals and families within Category 1, and unlikely then to serve the “other populations” as established in the notice. The primary characteristic of housing associated with instability is cost burden to income on a monthly basis. Additional characteristics include the age of the home being occupied or rented, the size of the unit appropriate for the family, and mobility and access to appropriate services. The housing stock in the City of Peoria is aging, and these homes are associated with higher maintenance and utility costs. An average of 75% of families including

both owner-occupied and rented have non-family members staying with them according to the American Community Survey for Peoria County.

Identify priority needs for qualifying populations:

The priority needs for qualifying populations were identified within statistical information through Coordinated Entry, 2021 Housing Inventory County for the Continuum of Care, and anecdotal information received through the Consultation process for this Allocation Plan. Homeless service providers and the Continuum of Care consistently stated the need for additional Permanent Supportive Housing units for those being served through Coordinated Entry. Current interventions available through other funding sources such as Rapid ReHousing do not allow for the long-term needs of the most vulnerable to be met; causing higher rates of returns to homelessness after as little as 30 days when assistance pledges cease from other funding sources. This is not only due to lack of affordability, but also a lack of capacity to provide housing support and mental health services once an individual or family is housed. The lack of affordable and income-based units available for rent in the region prevents individuals and families from moving out of sheltercare due to an inability to sustain the cost burden of housing and maintenance. Much of the housing that is available and affordable is not within proximity of necessary services such as gasoline, grocery and desirable school districts for families with children. Housing stock that can meet these criteria for families are concentrated within high-poverty census tracts and are generally much older; leading to higher utility costs and needed infrastructure improvements. The lack of availability of affordable, supportive, appropriate housing prevents families from stabilizing their housing for their family in a long-term capacity, causes youth and others to seek additional services or never interact with any assistance/housing agencies, and additional QP's will not be able to move out of their supportive housing environments when they are ready if there are not additional housing options available.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The data representing current shelter capacity and housing inventory were determined through the 2021 Point in Time and Housing Inventory Count for the region, including both the inventory of shelter beds for individuals, shelter units for families, and permanent supportive housing and Rapid ReHousing housing options available. Additional housing inventory system information was gained through the most recent CHAS data reporting period and anecdotal information from the Continuum of Care Home for All initiative. Consultation information and data, particularly from the Continuum of Care and homeless service providers, identified the need for additional affordable and supportive family units as the largest unmet need within their service systems. For a single adult head of household making 50% AMI, their housing cost for affordability cannot exceed \$930/month, and this does not consider the size of the family or their desired housing area or size of unit. Inventory data tabulated on a weekly basis among landlords willing to work with service providing programs and their clients only identified two (2) such units of feasibility per month for a family of size and the highlighted income. There are more families being tracked through Coordinated Entry than those staying in shelter, elevating the level of need for family housing.

Housing Inventory data was compiled from sources including the American Community Survey, City of Peoria annual rental registration (2020- due to pandemic waivers for registrations through 2022) and affordablehousingonline.com. The discrepancy between the number of rental units available that are registered with the City is that units zoned and registered as multifamily do not have to indicate how many units are within the building, and the registration system utilized within this PJ is self-reporting.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

This PJ administered a Request for Funding Proposals (RFP) for development of affordable rental housing with a preference to any applicants prioritizing individuals and families experiencing homelessness as defined by HOME ARP funding. Our PJ will not administer any eligible activities directly.

If any portion of the PJ's HOME-ARP administrative funds were 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:

Not Applicable.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 2,045,017.00		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 360,885.00	15 %	15%
Total HOME ARP Allocation	\$ 2,405,902.00		

Additional narrative, if applicable:

The funds for our PJ will be focused upon the development of affordable rental housing and the demonstrating the ability to do so and serve all qualifying populations, with additional preference for projects serving the homeless qualifying population.

