

Will County CDBG/HOME Advisory Board
Meeting Date: Wednesday, June 2, 2022 at 1:00p.m.

302 N Chicago St, Joliet, IL 60432
Will County Board Room

AGENDA

Introduction

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| 1. Call meeting to order | Jennifer Bertino-Tarrant, County Executive |
| 2. Pledge of Allegiance | Jennifer Bertino-Tarrant, County Executive |
| 3. Advisory Board Roll Call | Brooke Sims, Administrative Assistant, Land Use Dept. |

Old Business

1. Approval of Minutes from May 11, 2022 meeting
2. HOME-ARP Status

New Business

1. Public Hearing – PY2022 Action Plan
 - A. Motion to open Public Hearing
 - B. Place Public Hearing Notice on File
 - C. Statement from Staff
 - i. Funding amounts available and process
 - D. Staff presentation of County set-asides and recommended Annual Action Plan project selections
 - i. CDBG, HOME
 - E. Public Comment
 - F. Motion to close Public Hearing
2. Annual Action Plan project selections – Discussion & Action Item
 - A. Motion to recommend the Annual Action Plan and project selections to the County Board for approval
3. Linden/Lehman Project - Discussion Item
4. Public Comments
5. Announcements
 - A. Annual Action Plan public comment period June 6-July 6
 - B. Next Meeting is in December
6. Motion to Adjourn

Public Access meeting link:

<https://willcountyillinois.webex.com/willcountyillinois/onstage/g.php?MTID=e92c4b2bd9f8322078b71a3208e103d0f>

Will County Advisory Board Meeting

MINUTES

May 11th, 2022---1:00pm

CALL MEETING TO ORDER

County Executive Bertino-Tarrant called meeting to order @1:10pm.

ADVISORY BOARD ROLL CALL

Roll Call was taken by Brooke Sims.

PLEDGE OF ALLEGIANCE

County Executive Bertino-Tarrant led the Pledge of Allegiance.

ADVISORY BOARD MEMBERS PRESENT:

County Executive Bertino-Tarrant

Speaker Cowan

Board Member Mueller

Board Member Fricilone

Township Supervisory Alberico

Township Supervisor Dettbarn

Mayor Dietz

Executive Director White

Chief Executive Officer Simelton (Virtually present- can't vote)

QUARUM SATISFIED.

Brooke Sims said, okay that's 8 total in person.

County Executive Bertino-Tarrant said, thank-you. First on the agenda under old business is approval of Minutes from February 23, 2022 meeting. The copy of the minutes are in front of everyone and was emailed out with the agenda packet. So, can I get a motion to approve the Minutes?

Board Member Fricilone said, motion Fricilone.

County Executive Bertino-Tarrant said, thank-you. Can I get a second?

Board Member Mueller said, second Mueller.

County Executive Bertino-Tarrant said, thank-you. All in favor?...Any opposed?...Motion carries. Moving on to new business Martha.

Martha Sojka said, Substantial Amendment to the program year 2021 Action Plan. Move \$280,000 from South Fairmont drainage which was funded in program year 2020 to Lockport Heights Infrastructure Project which was partially funded in program year 2021. This map shows the South Fairmont drainage improvements concept plan.

On this slide we pin pointed and circled in red the LOCKPORT Height Sanitary District. And below is the length of the sanitary main to be replaced.

Lockport Township requested revisiting the drainage issues in Fairmont. Funds that were allocated for construction in 2020 for phase 2 in South Fairmont need to be reallocated. The Homer Township and Lockport Heights Sanitary District project was partially funded last year and they have applied for the remaining funds this year. The reallocation will allow them to proceed this year vs next year. Okay this is an action item for the Board today for the Substantial Amendment to reallocate funds that we need to have a vote on.

County Executive Bertino-Tarrant said, okay Ms. Sims can I please get a roll call vote?

Brooke Sims said, yes. County Executive Bertino-Tarrant?

County Executive Bertino-Tarrant said, YES.

Brooke Sims said, Speaker Cowan?

Speaker Cowan said, YES.

Brooke Sims said, Board Member Mueller?

Board Member Mueller said, YES.

Brooke Sims said, Board Member Fricilone?

Board Member Fricilone said, YES.

Brooke Sims said, Township Supervisor Alberico?

Township Supervisor Alberico said, YES.

Brooke Sims said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, YES.

Brooke Sims said, Mayor Dietz?

Mayor Dietz said, YES.

Brooke Sims said, and Executive Director White?

Executive Director White said, YES.

Brooke Sims said, alright that's 8 YES'S.

County Executive Bertino-Tarrant said, with 8 Board Members in agreement action passes. Alright, Martha moving on to #6 presentation of applications received for PY 2022 funds.

Martha Sojka said, okay. The Funding Amount and Process. Funds from Department of Housing and Urban Development also known as HUD. They annually receive 3.5 Million dollars. Community Development Division administers the funds including Village of Bolingbrook CDBG funds and City of Joliet HOME funds. Goals and priorities are set in the 5- year Consolidated Plan and Annual Action Plans. Program Year is from October 1st to September 30th and this is for PY 2022. CDBG is used to support public services, public infrastructure, and economic development. HOME is used to support affordable housing development and preservation. And that typically comes in at about 1.2 million and then ESG supports homeless service and outreach. And that historically has been around 146,000.

HUD funds must assist low-income families earning under 80% area median income and/or serve a low income area. And the way that's defined is by census tract. If the census tract has more than 51% of families or households under the median. So just what that translates to realistically, so a family of let's say two/two person household would have to be earning below \$59,650 to be considered low income. A family of four would have to be earning less than \$74,550 to be considered low income.

With HUD funds as an entitlement community, we do support the fair housing act and the department of HUD and urban development mission, which is to build strong, sustainable, inclusive communities and of quality affordable homes for all. A strong, sustainable inclusive communities include diverse housing options. Housing must be grounded in safe building environment, connected to a network of healthy foods options, healthcare, education, jobs, transportation, and open space. By focusing on housing, the mission is aligned with HUD, which seeks to utilize housing as a platform for improving the quality of life.

So those in our con plan, are our guiding principles. When we talk about investment areas or funding strategy, there's three. We look at opportunity areas so that that's defined by our state agency as areas that have good access to jobs, education. So programs like down payment assistance or tenant based rental assistance would be an example of how focusing dollars in opportunity areas would work or deconcentrating poverty. There're programs that would do that. Other areas that we look at are what we call equity areas. So there's lots of designated zones through like from different organizations, deco being one of them, there's enterprise zones, and opportunity zones, are three zones. All of those designations indicate that those areas are disinvested in. So we do make an effort to align our funding strategies with those areas. An example of that would be water and sewer infrastructure improvements in those areas, storm-water infrastructure improvements, or rehab and rehab of homes in public services for special needs, food, housing, and health. And then the third way is aligning our dollars with community plans. So we have the continuum of care that we work with. We have the map collaborative that we align with. We also at the County have two neighborhood plans that were created, one in Fairmont and one in Sugar Run Creek

In terms of our HUD objectives and our Will County goals. So part of our five-year consolidated planning process, we identify goals that are aligned with what's eligible with HUD funding. So under the objective of providing decent and affordable housing, there's three goals; to improve the condition of housing stock, create new affordable housing, and then increase home ownership opportunities. Under the objective of create suitable living environments. There's six goals; reduce homelessness, eliminate blighting conditions, improve infrastructure and facilities, improve public services, and then planning and administration capacity building and fair housing are also part of that goal. And then expanding economic opportunities. There's one goal there related to well increasing economic opportunities.

So HUD, this is atypical this year. We normally have our new allocations by this time. HUD has not released our program year 2022 final allocation dollar amounts. So we've received guidance from HUD to use last year's dollar amount in terms of what we allocate out. If it turns out that the number is higher after the fact, after we do our project selections, those dollars will just be put in a line item for a County set aside. And we'll use dollars to either fund projects that weren't funded or increase amounts if needed. So CDBG last year's funding amount was \$2,108,642, (\$384,000 of that is Village of Bolingbrook allocation).

There's a 20% admin that we're able to use for staff and then 15% of our allocation is capped for public services. So a lot of our applications are public service applications, but the HUD regulations require that our allocations capped at 15%. So that limits the dollar amount to \$316,000 in terms of what's available for public service type of projects. And then for HOME, we have \$1.2 million, \$442,000 of that is city of Joliet allocation. There's a 10% admin allowance for HOME. And then we also have a 15% CHDO minimum. CHDO is a community housing development organization. We have two certified CHDO's in Will County, its Cornerstone and Habitat. So those dollars... if we didn't have CHDO's in the community we would lose that percentage or that amount. And then ESG \$145,937 and there's a 7.5% admin allowance.

County Executive Bertino-Tarrant said, Martha what does ESG stand for again?

Martha Sojka said, Emergency Solutions Grant. So that's the grant that is geared towards addressing homelessness specifically. And then here's just an application like the funding and application summary. So the dollar amounts for CDBG after you remove the admin and after you remove the public service amount is \$1.3 million available for funding. We received 13 applications, and then we also have some County set asides in there. And then the requested amount comes to \$4,396,000. So we received over \$4 million in requests for a pot that's \$1.3 million. And then CDBG public service, as I mentioned, it's capped at 15%. So that reduces the allocation down to \$316,000 for that pot of money or eligibility. There's 11 applications and their requests amount to \$926,000. For HOME, \$1.2 million, five applications were received. The requested amount was \$1.6 million and some change. And then ESG \$145,000. We received four applications for that. And those requests amount to \$432,130.

Supervisor Dettbarn said, the ESG for \$145,937. Now is that the amount that HUD is providing or have we broken it down to that amount?

Martha Sojka said, that is the amount that we're allocated as an entitlement community. So HUD decides that number and it changes, it varies annually, but historically it's been about that amount.

Supervisor Dettbarn said, okay.

Martha Sojka said, yup. So we're going to, we parceled out these applicate. Do you have a question?

Board Member Fricilone said, yeah how many of these applications were applicants from last year that are reapplying?

Martha Sojka said, a good bit of them. When we go through each application, staff will indicate whether or not they've been previously funded in years past.

Board Member Fricilone said, okay thanks.

Martha Sojka said, so we've parceled out this presentation based on how we originally presented it with CDBG, just the regular CDBG dollars and then public service dollars and then HOME dollars and then ESG dollars.

So for CDBG public facilities or capital improvement projects, there's the summary again. We do have criteria in our applications that are with points assigned. So after this meeting and we get some input, we'll continue reviewing the applications and scoring them and working to see how they align with our action plan and our consolidated plan. And when we have our meeting in June, we'll present our draft action plan with our summary, with our staff recommendations.

So I mentioned we have some set asides in this category. The first one in the amount of \$700,000. So Joliet water and sewer project that is a multi-year project. In 2018, we did a \$500,000 investment in transferring the water and sewer from Fairmont to City of Joliet water and sewer. That initial investment came with an inner governmental agreement to commit \$600,000 annually for the upcoming five years. We are in the fourth year of the request. They were supposed to be \$600,000 request every year. With

the help of the Executive's Office, we did get a grant from or appropriations from DECO in the amount of 500 towards this project. So this year we're asking for 700, which will allow us to finish the project a year early. The IEPA loan that is a 20 plus year set aside in the tune of \$115,000. That was a loan that we received from IEPA to do work in the Ridgewood neighborhood that we're paying off. Micro-Enterprise program, that's something that we are still working and we're in the program design phase, working with our HUD consultants on how to design this program. But we do have a goal of increasing economic opportunities as part of our consolidated plan. We don't typically get applications that help us meet that goal. So this is a proactive attempt to design a program that would allow for economic development related to our grant or garden program and supporting some of those efforts around food and bringing food options in some of our distressed areas. Housing Services, HOME TBRA. So we are planning on funding a tenant based rental assistance program that works with our continuum of care. The HOME program is very specific about what you can charge in terms of program delivery. You can only use HOME dollars for direct client assistance. Meaning the actual rent amount goes to or that amount has to go to the client. So CDBG, we were able to use CDBG to pay to run a program. So the staffing costs that it costs to run a tenant based rental assistance program could be partnered with CDBG dollars. So knowing that we want to support a tenant based rental assistance program, we're asking for a set aside that would allow to administer a program like that. And then same with the Housing Counseling CDBG has a code or matrix code that allows for Housing Counseling to be provided using CDBG. If it's connected to a HOME down payment assistance program. If you remember last year we did fund a down payment assistance program. We actually just got that launched. We'll be hosting some informational sessions, I think in one or two weeks about that program to residents, realtors, and then the banking industry. Just so they understand how our down payment assistance program is run. So in this case, we would be asking for a set aside so that we can allow for Housing Counseling to happen in tandem with that program.

And then this slide just indicates Village of Bolingbrook interest in terms of what they want to spend their allocation on. They've identified \$234,781 that they want to put towards infrastructure improvements. They haven't identified a specific project yet, but that is what they would like those dollars to go for. They're also setting aside \$35,000 to support the Safe At Home program with the Will County Senior Services. We also do that as the County. So having Bolingbrook scholars in that program allows seniors in Bolingbrook to also receive those services. And they also are setting aside public service, but we'll capture that in another slide.

County Executive Bertino-Tarrant said, alright Martha, I'm going to ask you a question here and you've probably answered. It's just that we meet too infrequently. So I forget. So what is the difference between these set asides, as opposed to some of the grants we're giving out?

Martha Sojka said, so HUD gives the County an allocation of dollars because we are an entitlement. If we identify a use for those dollars, we're calling that a set aside. So we, meaning staff are asking for those dollars, cause we either can administer it or have a use for it. And what's left after those set asides, is what we would put towards a competitive application. So the only set asides we have are typically for these infrastructure projects, because sometimes they're multi-year and we want to make sure that we can support it year after year. Public services, those are pretty limited. So we've, we haven't done set asides for them.

County Executive Bertino-Tarrant said, gotcha. Okay thanks.

Martha Sojka said, so I'm going to stop here. I'm going to turn it over now to Kathy Pecora. She's a program manager that manages a lot of our public facilities projects and are some public services related to food in our garden program, but still go over some of the applications that were received for public facilities.

Kathy Pecora said, the first project we're going to cover is the Homer Township Senior Living, which is the founder's crossing development. The township has asked for \$2,085,000 for this project, which includes

engineering. There are several building components that have to be replaced, roof and HVAC. Roofing for the entire development and HVAC for every unit. Also requested funds for interior and exterior, exterior repairs to address deficiencies and conditions across the eight 30 units- single story buildings. Next slide. Martha did you want to cover this one?

Martha Sojka said, yes. Lockport Heights Sanitary District project. So they did request the remainder of the funds that they were looking for last year. So this is part of the substantial amendment of the substantial amendment goes through this request will not need to be considered.

Kathy Pecora said, Plainfield Township. Roof replacement on the community center used for seniors, disabled and veteran programs. Total budget of \$125,000. Amount requested \$100,000. The purpose of this project is for the ability to resume classes at the location and anticipated assistance for this is unknown.

Senior Services of Will County is a Safe At Home Program- owner occupied rehab. This year, this program will expand to include non-senior residents and the funding will provide assistance to income eligible seniors in need of home repairs and rehabs. The funds will focus on addressing code enforcement violations and health and safety issues. Anticipated assistance for the entire program. 1,000 families between Bolingbrook and Will County combined. Total budget \$465,345. Amount requested \$137,000, allocated \$35,000 from the Village of Bolingbrook and \$102,000 from Will County.

ShareFest Will County has requested \$275,600 towards acquisition. Acquisition is for rental of a larger facility to be the home of a free grocery store and home goods and clothing store. The lease space is in New Lenox. And ShareFest has received the approval from the New Lenox Mayor to utilize this currently vacant space for free grocery, home goods and clothing stores. There are no other anticipated assistance at this time. So they're marked as unknown.

Forest Park Community Center requested funds for facility repairs to its community center building. Building repaired to include; new awning, new floors, LVP floor coverings and replacement of ceiling tiles. Application completed was public service. However, they're going to reapply with the proper application for public facilities. Total budget unknown. Amount requested \$38,500. Are there any questions regarding the programs that I've covered?

County Executive Bertino-Tarrant said, yeah just so we're clear...we're just reviewing, we're answering questions today? We're not voting on these projects today?

Martha Sojka said, right. If you have any questions of the applicants from the public facilities projects, we're just going to pause now and ask those questions, then move on to public service.

County Executive Bertino-Tarrant said, so if you're in the audience, you want to press your buttons.

Martha Sojka said, and then we also have the applicants virtually. So if there's something that we want to ask the applicant, Brooke will look to see if they're online and we'll unmute them.

County Executive Bertino-Tarrant said, okay very good. So just be patient. I get, it's really nice up here. It tells me who's first, second and third here. So it's really nice. So I'm going in order, so be patient. Speaker Cowan.

Speaker Cowan said, thank you. The Senior Services home repair in Will County, it said the location was Bolingbrook and Will County. What did that mean?

Kathy Pecora said, its means that Bolingbrook will devote and provide \$35,000 from their community development platform funds/grant allocation and Will County will allocate \$102,000.

Speaker Cowan said, gotcha. Sorry. I was confused. I thought that was the location of where...

Kathy Pecora said, no. For residents within those areas. So Bolingbrook they're \$35,000 will come...

Speaker Cowan said, will be spent on the municipality and then the Will County money will be spent throughout the entire County in only unincorporated spaces or incorporated or unincorporated?

Kathy Pecora said, yes.

Speaker Cowan said, okay that was my only question. Thank you.

County Executive Bertino-Tarrant said, okay Donna?

Supervisor Dettbarn said, my question was on the Forest Park Community Center. I was just wondering what population does that serve?

Kathy Pecora said, that serves a low mode population in the Forest Park community of Joliet. Betty Gavin, who was the Executive Director of the Center is a Joliet Board Member. So she can't apply to the City of Joliet. So she applies to us because it would be viewed as a conflict of interest.

Supervisor Dettbarn said, okay. Are we talking seniors, veterans, general population?

Kathy Pecora said, general everyone. Everybody-the entire community utilizes that center. It's a low mod community. I do not have the specific number, but there's a food pantry that operates out of that. There's adult financial literacy classes. There are activities for seniors. So it has multiple programs for all members of the Forest Park community.

Supervisor Dettbarn said, thank you.

Kathy Pecora said, you're welcome.

Board Member Fricilone said, so you're going to come back to us with recommendations in the next meeting because we have a million-three and you're going to say here's what we can spend where? Okay. So let me ask about like the Homer one. Obviously there are a lot of projects in there. We don't get to see the application. So is it broken out by individual dollar amount per project in that \$2 million?

Kathy Pecora said, yes. We have funding. I believe you'll receive all the applications and it'll show the breakdown of how the engineers identified costs for the exterior and interior improvements and they're itemized.

Board Member Fricilone said, okay.

Kathy Pecora said, and I want to bring up a point to, that for this is low-mod housing, any senior project is low to moderate income housing. So in order...when this occurs we take the project and we would break it into 30 pieces-per every resident. So every resident in there will have to income qualify, and we were advised by our consultants to use the HUD 10-40 form, which talks about monthly income. And so that way they'll income qualify to meet those guidelines that were presented for a one to two member of families. And then we know if they do income qualify, then the cost of their project that is broken down to 30 pieces would be covered by the CDBG funds. And if they don't, then the Township would be responsible.

Board Member Fricilone said, but everybody doesn't have to qualify to get some money?

Kathy Pecora said, no. Everybody has to qualify for the Township to get a portion of that. We have done this in the Village of New Lenox. We had a street and we did a water main replacement with 27 residents because the Village of New Lenox does not qualify in that block and the census track is a low-mod area. We had all the homeowners income qualify, and only those that income qualify, we broke the project down into 28 pieces, had the CDBG funds apply to the overall cost of the project. And then those who didn't income qualify, the Village New Lenox had to, with their funding, pay for that portion.

Board Member Fricilone said, that's what I'm saying. So if half of the people in this development qualified, they could potentially get half of the monies?

Kathy Pecora said, yup.

Board Member Fricilone said, okay. And then the last question I had was on ShareFest. So they're asking, it says for acquisition, but they're leasing the space. How does it work with the lease?

Kathy Pecora said, right okay. So with a long-term lease. So they would have to lease for at least 10 years. We would support them for the term of that lease, or they would have to verify that they have the funding to make those lease payments after this 275,000. Well out of what they requested. I'm sorry, I forgot this point. Only 151,400 qualified for CDBG funding. The other ask did not qualify under acquisition. So they have...and I'll provide all that information on the terms of the lease and the monthly rental. They are asking for our support for a lease that will last 10 years. So it'll be five year first term, and would have renewal five years. So what they would have to verify to us is that if this funding stops they can maintain the funding to satisfy the terms of that lease.

Board Member Fricilone said, okay thank-you.

Kathy Pecora said, you're welcome.

Martha Sojka said, if I can just clarify, Forest Park Community Center does apply to the City of Joliet for CDBG funds and has been funded before, so that I think it has been an issue previously, but they have received CDBG funds from the City as well. So they apply here because they do serve unincorporated residents as well, given their proximity to Fairmont in some of those pockets of unincorporated.

Mayor Dietz said, two questions, one following up on the ShareFest. So is the 150ish thousand, is that a one-time or is that an ongoing for five years to roll over for another five years?

Kathy Pecora said, I don't believe at this point that they looked at it for that long term of the lease, which we had up questions regarding that. So prior to our recommendations, we'll have that sorted because that needs to be a term of this agreement. They need to either re-ask and state that they're going to re-ask or state that they're going to get that funding.

Mayor Dietz said, perfect. And then the other one is the set aside for Bolingbrook, for the public improvement project. They have no projects listed, but we're still setting aside money for them?

Martha Sojka said, so the Village of Bolingbrook used to be an entitlement community where HUD gave them their own allocation. A couple of years ago HUD asked for us to administer those dollars. So they still get an earmark, which is that dollar amount to decide what they want to do with and annually, they put it towards infrastructure. And then during the course of the year, they decide what project it's going towards. So specifically, they don't have one identified yet, but those dollars do identify for public infrastructure.

Mayor Dietz said, okay. And there's no oversight by this group on what they spend. It is just it's their money. They can do what they want with it type thing.

Martha Sojka said, Well, they, I mean, given that it was their allocation from HUD, um, originally they are able to decide what they do with those dollars.