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:

Funding priorities and preferences for this RFP are based upon consultation anecdotal and statistical data as well as the housing inventory data identified in the needs/gaps analysis portion of this plan. The list of qualifying populations utilized for this funding has not impacted the need to prioritize housing for families experiencing homelessness. A lack of housing inventory for families that are staying within shelter along with resources to assist them with stabilizing their households after exit has presented ongoing frustrations, expressed throughout consultations with service providers throughout the area. Shelter inventory indicates that there are enough temporary shelter beds for families, but also emphasizes that without additional supports there will be a high rate of return to sheltercare or families meeting the definition of homeless. Families that meet the definition of Other Populations are also a high priority for this PJ due to the lack of long-term rental assistance available in the community and the units that are available and reasonable for rental assistance to be applicable. It was expressed by multiple public agency providers and shelters assisting qualifying populations that there were not enough resources for families even when receiving supports from outside agencies, and that housing for families and individuals with barriers was unavailable. Public agencies found themselves frequently working with families who in many cases had been formally homeless and were unable to find new housing due to evictions, or were bearing high cost burdens for housing and unlikely to be sustainable in their current home without significant changes to their resources. The most significant statistical finding related to this particular qualifying population was found when comparing the number of households that were burdened with severe property issues and high housing cost burden in comparison to the overall number of units available. There were more renters (QP 'Other Population') having issues than was registered rental housing available. The number of registered rental housing in comparison to non-registered properties was utilized to allow for the broadest scope available of current property conditions, and did not guarantee affordability or rent reasonableness. Families experiencing homelessness, and with additional housing barriers, will not have housing stock that is appropriate to move in to when evaluating the current rental conditions as illustrated. The development of affordable rental housing will resolve the expressed issues within the shelter, close the revolving door of housing instability, and will provide more available units that will not be a cost burden to their occupants.

HOME-ARP Production Housing Goals

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

The housing production goal with \$2,045,017 is 8 units. This meets the per unit subsidy for 2 and 3 bedroom units using the section 234 elevatory units. The subsidiy limits are also around the same amount as estimated per unit costs for the larger unit size.

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

The proposed project will functionally end family homelessness in this Continuum of Care's geographical region. The composition of units in the approved proposal will be rented for rates below current Fair Market Rates (FMR) for our region and have mixed funding types to ensure they remain affordable for the designated period of time; including project-based housing vouchers (PBV) and Low Income Tax Credits (LITC). A total of fifty-five units (55) will be created ranging from studio to 3-bedroom units, and will be located within a Qualified Census Tract(QCT) that is close to other amenities including both hospital systems, mental health services, and public transportation. Additional services will be offered onsite that reflect the prioritized needs captured through the Consultation Process, and overall the units will have the amenities available for its tenants to make them desirable, affordable and supportive.

This production goal not only reflects the current needs and composition of the QP's prioritized within this application, but also provides essential affordable and supportive housing services for those priority needs identified within the population and by the service providers whom were consulted.

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:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Preference will be given in the following order outlined below. All QP's will be served with a Tenant Selection Plan (TSP) effectuated upon initial occupancy. The preferences incorporated into the TSP will be given preference in this order: Homeless, At Risk Of Homelessness, HOME ARP definition of Domestic Violence, and Other Populations as defined by HOME ARP. The eligible households will primarily be identified through the local Homeless Continuum of Care's Coordinated Entry system, which prioritizes referrals for available Permanent Supportive Housing units based on vulnerability and severity of service needs. If the Coordinated Entry's Master Waitlist is depleted, other means of identifying eligible QP's will be undertaken including any waitlists maintained by the local Housing Authority and eligible persons accepted in the order (date and time) that applications were submitted.