Kathy Pecora said, but we manage their... we approve and manage their projects and they have to meet the HUD criteria and low-mod community. And they have to prove that they're in a census track and then our program manager who's not here today, Rebecca DeGroat she supervises their projects. So the County has a hand in to verify that all HUD's requirements are being met from bidding all the way through project completion.

Mayor Dietz said, fair enough.

County Executive Bertino-Tarrant said, so is it a reimbursement or do we?

Martha Sojka said, yes. The Village of Bolingbrook pays the costs of the infrastructure. We review the invoices that they sent us, and then we reimburse or pay.

County Executive Bertino-Tarrant said, okay. It doesn't look like there is any more questions, so we can... thank you very much. So we can move on to the next item.

Martha Sojka said, okay. The next bucket of money would be CDBG public service. These are the dollars that are capped at the 15%.

So just a reminder, we had 11 applications for this bucket of dollars. If we do the 15% of last year's allocation, it's \$316,296. Similar to the public facilities, in the application there's different criteria, different point systems. And we align the requests with various goals in our con plan. And then for these next series of slides, I'm going to have Erin Bertocchi present the slide. She's a program manager that manages some of our public services and then some of our public facility grants, Erin?

Erin Bertocchi said, so the first application was Casa River Valley. They're requesting \$78,369 to continue two advocate supervisor positions that we currently fund and they anticipate serving 60 cases which can be multiple children within those cases.

Next is Catholic Charities. We do currently fund them. They requested \$50,000 for their homeless prevention and emergency services outreach program in Eastern Will County and Bolingbrook. This program provides case management, referrals, emergency services and homeless prevention to low-income individuals, as well as direct client needs. They anticipate an increase and serve participants from 250 to 260.

Community Service Council. We do currently fund them as well. They requested \$75,000. \$36,000 of that as a Bolingbrook set aside. And then the \$39,000 is Will County. And they're asking for money towards their foreclosure prevention and pre-purchase counseling services. HUD Certified Services for low-income individuals to help prevent foreclosure and purchase homes. 650 families between Bolingbrook and Will County combined are looking to be assisted.

Holsten Human Capital Development. We do currently fund them using CV or COVID funds. They are located within the Riverwalk homes development, but do serve surrounding areas. They have requested \$67,500 for their Healthy Eating And Lifestyle (H.E.A.L) Pantries Holistic Health Resources (HHR) Program. This program does provide program management and supplementing cost of educational materials and health testing equipment. They anticipate to serve 150 to 200 households, weekly.

Illinois Partners in Hope, they have requested \$300,000. We do currently fund them using COVID funds. They are a food bank providing food to 25,000 people per month at no cost to the partner pantries. They're asking for these funds to fund warehouse and distribution staff and costs of food and logistics. They do anticipate serving 25,000 people. Monthly.

Next is the National Hook-up of Black Women. We do currently fund them using COVID funds. The amount that they requested is \$200,383. The Labor of Love Cooperative proposed to use funds to hire and train staff, enhance their food pantry, garden and orchard to provide nutritious foods to the Preston Heights, which is the 60433 area. They do anticipate serving 300 people a week.

The Northern Illinois Food Bank. We have funded them in the past. They are requesting \$50,000. Due to the continued increase in neighbors requesting assistance, the Northern Illinois Food Bank is looking to purchase food items in high demand, but that aren't commonly donated. They will make these food items available to their 74 Will County member agencies, on their online shopping list at no cost to the agency or the residents. They do anticipate in serving 31,000 individuals a month.

ShareFest, they also did apply for public service funds. They did request \$75,000. We do currently fund... They're currently funded under agreement with the Illinois Partners in Hope. They're asking for these funds to pay for all staff positions needed to keep the food bank and the pantry in operation. They do anticipate an increase over last year's numbers, which was about 1 million pounds of food given to agencies that assisted over 14,000 families.

Next is a Spanish Community Center. We are currently funding them using COVID funds. However, they are asking for assistance for a new program. They did request \$8,500 for the Spanish Community Center Family Advocacy Center Program. They are asking to use this money to cover the \$25 cost per session for clients to access life coaching programs, which they do anticipate those funds covering a hundred sessions of coaching. They're asking for those funds to cover the \$80 costs for clothing and furniture through the Sharing Connections program, as well as the \$50 cost for clients to receive a mattress, which they anticipate serving 35 clients a year, and then to purchase equipment to make counseling space in the classroom.

Next is the Will County Center for Community Concerns, which we do currently fund. They are requesting \$56,000 for their homeless services program. Which serves 50 households by providing direct client services for persons experience homelessness and at risk of homelessness with housing focused case management, transportation, and a welcome basket when they move into their new.

And then the last public service application we did receive was from Will Grundy Medical Clinic, who we do currently fund as well. They have requested \$45,000 for their housing, healthcare, and hope program, which provides non-congregate shelter to homeless persons while getting them housing secure and providing a medical home. They do anticipate serving 50 to 100 new participating clients.

County Executive Bertino-Tarrant, alright, so please press your buttons if you have any questions. And while you're thinking, I'm going to ask a couple questions here. So the Illinois Partners in Hope...where is that located?

Kathy Pecora said, they're located in New Lenox off of Schoolhouse road right now.

County Executive Bertino-Tarrant said, okay.

Kathy Pecora said, and they have about 35 partner pantries that they deliver food to and they also support large food distributions through churches and other supportive organizations.

County Executive Bertino-Tarrant said, okay. Thank-you. That's one. And then the second one is just in general, so we're kind of a wide group of people here and I'm looking at some of these and I know I'm a member of a couple of these organizations. Is that going to play a factor in any of this? I mean, I guess you don't know that no one else here knows that, but I mean, in the past, has there been like when we voted on them, do we abstain, or what has been the past protocol?

Martha Sojka said, typically, what Kris did was anything that had to do with Will County Center for Community Concerns? She abstained from voting.

County Executive Bertino-Tarrant said, okay. All right. Thank you for helping me with that. Any other... let's see, yes Donna?

Supervisor Dettbarn said, I have several questions starting with the Catholic Charities. Now you've said before that many of our current funding's was through COVID. I recently had a client come in and say that they were denied by Catholic Charities because they were seeking rental assistance and they said that his problems were not COVID related. And I had never thought that Catholic Charities was necessarily based on the COVID being COVID related. So that's always been a concern. So I just wondered if that's refers to any of these programs that we're talking about.

Martha Sojka said, these dollars are not COVID related. They're part of our regular annual allocation. Catholic Charities did get funding from us through COVID related dollars that came through HUD. And those... because of regulations were specific to addressing rental assistance need, if it was due to a COVID impact. So that would have been a regulation. They would've had to have followed, but these dollars would not have that restriction.

Supervisor Dettbarn said, another thing is on the homeless prevention emergency services, you know we have a dearth of services out in Eastern Will County. We do have Catholic Charities that come out to University Park on a regular basis, which is good. And that's very helpful for our clientele. I'm just wondering if they expand where they might be expanding services to in Eastern Will County. That's just a question for them I guess. And then going into the Illinois Partners in Hope, their food banks, it says that they partner with other... these funds will fund warehouse, distribution staff, and they serve other pantries. Is that what I heard you say?

Kathy Pecora said, yes. They are a hybrid food bank and they provide food assistance to pantries.

Supervisor Dettbarn said, so is it kind of like a Northern Illinois Food Bank?

Kathy Pecora said, yeah. And they work differently in that they don't charge for the pantries to purchase food. And also where Northern Illinois Food Bank ensures that they have a variety of foods that would be; milk, vegetables and meats. The difference with Illinois Partners in Hope is that they acquire a lot of shelf stable stuff. And then when they acquired their higher value products, as I described, those are typically higher value products. They run those through all their pantries. So they kind of get a core of products that they know they're going to get through other recovery, wholesalers, for lack of a better term. But when they get these high value products, they don't know when they're going to get those, so they worked through their networks to move them through. So Northern Illinois Food Bank always has a supply of all these foods, where Illinois Partners in Hope works they know what they can supply as typically shelf stable, but then when they get these high value things, they move them out ASAP. So that's why they're a hybrid food bank. They don't operate along the same lines as Northern Illinois Food Bank, which is a coordinated... they meet the needs for all the food groups and that's why they're a traditional food bank.

Supervisor Dettbarn said, okay. And I guess my question is just do they provide all over Will County or is this just... basically you said they're located in New Lenox, but are they providing outside of the parameters or?

Kathy Pecora said, oh yes. I mean they do work with a New Lenox food bank and also they'll reach out to them if they have need. But they have a good budget, the New Lenox food pantry and they go throughout all parts of Will County and in Southeastern Cook. And also they'll go over to Kankakee County. If there's a member organization, typically to feed...there's a homeless veteran's home that they go to. So they do go out of our County line, but they predominantly are in Will County and not New Lenox. They just have warehouse space there.

Supervisor Dettbarn said, and then I have a question on the Will County Center for Community Concerns, which has been a great program that we have used a lot and they've got their homeless services program. And I guess that the problems that we are seeing in Eastern Will County and Monee Township is that, we're seeing some homelessness and some domestic abuse things that we've not seen before in, in bigger quantities. And we just don't know where to refer them to and so I'm really encouraging all of these people that are helping the homeless, that they start really locating and providing services in the Eastern Will County area. And to me, that is very important in the same thing with the Will Grundy Medical Center too.

Martha Sojka said, okay. So we will move on to our HOME program, which is geared towards increasing affordable housing options and similar to the other buckets of funding, this one is funded at \$1,264,010. From last year's allocation amount, five applications were received. The requests amounted just over 1.6 million, similar to the other applications, there's a scoring system for these as well. In addition to aligning

the requests with the goals of the consolidated plan and the draft action plan. And then if we can flip and I'm going to turn over the slides to Tawonna Reed, she's our program manager for the home program. And so go through the applications that we received for this program.

Tawonna Reed said, okay. The HOME consortium set aside for the City of Joliet, a down payment assistant program to low income home buyers who 80%, below AMI, that are in the market to receive HOME buyer counseling and certified to buy a house. We all initiated this program last year at program year of 2021, we just launched it this year with Will County Center for Community Concerns. This program does extend all of the entire Will County area and also extends into the Kendall County that the City of Joliet is part of. City of Joliet set aside for that program is \$267,404 to continue the program for following year.

We also received application from Will County Habitat for Humanity. HUD promotes the development of CHDO's, which are community housing development organizations. Habitat is currently one of our two certified CHDO's operating in Will County. HUD allows for funding to be used to support the operating expense and capacity buildings of CHDO's. Habitat's operating budget for this 2021 was \$2,411,856. Their total budget for this request is \$100,000 that they're requesting to continue the operating expense and can building capacity with communication coordinator and construction site supervisor.

Will County Habitat also applied for a new construction in Elwood duplex project. We funded this last year and we did 10 units, which was 5 duplexes for affordable housing. They're requesting additional funding to construct another duplex, which would result in 2 additional units for affordable housing. This also includes down payment assistance for the qualified prospective home buyer. So their total budget in construction would be \$601,110. They're requesting \$350,000, which includes the support of direct benefits to that home buyer and down payment assistance of \$50,000, which would be two individuals.

Habitat also has a new construction project called Habitat Builds Joliet. They're looking to build 3 affordable homes in the Ridgewood area. They're requesting a down payment assistance also for the qualified prospective home buyer. This project's total budget for all three homes would be \$832,303. They're requesting assistance of \$525,000, which includes \$75,000 in down payment assistance for three home buyers.

Habitat has submitted an additional application for a new construction. This is in the Elwood area and it would be named Kevin Walsh Memorial Build. They're constructing a new affordable single home. The total budget for that house would be \$310,351. They're requesting assistance of \$175,000, which would include a \$25,000 down payment assistance directly to the prospective home buyer.

We also have Will County Center for Community Concerns. This is a tenant based rental assistance. Their proposal is to use HOME TBRA funds, which is tenant based rental assistance funds to serve 14 low-income families that are experiencing homelessness or at risk of homelessness to rapidly regain housing and transition to self-sufficiency. We have currently funded them in previous years, and they are working in conjunction with the Will County Continuum of Care to prevent homelessness. The participants will receive outreach services, case management services, housing location assistance, and life skills. Participants are responsible for paying 30% of their gross income towards rent or the minimum contribution of \$50. The total budget request is \$200,000 for this project.

County Executive Bertino-Tarrant said, are there any questions? Mr. Fricilone?

Board Member Fricilone said, thank-you. I always have questions on Habitat. I'd still like to see more breakdowns from them and maybe it's on the application. So for example, when you look at the three single family homes that are going to build at \$832,000. There's \$277,000 to build a home. I thought they got labor donated. Do they not anymore? No labor is donated and I thought they got materials donated at times too. So are we talking about...and they're selling the homes at costs right? Are they making a profit on these?

Martha Sojka said, they're making typically a developer's fee on the home, which is an eligible expense. We do ask them to put a value towards donated labor and donated materials so that you can actually get a cost to what it costs. Right. So we view their labor or their donations as just another source. Right. So rather than going to someone to ask for a loan for that, they got a different mechanism in place to cover that cost. So the value is still 273 but it includes the donated labor at a cost. Right. And we can verify that with...I think Habitat's on the line if they can add to that specifically, but when we're doing the underwriting, we want values for what it actually costs all of their sources, which includes their anticipated materials and their labor at certain rates that HUD specifies.

Board Member Fricilone said, so if I took that out, is it \$525,000 to build those three houses with that free labor and materials?

County Executive Bertino-Tarrant said, is Habitat on? Yeah. Let's ask Habitat answer your question. Nicole, can you hear us? Can you move her to an attendee? Thank you.

Martha Sojka said, either Nicole or David.

Nicole Murray (Habitat) said, can you hear me?

Martha Sojka said, yes!

County Executive Bertino-Tarrant said, we sure can.

Nicole Murray (Habitat) said, oh thank-you for having us. Thank you for considering our application. When we submit for our budgets, as Martha was saying, we do give the worst case scenario and we have to plan for that. Let's look at something like COVID that we just went through. If we didn't get the volunteers to come out or if we didn't get the donated materials, we are presenting you with a budget with what it would actually cost to do this.

Board Member Fricilone said, so in the let's make it a simpler one. The one duplex it's just two units is \$600,000. So you're saying it costs you \$300,000 to build each one of those?

Nicole Murray (Habitat) said, yes. And you also have to understand that because we're using government funds it's adding about a 30% increase to it because we do have to use prevailing wage through that. So that means that we have to use contractors... that we have to pay prevailing wage too. So that adds about a 30% cost increase to our projects when we use the funding from HOME funds.

Board Member Fricilone said, okay.

County Executive Bertino-Tarrant said, alright. Martha, that doesn't look like there's any other questions you can go on to your next one.

Martha Sojka said, our next one is ESG, emergency solutions grant, and we had four applications for these dollars. The request amounted to \$432,130. Similar to the other requests there's an application with points attached to it, and I'm going to have Sandy Metroz go through these four applications. She's the program manager for the homeless services related projects cause we often work with the continuum of care. So Sandy?

Sandy Metroz said, the first application is from the Will County Center for Community Concerns. They put in an application for ESG rapid rehousing. Their total budget is looking to be \$262,000 with the mountain requested 86,000 with the continuation of housing homeless and their anticipation of housing is 12 participants.

The next one is Trinity services. They also applied for continuation of rapid rehousing, which they received their first grant through Will County from the COVID dollars. They were able to house approximately 10 households with the first original funding. They also receive rapid rehousing funds from the Continuum of Care. So this is in conjunction with those funds. So their total budget is \$446,000 and

they're requesting \$205,000 to add an additional 10 to 20 new households housed off the coordinated entry list.

The next one is the Will Grundy Medical Clinic. At the beginning of COVID, Shawn started this program of the Housing, Healthcare and Hope. And wanted to start doing some street outreach. So she originally got funded with COVID dollars as well, her total budget for the program is \$729,000. She's requesting \$141,000 in order to continue the street outreach efforts that her and her team has made a great deal here in Will County, because that is a program that has been missing from our homeless solutions here in the community.

And the last one is the Catholic Charities Daybreak Center. They are looking for \$35,000 to support the emergency shelter. Their total budget for the Daybreak Center is \$2.5 million. They're looking for the \$35,000 to help support a couple of the case managers and maintenance person for the shelter- for the continuation of the proper needs of the shelter. The shelter houses upwards to 56 individuals and families now after the COVID hit and they had to reduce capacity so they're requesting \$35,000 for that.

County Executive Bertino-Tarrant said, okay. Thank-you. Are there any questions? Oh, sorry, Mike.

Board Member Fricilone said, yeah I want to go back if Habitat is still on.

County Executive Bertino-Tarrant said, Nicole are you still on?

Nicole Murray (Habitat) said, yeah.

County Executive Bertino-Tarrant said, thanks Nicole.

Board Member Fricilone said, my question is on that duplex for \$600,000 that it costs to build. What does the applicant that is buying that house, what do they pay for that house?

Nicole Murray (Habitat) said, the fair market value, whatever it's been appraised for Habitat cannot go into a market and bring the value of the homes down. So we sell the home for the price of what it's been appraised for and then we put on a second mortgage. That has to...where we protect the equity, which you would think of kind of like a down payment assistance. So then that can take care of the gap between what the applicant is able to afford and what the cost of the home is.

Board Member Fricilone said, right. So if we're building them for \$300,000, they're appraising at least for \$300,000?

Nicole Murray (Habitat) said, no they're not. Right now it'll be more around \$200,000.

Board Member Fricilone said, we better get smart then. Why are we building a \$300,000 house and they're appraising audit \$200,000.

Nicole Murray (Habitat) said, that's what the homes...that's what it's going for right now to build these homes. That's why we're coming to you for support.

Board Member Fricilone said, I would think that if you're building a \$200,000 house, you should build a \$200,000 house. All right. And then once they pay that money, the \$400,000, then why are giving you \$350,000 for the \$400,000, you're getting back on a \$600,000 house we built. We're giving you \$150,000 more than what you're getting back.

Nicole Murray (Habitat) said, Dave do you...our associate director's on here? Dave, do you want to jump in on here?

County Executive Bertino-Tarrant said, hold on Dave we are turning you into a panelist...alright Dave?

Dave Neary (Habitat) said, can you hear me?

County Executive Bertino-Tarrant said, yup we got you now.

Dave Neary (Habitat) said, yeah so those are all really good questions. So one as Nicole mentioned, typically these houses well you don't run through a government subsidy program that requires the cost to run a little bit higher than normal. We'd probably be building them around...the hard cost of construction, labor going there is just over \$210,000. Typically the rest is rolled up and the acquisition costs and other associated costs. There's a full budget as part of the program that you can take a look at that breaks that all down. But that's it, we sell the homes at appraised value. We do that because we think it's very important not to bring down the property values of the surrounding area. Typically when we build homes, property values go up in the surrounding areas. And what we wind up doing is we provide an affordable mortgage. So we make sure that the amount of money that the homeowner is purchasing the house for does not exceed 30% of the household's income. So, whatever that winds up being that rolls up into the first mortgage. So then subordinate mortgages, some of them in down payment assistance, but ultimately we provide a subsidy and a second mortgage that's interest free that runs through and becomes doing payable when the first mortgage expires in 30 years and they have the chance to refinance that. So, yeah, there's a significant amount of subsidy within programs that we're running. Paid over a long period of time. I think the difference is, you know, we're looking at serving somebody not for a year, but for a lifetime, certainly the 30 year mortgage of the home itself. And it's an opportunity to create generational wealth, allows people to pass something down to their kids. And you know, that's really about what our whole program is about is wealth and equity for folks that have been disenfranchised and haven't had those types of opportunities.

Board Member Fricilone said, okay.

Dave Neary (Habitat) said, I hope that answered your question.

County Executive Bertino-Tarrant said, great. Thank-you very much, Dave. Donna, do you have a question?

Supervisor Dettbarn said, yeah I do. The Daybreak Center. It says this year's P.I.T count. What does P.I.T. mean?

Sandy Metroz said, Point in time.

Supervisor Dettbarn said, point in time. And when they're counting 166 living on the streets or in emergency shelters, where are those counted? I mean, is that...

Sandy Metroz said, all over Will County.

Supervisor Dettbarn said, okay. That's kind of low, isn't it? I mean there probably are a lot more that are not counted for. These are just those that they know about? Is that it?

Sandy Metroz said, those are the ones that they know about and those are the ones that were spotted on the streets from the point in time teams that went out to the different areas.

Supervisor Dettbarn said, okay. Wow. I know there's just so much need for the homeless people and for every type of low-income person, but I'm glad to see there's programs. I just want to make the point that we need to make sure that all areas of Will County are covered. Thank-you.

County Executive Bertino-Tarrant said, all right, Martha, we're moving on to Citizen Participation plan. Oh, sorry. I'm sorry...

Martha Sojka said, as to what we're going to do in preparation for our June 2nd meeting is continue reviewing these applications. If there's any that you want to see the full application, email us, and we'll provide you with that. And if there's further comments you want to provide please share that with us because we're right now, we're using the criteria in the applications and then our con plan to guide the

decisions. But for our June 2nd meeting, we'll have a draft action plan with staff recommendations for funding for our next meeting.

And then the next item on the agenda is just a discussion item for some feedback. If you remember at our February meeting, we shared kind of an outline of our policies and procedures. We're continuing to kind of review those and clean those up. One of the documents that is part of what we're required to have is called a citizen participation plan. It identifies what we're required to do in terms of getting solicitation back from citizens and how we're going to do that. So for a consolidated plan or for an action plan, there's a 30 day public comment period, that's required for a substantial amendment. Its 30 days for a caper it's 15 days. So there's different requirements that HUD requires of us. And that plan identifies how we do this. One of the things in that plan, it's a little unclear or some clarification is needed in terms of how the Advisory Board interacts in that process. So when it comes to substantial amendments, those, as you saw this afternoon, we had it on the agenda and we asked for a recommendation for the County Board. Sometimes the substantial amendments don't quite align with our meetings. So the question is do in a case where we needed to do a substantial amendment, would you prefer that we call a special meeting or can we send out the substantial amendment? And during the 30 day public comment period, and ask for your comments as part of that 30 day comment period. And then we'll include your comments when we go to the County Board with that substantial amendment. So we're just trying to clean up the process on how we handle those. And it really comes down to like, do we want to call us a special meeting if it doesn't align? If it does align like it did today, then we'll just include it? But if it's something that we need to get done so that we can either get the agreement signed without having to do a special meeting, some feedback would be appreciated. And then we'll revise that in the document and bring that back for approval.