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 category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The lack of permanent supportive housing for individuals and families within the qualifying definition of homeless was reflected throughout the consultation process as a barrier for homeless service providers and public sector entities. The number of available units to provide those supportive services that are needed are not available in the housing stock found within the needs assessment. Our consultation partners that provide victims and veterans services, as well as many of our public sector service providers, serve qualifying populations that are homeless and experiencing these other barriers. Therefore, adopting a preference for the homeless qualifying population will also encompass these other qualifying populations as well, ensuring they have access to services. Utilizing a preference to develop affordable and supportive housing will prevent returns to homelessness and increase housing stability, and ensure that housing being built will not provide an unreasonable cost burden to its occupants as is the current situation with the rental housing that is available.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Data from the Coordinated Entry system that will be utilized for referrals for the units developed reflects that the individuals meeting the definition of homeless also includes veterans and victims of domestic violence. The Coordinated Entry Policy and Procedures allow for all populations to apply, and the information to do so is public and available 24/7 via phone, and in person assessments can be completed during business hours. Rankings are based upon the following, in this order: Chronic Status, VI-SPDAT Score, Length of Time Homeless, Overall Wellness, and Date of Assessment. Additional qualifying populations will not be deterred from completing the VI-SPDAT Assessment.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***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***

Not Applicable

- ***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.***

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<p>Prairie State Legal Services (PSLS)</p>	<p>Fair Housing and Civil Rights</p>	<p>Survey via email, in person survey completed with program staff</p>	<p>PSLS administers grants and services in the following areas: Eviction Court, Habitability, public housing benefits, housing accessibility and fair housing, and an R3 Outreach grant. The largest barriers to services are related to assisting clients with follow through on paperwork and the resources available for those experiencing issues with current housing and alternative options for situational improvement. More appropriate and affordable housing is needed along with resources to identify these properties, and additional permanent supportive housing is needed for families to be proactive and preventative of eviction and barriers to services.</p>
<p>Department of Human Services (SNAP, WIC, TANF)</p>	<p>Public Services</p>	<p>Phone Consultation</p>	<p>1,500 families are being served through the TANF Program in Peoria County; a time-sensitive assistance program for head of households with at least one dependent. Intensive case management services are provided at an annual review per</p>

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			<p>family. More case managers are needed to track the resources needed and ability to stabilize during a family's time on the program. Financial assistance is issued to each participating family one time per month, but there are not enough affordable family housing units for this money to do more than pay housing expenses. Mental health services are mentioned during case management, but the structure is not place to remove stigma and provide successful referrals.</p>
<p>Department of Veterans' Affairs</p>	<p>Veterans' Services</p>	<p>Phone Call Consultation</p>	<p>The veterans served through homeless service provision face barriers to housing that include a lack of affordable housing that the veteran/family can sustain on their own, the need for additional case managers and support for those in housing, and appropriate housing for those being served that have housing barriers such as criminal background. The veterans being served are usually individuals experiencing homelessness and/or in need of supportive services to prevent</p>

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			<p>homelessness. More communal-based settings and veteran/barrier friendly housing complexes are needed to provide daily living support, group-peer support, and supportive housing for stable living and working towards eliminating co-occurring issues such as substance abuse and mental health.</p>
<p>Center for Prevention of Abuse</p>	<p>Victims Services</p>	<p>Survey via email, in-person meeting held with director and program level staff</p>	<p>The family shelter for those fleeing from domestic violence served 339 individuals within the most recent reporting quarter, and 30% of those were children, 84% of those being served were families. Of those served, the qualifying population that they would identify with was families, experiencing homelessness, and those in need of supportive services that were LMI. The most prominent issue faced by the shelter is assisting their families in securing housing and income that is sustainable and can support independence, with the desire to provide support to ensure that families stabilize and are less likely to return to their abuser. More staff are</p>

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			needed to link these clients with supportive services within the community such as housing and childcare programming.
Advocates for Access	Public Services, needs of those with disabilities	In-Person meeting held with direct service professionals	Finding accessible housing for individuals needing physical modifications is nearly impossible in the current housing stock. There have been numerous units that would have been in the appropriate neighborhood and price range for the individuals seeking housing, but the landlord is not willing to make the physical modifications for a ramp, lift, or widening doors (for example). Apartment complexes have a minimum number of accessible units, but oftentimes have waiting lists. More accessible housing and programs that would assist with grants and incentives for landlords to modify properties that could fit the needs of those discharging from therapy with physical needs.
PFLAG Peoria	Civil Rights, Unaccompanied Youth	In-Person meeting held with nonprofit board and volunteers	PFLAG Peoria is a resource nonprofit of volunteers serving families with LGBT youth and meeting the needs of individuals, youth and families