County Executive Bertino-Tarrant said, and this may be in question for the Attorney because there are some entities that belong to that where the Board is able to give in electronic vote. So you would send the proposal and we would provide a yes or no vote. I'm assuming you're asking whether or not we want to, as a Board, call the board together or just have our comments in public comment. You have to do public comment regardless?

Martha Sojka said, correct.

County Executive Bertino-Tarrant said, so for instance, let's say there's a substantial change and the Board decides yes. And the public comment says no. What impact does that have on the outcome?

Martha Sojka said, I think it would be a discussion point at the County Board because ultimately the County Board makes the decision. It's just you were kind of given that opportunity to provide input before we even bring it to the County Board. So at this point we would bring it to the County Board with all of the feedback that we got, and it would be up to their decision-making.

County Executive Bertino-Tarrant said, and I'm going out on a limb, but just again because of how this Board operates and the uniqueness of it calling a special meeting, probably wouldn't be the best use of time and other people are more than welcomed to provide feedback. So either it goes through public comment or we find out from the State Attorney, if you can notify us via electronically and we respond.

Martha Sojka said, okay.

County Executive Bertino-Tarrant said, that would be my suggestion.

Martha Sojka said, yeah. The electronic vote. I feel like historically that was done, but it was more of maybe just a phone call. So I'll verify if that's an option. That would be great. And then we wouldn't have to worry about...

County Executive Bertino-Tarrant said, yeah. And I'm only saying electronic cause then it's documented when people reply.

Martha Sojka said, okay.

County Executive Bertino-Tarrant said, oh yeah Webex. Well we'd have to verify too if we could do a WebEx as well.

Marth Sojka said, okay. That's good feedback. Well take that back. And then the last thing on our agenda is public comments. So we did have... the substantial amendment is out for public comment right now, the 30 day period. We use our land use grants email address when we publish to get input there and as of today there weren't any public comments, but that is open until the 27th of May. So at this point there aren't any.

County Executive Bertino-Tarrant said, and that is in our packet?

Martha Sojka said, yes. And then the last thing is just announcements. So our next meeting is June 2nd at one o'clock here in person. At that meeting, we anticipate having the draft action plan with our funding recommendations for discussion, consideration, and recommendation for approval at the County Board level. We do have to get that on the agenda for July because we have to have our action plan to HUD by August 15th. So that timeline is very specific from a HUD perspective, but we're in line to meet that.

County Executive Bertino-Tarrant said, so we need to have it on our County Board meeting in July.

Martha Sojka said, yup.

County Executive Bertino-Tarrant said, okay. So it's critical that we have a quorum for June?

Martha Sojka said, yes. Did you hear that everyone? Please. And then we'll also be anticipating having the draft of our HOME ARP plan. So that's an additional \$4.6 million that will be coming through our division through the HOME program, but specifically to address homeless issues. So there's a lot of citizen participation requirements that HUD has put on in terms of how we solicit participation for that plan. And so we're currently doing that as one-on-one sessions/ listening sessions. So we'll have all of that documented in the plan and present that to you for our next meeting.

County Executive Bertino-Tarrant said, anything else?... All right. Any thing from the Board here?... We'll just need a motion to adjourn.

Board Member Mueller said, motion by Mueller.

Speaker Cowan said, seconded by Cowan.

County Executive Bertino-Tarrant said, all in favor?... Any opposed?... Thank you very much, everyone for your time. I appreciate it.



MEMO

WILL COUNTY ILLINOIS

LAND USE DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

MARTHA SOJKA
COMMUNITY DEVELOPMENT ADMINISTRATOR

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Land Use Department Building
58 E. Clinton Street, Suite 100
Joliet, IL 60432

TO: CDBG/HOME Advisory Board
FROM: Martha Sojka
DATE: May 26, 2022
RE: Update

HUD Funding Allocations

PY2022 funding allocations were released on May 16, 2022. The County's Community Development Block Grant (CDBG) allocation went down by \$122,354 and the Home Investment Partnerships Program (HOME) Consortium allocation went up by \$128,917. The County did not receive an Emergency Solutions Grant (ESG) allocation for the upcoming program year.

	PY2021	PY2022
CDBG	\$2,108,642	\$1,986,288
HOME	\$1,264,010	\$1,392,927
ESG	\$145,937	0

HUD HOME-ARP Allocation Plan

The HOME-ARP Allocation Plan describes how the participating jurisdiction intends to distribute its HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying populations.

On May 18, 2022, HUD issued new guidance and updated the HOME Investment Partnerships American Rescue Plan (HOME-ARP) Allocation Plan Template. The updated template does not impose any new requirements but does provide additional guidance. To ensure that all required elements in **Notice CPD-21-10** are addressed, staff needs additional time to review the new guidance as we draft the Allocation Plan

HOME-ARP Allocation Plans must be submitted as a substantial to amendment to the FY 2021 annual action plan in the HUD eCon Planning Suite system for review by the local HUD CPD Field Office. Staff anticipates having a draft to share at the December meeting.

Staff Funding Recommendations

Staff funding recommendations are made based on available funds, eligibility, application composite scores and meeting Consolidated Plan goals and priorities. Please see attached funding tables and the notes below.

CDBG

Upon review of all project payouts to date, the Fairmont Water and Sewer transfer project does not need additional funds at this time. Land Use funds were used to fund portions of the project including costs that would not have been eligible under CDBG. The remaining balance will be covered by unspent CDBG funds and the anticipated \$500,000 appropriations award through Department of Commerce and Economic Opportunity (DCEO). The \$700,000 was removed from consideration.

Homer Township revised their application to phase improvements, with the first request being \$508,104 for roofing, gutters and skylight repair.

More information is needed from both Plainfield Township Community Center and Forest Park Community Center regarding the repairs and the beneficiaries. Staff is recommending conditional funding to allow time to work with the applicants to determine if projects are eligible.

CDBG Public Service applications were scored and staff is recommending funding to those that ranked top 4.

HOME

In reviewing status of HOME activities and spending thresholds, staff is reallocating 2 prior-year funded activities, Stepping Stones development of an 8-unit apartment building (\$900,000) and a non-performing Tenant Based Rental Assistance Program (\$200,000).

The Stepping Stones project has not made any progress since funds were set aside in PY2019 and still need zoning entitlements. Additionally, the project was recently awarded \$2 million through Congressman Fosters Office and would have to demonstrate need for HOME funds. The project is a priority project and if the project progresses and there is a gap in funding, the applicant is encouraged to reapply next year.

Because Tenant Based Rental Assistance remains a need in the community, staff is recommending another program with Will County Center for Community Concerns to serve the general population, including referrals from the State's Attorney Problem Solving Courts.

With the reallocation of funds, staff is also recommending a new program to assist with providing security deposits to housing choice voucher holders. The Housing Authority of Joliet administers 1,845 Housing Choice Vouchers (HCV). The HCV Program is designed to assist low

and very low- income families, elderly persons, and those with disabilities to access housing within the private market via rental assistance vouchers. These vouchers can be used to deconcentrate poverty as they allow voucher holders the freedom to move to market-rate housing where they may have increased choice and access to amenities, social services, and jobs.

The market-rate rental housing supply, however, is extremely low and demand is high causing Housing Choice Voucher holders to be priced out of the market if they don't have access to security deposit funds. The Housing Authority is unable to provide security deposit assistance with their funds and other service providers do not assist HCV clients. Funding a security deposit program specifically for this population will address a current barrier to housing and will help leverage HCV dollars in creating a pathway for tenants. The funds would go through the Housing Authority and 100% of the funds would directly benefit the tenants.

ESG

The County will not receive an ESG allocation for PY2022. Rental assistance is an eligible activity under HOME. Staff is recommending funding Trinity Services ESG request for rapid rehousing funds under the HOME TBRA Program.

Citizen Participation Plan

We received the following guidance regarding our Citizen Participation Plan.

- The County Board is meeting in person, therefore, all meetings of the Advisory Board should be in person, including any Special Meeting that is called outside of the 4 meetings identified in the Advisory Board Bylaws.
- As a public body, no electronic voting is permissible.

CDBG Program									
Source of Funding	AP-15 Funding	Con Plan Goal Number	Goal Name & Color	AP-20 Funding	Project Number Sort (AP35 Screen)	AP-35 Projects	AP-35 Funding Screen	Beneficiaries	
1 Annual Allocation	\$1,986,288.00	1	Improve Condition of Housing Stock	\$678,104.00	1	Owner Occupied Rehab & Repair- Bolingbrook and Will County	\$ 170,000.00	40	
2 Program Income	\$25,000.00	2	Create Affordable Housing	\$50,000.00	2	Homer Township Senior housing rehab	\$ 508,104.00	30	
3 Prior Year Resources	\$135,000.00	3	Increase Homeownership	\$161,000.00	3	Housing Service TBRA - all	\$ 50,000.00	14	
		4	Reduce Homelessness	\$225,000	4	Housing Counseling HOME DPA	\$ 125,000.00	50	
		5	Eliminate Blighting Conditions		5	Housing Counseling - Bolingbrook	\$ 36,000.00	70	
		6	Increase Economic Opportunities	\$75,000.00	6	Housing Services TBRA - CoC	\$ 100,000.00	29	
		7	Improve Neighborhood Infrastructure & Facilities	\$419,926.40	7	Homeless Prevention- Catholic Charities	\$ 45,000.00	260	
		8	Improve Public Services	\$140,000.00	8	Homeless services WCCCC	\$ 40,000.00	50	
		9	Planning/Admin	\$397,257.60	9	Homeless Medical Care WGMC	\$ 40,000.00	75	
		10	Advance Fair Housing		10	Microenterprise Program - County	\$ 75,000.00	10	
					18	IEPA Loan Repayment	\$ 115,000.00	500	
					19	Infrastructure Improvements - Bolingbrook	\$ 219,368.80	150	
					20	Conditional projects (Plainfield Twsp & Forest Park)	\$ 85,557.60		
					21	Food supplements to pantry partners	\$ 45,000.00	31000	
					22	Food bank logistics support	\$ 45,000.00	25000	
					23	Food pantry operations	\$ 50,000.00	1600	
					24	CDBG and HOME admin	\$ 397,257.60		
Total	\$2,146,288.00			\$2,146,288.00		Total	\$2,146,288.00		\$0.00

PY2022 HOME Consortium Staff Recommendations

	HOME CONSORTIUM	Applicant	Project	Amount Requested	City of Joliet	Will County
PY2022 Allocation	\$ 1,392,927.00				\$ 501,453.72	\$ 752,180.58
<i>10% admin</i>	<i>\$ 139,292.70</i>					
<i>15% CHDO minimum</i>	<i>\$ 188,045.15</i>					
	\$ 1,253,634.30					
PY 19-21 Reallocation		Stepping Stones & Set Aside	8 unit rental & TBRA with SAO		\$ 650,000.00	\$ 450,000.00
		Consortium Set Aside	Downpayment Assistance		\$ 326,453.72	\$ 217,180.58
		Consortium Set Aside	Security Deposit Assistance			\$ 275,000.00
		Habitat for Humanity CHDO	New Construction Elwood 2-unit	\$ 350,000.00		\$ 350,000.00
		Habitat for Humanity	New Construction Elwood SF	\$ 175,000.00		
		Habitat for Humanity	New Construction 3 units Joliet	\$ 525,000.00	\$ 525,000.00	
		Habitat for Humanity CHDO	CHDO Operating Expenses	\$ 100,000.00		\$ 60,000.00
		Trinity Services	TBRA - CoC	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00
		WC Center for Com Concerns	TBRA - CoC	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00
		WC Center for Com Concerns	TBRA - regular	\$ 200,000.00	\$ 100,000.00	\$ 100,000.00
Balance					\$ -	\$ -

HOME Program								
Source of Funding	AP-15 Funding	Goal Number	Goal Name & Color	AP-20 Funding	Project Number Sort (AP35 Screen)	AP-35 Projects	AP-35 Funding	Beneficiaries
1 Annual Allocation - HOM	\$1,392,927.00	1	Improve Condition of Housing Stock		25	HOME Consortium down payment assistance	\$543,634.30	35
2 Program Income	\$0.00	2	Create Affordable Housing	\$1,410,000.00	26	Habitat CHDO Operations	\$60,000.00	
3 Prior Year Resources	\$1,100,000.00	3	Increase Homeownership	\$543,634.30	27	CHDO Habitat New Development - Elwood	\$350,000.00	2
		4	Reduce Homelessness	\$400,000.00	28	Habitat New Development - City of Joliet	\$525,000.00	3
		9	Planning/Admin	\$139,292.70	29	Tenant Based Rental Assistance, all - WCCCC	\$200,000.00	14
					30	Tenant Based Security Deposit Assistance - HAJ	\$275,000.00	125
					31	Tenant Based Rental Assistance, CoC - WCCCC	\$200,000.00	8
					32	Tenant Based Rental Assistance, CoC - Trinity Services	\$200,000.00	14
					33	CDBG and HOME admin	\$139,292.70	
Total	\$2,492,927.00			Total \$2,492,927.00			Total \$2,492,927.00	

Will County Illinois
Annual Action Plan
For Program Year 2022
For the Will County CDBG Urban County
and the Joliet/Will County HOME
Consortium

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	3
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)	5
AP-35 Projects - 91.420, 91.220(d)	9
AP-50 Geographic Distribution - 91.420, 91.220(f)	22
AP-55 Affordable Housing - 91.420, 91.220(g)	23
AP-60 Public Housing - 91.420, 91.220(h)	24
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)	25
AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)	27
AP-85 Other Actions - 91.420, 91.220(k)	28
AP-90 Community Development Block Grant Program - CFR 91.220(l)(1)	30
AP 90 HOME Investment Partnership Program (HOME) - 24 CFR 91.220(l)(2)	31
AP 90 Emergency Solutions Grant (ESG) Reference 91.220(l)(4)	32

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME). The County did not receive an allocation of ESG this program year. Applications that were submitted for ESG, cannot be funded.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) funds received by the City can be used for a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and improved community facilities and services, provided that the activities primarily benefit low- and moderate-income residents. Some examples of how the CDBG funds can be used include:

- housing rehabilitation for income-eligible homeowners,
- down payment assistance for homebuyers,
- social service programs for youth and seniors,
- clearance and demolition of blighted structures, and
- street improvements in income-eligible areas.

Section 108 Loan Guarantee Funds (CDBG 108)

As a recipient of Community Development Block Grant (CDBG) funding, the County is eligible to participate in the Section 108 Loan Guarantee program administered by the U.S. Department of Housing and Urban Development (HUD). Under this program, the County is able to leverage up to five times its annual CDBG allocation for large community development investments.

HOME Investment Partnerships Program (HOME)

The HOME Investment Partnerships Program (HOME) funds received by the County must be used for affordable housing projects. Beneficiaries of HOME-funded projects must earn less than eighty percent of the area median income. Eligible types of activities include:

- Development of new affordable housing,
- Down Payment assistance for income-eligible buyers,
- Acquisition/Rehabilitation/Resale of owner housing (i.e. flipping),
- Rehabilitation of existing affordable owner-occupied or rental housing, and
- Tenant-based rental assistance.

Anticipated Resources

Program	Expected Amount Available Year 2			Total:	Years 4-5
	Allocation	Program Income	Prior Year Resources:		
CDBG (Federal)	\$1,986,288	\$25,000	\$135,000	\$2,146,288	\$3,972,576
HOME (Federal)	\$1,392,927	\$0	\$1,100,000	\$2,492,927	\$2,785,854

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The HOME Program regulations require a 25% match. The County does not require match on a project by project basis, as some projects do not have the ability to produce 25% match. Other projects are able to provide more than 25% match, often through donated land and/or materials. By balancing projects that can provide match with those that cannot, the overall match requirement is monitored and met.

Additional funding (leveraging) is supplied by Low Income Housing Tax Credits, private funding, and a number of other funding sources, including the State of Illinois Strong Communities Program to assist in clearance and removal of blighting conditions.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County is exploring the ability to acquire property through the trustee’s tax sale for community development purposes.

AP-21 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#	Goal Name	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Condition of Housing Stock	Bolingbrook Homer Twsp Will County	Affordable Housing	CDBG: \$678,104	40 Owner Units Rehabilitated 30 Rental units rehabilitated
2	Create Affordable Housing	Joliet Elwood Countywide	Affordable Housing	HOME: \$1,410,000 CDBG:\$50,000	125 affordable rentals secured 14 TBRA units/housing services 5 Owner Units Constructed
3	Increase Homeownership	Bolingbrook Countywide	Affordable Housing	CDBG: \$161,000 HOME: \$543,634.30	70 housing counseling 50 pre-purchase counseling 35 DPA
4	Reduce Homelessness	Countywide	Homelessness	CDBG: \$225,000 HOME: \$200,000	260 Homeless Prevention 75 Homeless Medical services 29 TBRA household subsidies 50 Homeless Services
5	Eliminate Blighted Conditions		Community Development		No Action in Program Year
6	Increase Economic Opportunities	Countywide	Economic Development	CDBG: \$75,000	10 micro enterprises
7	Improve Neighborhood Infrastructure and Facilities	Ridgewood Bolingbrook Plainfield Twsp Joliet Twsp	Suitable Environment	CDBG: \$334,369 CDBG PF: \$85,557.60	650 persons served, 2 Infrastructure improvements 2 public facilities, TBD served
8	Improve Public Services	Countywide Preston Heights	Suitable Environment	CDBG: \$140,000	TBD Persons served
9	Planning, Administration, and Capacity Building		All	CDBG: \$397,257.60 HOME: \$139,292.70	Other: 1 Other
10	Advance Fair Housing and Equal Opportunity		All		No Action in Program Year

1. Improve Condition of Housing Stock

The County will use available federal resources to support the improvement of existing housing stock. This may include comprehensive rehabilitation programs or programs targeted to address a specific issue or clientele. This includes but is not limited to emergency repair programs, minor repair, and accessibility improvements for seniors and disabled populations.

PY2022 Projects serving this goal:

Owner Occupied Rehab & Repair- Bolingbrook and Will County	\$ 170,000.00
Homer Township Senior housing rehab	\$ 508,104.00

2. Create New Affordable Housing

The County will use available federal resources to subsidize the development of new affordable housing units. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer. The County will also provide support to tenant-based rental assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.

PY2022 Projects serving this goal:

Housing Service TBRA - all	\$ 50,000.00
Habitat CHDO Operations	\$ 60,000.00
CHDO Habitat New Development - Elwood	\$ 350,000.00
Habitat New Development - City of Joliet	\$ 525,000.00
Tenant Based Rental Assistance, all - WCCCC	\$ 200,000.00
Tenant Based Security Deposit Assistance - HAJ	\$ 275,000.00

3. Increase Homeownership

Homeownership is a traditional path for households to build equity and wealth and to invest in their community. The County will use available federal resources to provide down payment and closing cost assistance to income-eligible homebuyers. The County will also support counseling and educational programs to help low- and moderate-income households navigate the homebuying process and prevent foreclosure.

PY2022 Projects serving this goal:

Housing Counseling HOME DPA	\$ 125,000.00
Housing Counseling - Bolingbrook	\$ 36,000.00
HOME Consortium down payment assistance	\$ 543,634.30

4. Reduce Homelessness

The County will use available federal resources to reduce the levels of homelessness in the community through prevention, re-housing, and support of existing emergency and transitional housing resources. The County will coordinate closely with the Continuum of Care, its member agencies, and other community stakeholders to prevent homelessness when possible and to reduce its impact on families and households when it does occur.

PY2022 Projects serving this goal:

Housing Services TBRA - CoC	\$ 100,000.00
Homeless Prevention- Catholic Charities	\$ 45,000.00
Homeless services WCCCC	\$ 40,000.00
Homeless Medical Care WGMC	\$ 40,000.00
Tenant Based Rental Assistance, CoC - WCCCC	\$ 200,000.00
Tenant Based Rental Assistance, CoC - Trinity Services	\$ 200,000.00

5. Eliminate Blighted Conditions

The County will use available federal resources to demolish and clear blighted structures to eliminate factors that contribute to neighborhood decline and make private investment and redevelopment more feasible. No FY2022 Projects will serve this goal. However, the County applied for and received a grant from the Illinois Housing Development Authority for this purpose through the Strong Communities Program and will continue to work with Code Enforcement demolition of abandoned blighted properties.

6. Increase Economic Opportunities

The County will use available resources to programs and projects that create economic opportunity and access to suitable living environments. Funds will be used to help local businesses or micro enterprises. Potential projects and programs include small business assistance programs, microenterprise programs, job training, and other supportive services to assist low- and moderate-income households.

Microenterprise Program - County	\$ 75,000.00
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7. Improve Neighborhood Infrastructure and Facilities

The County will use available federal resources to subsidize the rehabilitation or development of neighborhood facilities and infrastructure in order to improve the sustainability of older, low- and moderate-income neighborhoods. Potential projects include streets, sidewalks, flood drainage, water lines, and sanitary sewer improvements. The County will also invest in neighborhood facilities that provide access to crucial services for residents.

PY2022 Projects serving this goal:

IEPA Loan Repayment	\$ 115,000.00
Infrastructure Improvements - Bolingbrook	\$ 219,368.80
Conditional projects (Plainfield Twsp & Forest Park)	\$ 85,557.60

8. Improve Public Services

The County will use available federal resources to increase access and availability of crucial social services to low- and moderate-income persons. Eligible public services include those targeted to specific populations, such as homeless, at-risk youth, young families (childcare), seniors, and the disabled. They also include programs aimed at increasing access to economic opportunity, such as job training and supportive services, and improving community health, such as programs that increase access to health care, mental health, and healthy food.

PY2022 Projects serving this goal:

Food supplements to pantry partners	\$ 45,000.00
Food bank logistics support	\$ 45,000.00
Food pantry operations	\$ 50,000.00

9. Planning, Administration, and Capacity Building

The County will use available federal funds to comply with the planning, administrative, and reporting requirements associated with the HUD grants. This goal includes actions to affirmatively further fair housing, conduct neighborhood planning efforts, and increase capacity of local stakeholders through technical assistance. A portion of funds may be granted to non-profit housing developers actively working on development projects to cover a portion of their operating costs.