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			<p>within the Central Illinois area. PFLAG has partnered with a local therapist to ensure that youth and families struggling with LGBT identity have a resource of support for the entire family, but they would like to do additional outreach with other community services to incorporate more youth who do not have family support. More services particular to housing need to be available to unaccompanied LGBT youth and young adults ages 18-24. There currently is not housing that is appropriate and affordable with supportive services for these young adults, and sheltercare congregate settings are not safe for individuals and youth identifying as LGBT. Additional work and safe living need to be available for all individuals and families with an LGBT member for long-term stability and improved access to other resources.</p>
<p>Goodwill Industries</p>	<p>Veterans' Services, Public Agency</p>	<p>In-Person meeting held with direct service professionals</p>	<p>Goodwill provides services for youth, veterans, and individuals seeking employment. Of the individuals served in a calendar year, 280 were homeless 50%</p>

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			<p>were veterans, 20% were in a family group, 70 were youth ages 10-17, and an additional 50 were ages 16-24 in a separate program. Finding affordable housing appropriate for each age and program group was expressed as a struggle for all direct service professionals present. Much of this correlated to the need for those being served to have additional income to be able to sustain rent at the current prices. More wraparound services are needed for individuals to seek housing that is appropriate, more units available to meet this need for moderate income families are needed, and additional services to be maintained once a family is in housing to stabilize their resources.</p>
<p>PCCEO</p>	<p>Public Service Agency</p>	<p>Survey Via Email, Responses from Various Departments</p>	<p>The individuals and services provided are open to the public, but primarily serve families and their children through Head Start, and those who are LMI. Everyone seeking services must qualify through income and specific program eligibility. Assistance provided worked to stabilize individuals in</p>

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			<p>their home through homeless prevention and basic needs assistance or to provide rental assistance for those experiencing homelessness, but staff found it difficult to provide sustainable services and resources for the families seeking help. More housing of the appropriate cost and an increase in wages or employment opportunities were stated as the largest needs across all program staff surveyed.</p>
<p>METEC Resource Center</p>	<p>Civil Rights, Fair Housing</p>	<p>In-Person meeting held with direct service professionals</p>	<p>METEC Resource Center provides credit and financial counseling for individuals and families to stabilize their housing situation. Of the clients they serve, there consistently is not enough affordable housing available in the community for moderate income or single parent households. Housing is a fundamental right and choice all should have, and additional resources need to be made available in the community and supportive housing for people to access those resources. Multiple staff within the agency stated how difficult it</p>

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			was to help people move their life into a stable path when their current housing situation was unaffordable or unstable.

List the organizations consulted, and summarize the feedback received from these entities.



June 17, 2022

City of Peoria
Community Development
Grants Management Division
419 Fulton Street
Peoria, IL 61602

Re: City of Peoria HOME-ARP Allocation Plan

Ms. Kathryn Murphy,

On behalf of Home for All Continuum of Care, I am happy to submit our support for the City of Peoria HOME-ARP Plan. The City of Peoria has been a tremendous partner in the work to prevent and end homelessness for many years, and continues that work with the HOME-ARP allocation. This collaboration included feedback from the Continuum's General Membership, including homeless service providers, about the existing needs and priorities for individuals and families experiencing homelessness. The City also worked directly with Continuum leadership to evaluate data around the most pressing needs for permanent housing, and identified a growing trend in the number of families experiencing homelessness.

The Continuum greatly values the partnership that has been established with the City of Peoria. COVID has presented opportunities to grow and enhance this coordinated approach to address homelessness. The ability to align our funding strategy is essential to this effort. Thank you for the work you do that drives toward our ultimate mission of ending homelessness in our region.

Best,

A handwritten signature in cursive script that reads "Kate Green".

Kate Green
Executive Director
Home for All Continuum of Care