PY2022 Projects serving this goal:

CDBG admin	\$ 397,257.60
HOME admin	\$ 139,292.70

AP-35 Projects - 91.420, 91.220(d)

Project Name	Owner Occupied Rehab & Repair Bolingbrook & Will County
Target Area	Bolingbrook & Will County
Goals Supported	Improve Condition of Housing Stock
Needs Addressed	Affordable Housing
Funding	CDBG: \$170,000
Description	This program provides financial assistance to low/mod senior residents for emergency home repairs. Eligible repairs must correct items that present an immediate threat to the health, safety, and quality of life of the tenant, including HVAC and plumbing repairs. The program will be administered by Senior Services of Will County.
Target Date	September 30, 2022
Goal	40 households
Location Description	Bolingbrook & Will County
Planned Activities Eligibility	Eligibility: 14A single unit rehabilitation National Objective: Low Mod Housing (LMH) national objective

Project Name	Homer Township Subsidized Senior Housing rehab
Target Area	Bolingbrook and Will County
Goals Supported	Improve condition of housing stock
Needs Addressed	Affordable Housing
Funding	CDBG: \$508,104
Description	Funds will be used for roofing, gutters, and skylights repairs
Target Date	September 30, 2023
Goal	30 households
Location Description	Founders Crossing Community- south of 143 rd St. West of Bell Rd
Planned Activities Eligibility	14D Rehabilitation: Other Publicly Owned Residential Buildings 24 CFR 570.202(a)(2) or 42 USC 5305(a)(4) National Objective: Low Mod Housing (LMH) national objective

Project Name	Habitat for Humanity Development
Target Area	Elwood, IHDA Opportunity area
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$350,000
Description	Funds will be used for development subsidies in the construction of 1 affordable duplex (2 units) in the Village of Elwood to sell to low to moderate-income families.
Target Date	September 30, 2023
Goal	2 Homebuyer units (1 Duplex)
Location Description	Elwood, IL
Planned Activities Eligibility	HOME Acquisition and New Construction 24 CFR 92.300

Project Name	Habitat for Humanity Development
Target Area	Joliet
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$525,000
Description	Funds will be used for development subsidies in the construction of 3 affordable units in the City of Joliet to sell to low to moderate-income families.
Target Date	September 30, 2023
Goal	3 Homebuyer units
Location Description	City of Joliet
Planned Activities Eligibility	HOME Acquisition and New Construction 24 CFR 92.300

Project Name	Habitat for Humanity – Operations
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$60,000
Description	Habitat for Humanity will receive an operational subsidy to help their organization build capacity to provide additional affordable housing throughout the County.
Target Date	September 30, 2023
Goal	Not applicable for operational subsidy.
Location Description	Not applicable
Planned Activities Eligibility	HOME – CHDO Operations 24 CFR 92.208

Project Name	Tenant-Based Security Deposit Program
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$275,000
Description	Housing Authority of Joliet will use the HOME funding to provide security deposit assistance to Housing Choice Voucher clients
Target Date	September 30, 2023
Goal	125 households.
Location Description	Assistance available through the Housing Authority if Joliet and funds can be used throughout Will County
Planned Activities Eligibility	HOME Security Deposit only program 24 CFR 92.209(a)

Project Name	Tenant-Based Rental Assistance
Target Area	None
Goals Supported	Create New Affordable Housing
Needs Addressed	Affordable Housing
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Will County Center for Community Concerns (WCCCC) will use the HOME funding to administer a tenant-based rental assistance program that serves homeless and at-risk households. The program will provide rental subsidies while the participants receive supportive services including case management, housing location, life skills, education, and advocacy. Participants are responsible for paying 30% of income toward rent. CDBG funds will be used to support clients within tenant-based rental assistance programs throughout the county.
Target Date	September 30, 2024
Goal	14 households.
Location Description	Not applicable. To apply for assistance, contact WCCCC at (815) 722-0722. 2455 Glenwood Ave, Joliet, IL 60435
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Low Mod Housing

Project Name	Housing Counseling – Community Service Council - Bolingbrook
Target Area	Bolingbrook
Goals Supported	Increase homeownership
Needs Addressed	Affordable Housing
Funding	CDBG: \$36,000
Description	Funds will be used to provide housing counseling to households facing foreclosure and those looking to purchase a home. Comprehensive counseling educates new homebuyers on the process and leads to responsible homeownership and more stable neighborhoods.
Target Date	September 30, 2023
Goal	70 Households
Location Description	Services available to persons throughout Will County at CSC, located at: 440 Quadrangle Drive, Suite C Bolingbrook IL 60440 Phone: 815-886-5000
Planned Activities Eligibility	Eligibility: 05U CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	HOME Consortium Down Payment Assistance
Target Area	None
Goals Supported	Increase Homeownership
Needs Addressed	Affordable Housing
Funding	HOME: \$543,634.30
Description	Funds will be made available to qualifying low and moderate-income homebuyers for the purchase of an affordable housing unit.
Target Date	September 30, 2023
Goal	35 Homebuyers
Location Description	Countywide
Planned Activities Eligibility	Eligibility: HOME Down payment assistance 24 CFR 92.254(f)

Project Name	Housing Counseling – HOME DPA
Target Area	Bolingbrook
Goals Supported	Increase homeownership
Needs Addressed	Affordable Housing
Funding	CDBG: \$125,000
Description	<p>Funds will be used to provide housing counseling to households looking to purchase a home utilizing Downpayment assistance through the HOME DPA Program. Comprehensive counseling is required as part of the HOME DPA Program and must be done by HUD certified counselors. Housing Counseling educates new homebuyers on the process and leads to responsible homeownership and more stable neighborhoods.</p> <p>Will County Center for Community Concerns - \$75,000 Community Service Council - \$50,000</p>
Target Date	September 30, 2023
Goal	50 Households
Location Description	<p>Services available to persons throughout Will County at CSC, located at:</p> <p>440 Quadrangle Drive, Suite C Bolingbrook IL 60440 Phone: 815-886-5000</p> <p>Will County Center for Community Concerns 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722</p>
Planned Activities Eligibility	Eligibility: 14K CDBG Housing Counseling for HOME DPA 24 CFR 92.254(a)(3)

Project Name	Homeless Prevention – Catholic Charities
Target Area	Bolingbrook & University Park
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$45,000
Description	Funds will be used to support a Catholic Charities program that provides access to case management, emergency services and homeless prevention assistance for low-income individuals and families living in underserved areas of Will County. The Homeless Prevention and Emergency Services Outreach Program will provide basic needs support such as food, clothing, transportation, and prescription assistance. To ensure housing stability, the program will also assist clients with rent, mortgage, and utility arrearages, as well as security deposits. Clients may also obtain referrals for linkage to other essential services.
Target Date	September 30, 2023
Goal	260 Households
Location Description	Services available to persons throughout Will County. Catholic Charities will provide services at three locations: University Park Town Center 44 Towncenter Drive University Park, IL 60484 Bolingbrook – Wood View Elementary School 197 Winston Dr, Bolingbrook, IL 60440 Bolingbrook – Community Service Council 440 Quadrangle Drive, Suite C, Bolingbrook IL 60440
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

Project Name	Homeless Services – WCCCC
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$40,000
Description	Funds will be provided to the Will County Center for Community Concern (WCCCC) to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing.
Target Date	September 30, 2023
Goal	50 households
Location Description	Countywide. Services administered by WCCC at: 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Homeless Medical Care – Will Grundy Medical Clinic
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	CDBG: \$40,000
Description	Funds will be provided to the Will Grundy to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing.
Target Date	September 30, 2022
Goal	75 households
Location Description	Countywide. Services administered by WGMC
Planned Activities Eligibility	Eligibility: 03T CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Tenant Based Rental Assistance – WCCCC
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Funds will be provided to the Will County Center for Community Concern (WCCCC) to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing in coordination with the Continuum of Care
Target Date	September 30, 2024
Goal	14 households
Location Description	Countywide. Services administered by WCCC at: 2455 Glenwood Ave, Joliet, IL 60435 Phone: (815) 722-0722
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Tenant Based Rental Assistance – Trinity Services
Target Area	None
Goals Supported	Reduce Homelessness
Needs Addressed	Homelessness
Funding	HOME: \$200,000 CDBG: \$50,000
Description	Funds will be provided to the Trinity Services to provide case management services to homeless persons with the goal of placing the household in permanent and stable housing in coordination with the Continuum of Care
Target Date	September 30, 2024
Goal	15 households
Location Description	Countywide. Services administered by Trinity Services at: 301 Veterans Parkway

	New Lenox, IL 60451 815-485-6197
Planned Activities Eligibility	HOME Tenant-Based Rental Assistance (TBRA) 24 CFR 92.209 Eligibility: 14J CDBG Housing Services National Objective: Limited Clientele (LMC) presumed benefit

Project Name	Micro enterprise Assistance Program
Target Area	
Goals Supported	Increase Economic Opportunities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$75,000
Description	Microenterprises, small businesses with five or fewer employees, based in Will County can apply for Micro-Enterprise (CDBG-ME) funding to assist in meeting the operational needs of the business. Eligible businesses/entrepreneurs include those that are part of Will County Food Sector.
Target Date	September 30, 2023
Goal	10 micro-enterprises
Location Description	County
Planned Activities Eligibility	18C: Economic Development: Microenterprise Assistance 24 CFR 570.201(o) or 42 USC 5305(a)(22) + 24 CFR 570.482(c)

Project Name	Neighborhood Infrastructure and Facilities - IEPA Loan
Target Area	Ridgewood
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$115,000
Description	Payment of debt service on IEPA loan to make improvements to Ridgewood water and sewer infrastructure.
Target Date	September 30, 2023
Goal	500 persons
Location Description	Ridgewood
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Neighborhood Infrastructure – Bolingbrook
Target Area	CDBG eligible areas in Bolingbrook
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$219,368.80
Description	The Village will use CDBG to support infrastructure projects in low- and moderate-income neighborhoods, such as street improvements and streetscaping, and sidewalks.
Target Date	September 30, 2023
Goal	150 persons in service area
Location Description	To be determined
Planned Activities Eligibility	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1)

Project Name	Community Public Facilities
Target Area	
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$30,000
Description	Funds are conditional on determining project costs and determination of beneficiaries Forest Park Community Center - \$30,000
Target Date	September 30, 2023
Goal	Beneficiaries to be determined
Location Description	Joliet Township
Planned Activities Eligibility	03E Neighborhood Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2)

Project Name	Community Public Facilities
Target Area	
Goals Supported	Improve Neighborhood Infrastructure and Facilities
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$55,557.60
Description	Funds are conditional on determining project costs and beneficiaries Plainfield Township Community Center - \$55,557.60
Target Date	September 30, 2023
Goal	Beneficiaries to be determined
Location Description	Plainfield Township
Planned Activities Eligibility	03E Neighborhood Facilities 24 CFR 570.201(c) or 42 USC 5305(a)(2)

Project Name	Northern Illinois Food Bank
Target Area	
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$45,000
Description	To purchase food items in high demand but not commonly donated, that will provide access to at least 50,000 meals. will also donate food to Daybreak and MorningStar
Target Date	September 30, 2023
Goal	31,000 persons/month
Location Description	Countywide / Will County partner pantries
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	Illinois Partners in Hope
Target Area	
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$45,000
Description	Hybrid food bank providing food to 25,000+- people per month at no cost to partner pantries. Assist with distribution staff and cost of food/logistics
Target Date	September 30, 2023
Goal	25,000/month
Location Description	Countywide-serve pantry clients & mass food distributions throughout Will County
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	National Hookup of Black Women Food Pantry
Target Area	Preston Heights / Sugar Run Creek Plan
Goals Supported	Improve Public Services
Needs Addressed	Non-housing Community Development
Funding	CDBG: \$85,557.60
Description	Staffing for food pantry operations, home delivery services, maintenance, and expansion of existing community garden & orchard.
Target Date	September 30, 2023
Goal	Currently serving 300-400 weekly-25% increase in individuals served (88) and 120 additional home deliveries and walk-in clients.
Location Description	1705 S. Richards Street, Joliet
Planned Activities Eligibility	05W Food Banks 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)

Project Name	CDBG and HOME Administration
Target Area	None
Goals Supported	All
Needs Addressed	Planning and Capacity Building
Funding	CDBG: \$397,257.60 HOME: \$139,292.70
Description	Funds will be used to support the County's planning, administration, and oversight of federally funded projects.
Target Date	September 30, 2023
Goal	Not applicable
Location Description	Not applicable
Planned Activities Eligibility	Planning and Administration General Program Administration 24 CFR 570.206 or 24 CFR 570.489(a)(3)

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Will County is an Urban County that serves a large unincorporated area and participating communities. Participating communities are encouraged to submit applications that address the priorities and strategies contained in the current Five-Year Consolidated Plan. The CDBG Advisory Board and county staff reviews each application, receives public comment on the application and staff recommendations, and makes recommendations to the County Board. The geographic distribution of funds will partly be based on the level of interest and quality of applications received by the participating communities and target areas. For all investments, the County will consider how the project will serve to either concentrate or deconcentrate the levels of poverty within the project's area.

For the third year of this Consolidated Plan cycle, the County will provide an allocation of Bolingbrook per the joint agreement. For HOME funds, the City of Joliet will receive a portion of funds based on the existing HOME Consortium agreement. The City and the County will also jointly fund a downpayment assistance program. The remaining funds will be distributed based more on alignment with the priority needs and perceived outcomes than geographic location. For the remaining 2 years of the Consolidated Plan, the County will explore the identification of additional target areas in order to leverage and better coordinate other available resources and initiatives occurring in specific neighborhoods.

Obstacles to addressing underserved needs continues to be a lack of affordable housing options throughout Will County.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Under the CDBG program, investments that benefit specific areas are limited to those where at least 51% of the residents are considered to be low- and moderate-income (LMI) that have incomes less than 80% of the area median income. Will County qualifies as an “exception community” which means funds can be invested in areas with a concentration of LMI residents relative to the community as a whole. For the 2022 program year, the County can invest CDBG funds in an area where the LMI percentage is at least 45.51%.

The County’s CDBG allocation is in part based on a joint agreement with the Village of Bolingbrook. As part of this agreement, a percentage of the overall CDBG allocation will be used to meet the needs of Bolingbrook. Similarly, the County’s HOME allocation is based on a consortium agreement with the City of Joliet. While neither agreement calls for a specific percentage of funds to be used in Bolingbrook or Joliet, the County has estimated the amounts that will be allocated to these communities based on the needs and priorities documented in this plan. In this program year, the County proposes to make investments in the following areas:

- Village of Bolingbrook Owner Occupied Rehab & Repair
- Village of Bolingbrook Neighborhood Infrastructure
- Village of Bolingbrook Housing Counseling
- City of Joliet New Construction SF Development
- City of Joliet Downpayment Assistance
- Unincorporated – Preston Heights Neighborhood Infrastructure
- Unincorporated - Ridgewood Neighborhood Infrastructure

Geographic Distribution

Geographic Area	HOME	CDBG
Joliet	40%	0% ¹
Bolingbrook		18.5%
Ridgewood		5%
Preston Heights		2.5%
No geographic basis	60%	74%
	100%	100%

¹ Joliet receives its own CDBG allocation and therefore does not qualify for CDBG available through the County.

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Affordable housing goals include the development of new housing units and the preservation of affordable units including rehab. Rental housing units are in critical supply and the County has the highest eviction rate in the state of Illinois. The need for more rental units and more landlord engagement is high. The County will work with the CoC and Housing Authority on landlord engagement strategies.

Due to the low interest rates and high demand for housing, the County and City jointly funded a downpayment assistance program and intend on working with the Will County Thought Leadership group on program design to help reach populations that would benefit from assistance including renters, families in disinvested areas, and employers looking to provide housing stabilization for their employees through a possible match opportunity.

Year 3 Goals for the Number of Households to be Supported	
Homeless	29
Non-Homeless	124
Special-Needs	
Total	153

Table 1 - One Year Goals for Affordable Housing by Support Requirement

Year 3 Goals for the Number of Households Supported Through	
Rental Assistance	43
The Production of New Units	5
Rehab of Existing Units	40
Acquisition of Existing Units (DPA)	35
Total	123

Table 2 - One Year Goals for Affordable Housing by Support Type

Project	Funding	Population Served			Project Type				Total
		Homes	Non-Homes	Special Needs	Rental Assists	New Units	Rehab	Acquisition	
TBRA - WCCC	200,000		14		14				14
TBRA - WCCC	200,000	14			14				14
TBRA – Trinity Services	200,000	15			15				15
DPA – Consortium	\$397,257.6		35					35	35
Owner-Occupied Rehab	\$170,000		40				40		40
New Construction – Habitat	\$875,000		5			5			5
Senior Rental Rehab -	508,104		30						30
Total		29	124		43	5	40	35	

P-60 Public Housing - 91.420, 91.220(h)

Introduction

In 2019, HAJ submitted an annual and five-year plan that outlines its upcoming mission and goals. Some of the major goals of the five-year plan include:

- Expanding the supply of assisted housing
- Improving the quality of assisted housing
- Increasing assisted housing choices
- Improving community quality of life and economic viability
- Promoting self-sufficiency and assisting development of families and individuals
- Ensuring equal opportunity in housing for all Americans

Actions planned during the next year to address the needs of public housing.

The County will coordinate and work with the Housing Authority in regard to its current revitalization plans, including the redevelopment of the Fairview Homes property, the addition of new units within the Liberty Meadows development, and the revitalization of the Adlai Stevenson development.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The Housing Authority of Joliet holds regular meetings of its Resident Advisory Board. The board has members from each development. The authority has policies and procedures currently in place to encourage active participation from residents. Residents are invited to meet and greet, share their concerns and organize activities for their developments.

In regard to homeownership, the authority administers a self-sufficiency program. The County will coordinate and partner with the authority to market its programs when public housing residents or voucher holders are potential beneficiaries. The County and the Housing Authority participate in the Will County housing Development Thought Leadership Group to help coordinate and collaborate efforts pertaining to housing. Conversations about the Liberty Meadows development have started with regard to transitioning some renters to homeowners through the Liberty Meadows lease to own model. A Housing Authority representative was appointed to the Advisory Board to help provide input on project selections and opportunities to work together.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance .

Not applicable as the housing authority is not considered to be troubled.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The County is proposing to fund a number of activities that will serve homeless and/or non-homeless persons who require supportive services or housing. These include:

Homeless Programs and Projects

• Tenant-Based Rental Assistance- WCCCC	\$200,000
• Tenant-Based Rental Assistance-Trinity	\$200,000
• Housing Services – TBRA	\$100,000
• WCCC Homeless Services	\$40,000
• Catholic Charities Homeless Prevention	\$45,000
• Homeless Medical Care	\$40,000

In addition to directly funding projects, the County will continue to play a leadership role in the local continuum of care. The following information describes strategies that will be followed in the upcoming program year by the CoC and its participating members.

Outreach and Assessment

The Continuum of Care will emphasize a multi-site, “no wrong door” approach to ensure persons seeking assistance from any agency involved with the CoC is properly assessed and guided toward the right housing outcome. The access points for the system of care include:

- Catholic Charities-Diocese of Joliet
- Cornerstone Services
- Morningstar Mission
- Will County Center for Community Concern
- Will Grundy Medical Clinic
- other organizations that will be added later.

Coordinated Assessment will assist in determining eligibility for homeless and at-risk programs, the proper intervention best suited to the individual client, and the proper level of services needed to prevent or end homelessness for the individual/family. Those at-risk of homelessness who do not meet the eligibility requirements for homeless prevention are matched with other mainstream benefit programs. Those who are literally homeless that do not meet rapid re-housing prioritization scores or who require a higher level of support than that program will provide are referred to the same mainstream programs, transitional housing programs, or permanent supportive housing programs based on their individual needs and barriers to securing stable housing. ESG Homeless Prevention and Rapid Re-Housing providers develop a plan with each program participant on how they will retain permanent housing after the ESG assistance ends.

Emergency shelter and transitional housing needs

Most funding for shelters comes from state funds and is used to increase the quality of temporary shelters provided to homeless people by assisting with the operating costs of the shelters operated by the Catholic Charities-Diocese of Joliet and Guardian Angel Community Services. In this program year, a portion of the County's ESG funding will support the operation of the Daybreak shelter.

Operational costs include maintenance, rent, security, equipment, insurance, utilities, furnishings, and necessary supplies. Shelters are able to meet supportive service needs of clients through the provision of case management, childcare, education services, employment assistance and job training, life skills training, transportation, and services for special populations. Hotel and motel stays will be used to supplement shelter space given availability of funds and need.

Transitioning to Permanent Housing

Rehousing

Rapid Rehousing is a critical component of shortening the time of homelessness, moving households out of temporary shelters, and in some cases bypassing the shelter system entirely. The major components are: Housing Identification, Rent and Move-In Assistance, and Case Management and Services. The CoC estimates that approximately 250 persons exiting the shelter system could utilize rehousing.

Rehousing services are provided by Will County Center for Community Concerns, Catholic Charities-Diocese of Joliet, Guardian Angel Community Services, Trinity Services, and Aunt Martha's.

Homeless Prevention

This funding is allocated to Will County Center for Community Concerns and Catholic Charities Diocese of Joliet and the funded activities are designed to prevent an individual or family from moving into an emergency shelter or living in a public or private place not meant for human habitation. This is done through housing relocation and stabilization services (as provided through the Rapid Re-Housing component) and short-and/or medium-term rental assistance (as well as up to 3 months of arrears). Will County Homeless Prevention Funds are awarded to Will County Center for Community Concerns and are matched by CDBG public service funding and private funding acquired by WCCCC.

AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

Regulatory barriers to affordable housing are public processes and requirements that significantly impede the development of affordable housing without commensurate health or safety benefits. These barriers can increase development costs by as much as 35 percent. A number of causes, including infrastructure costs, local building practices, bureaucratic inertia, and property taxes contributed to this network of barriers. When partnered with the Not In My Back Yard (NIMBYism) opposition that often arises against the location of affordable housing units, new developments struggle to get past the initial feasibility stages.

As a whole, one of the barriers the County faces is a lack of a comprehensive approach to affordable housing. The County only has authority within unincorporated areas. Areas under the jurisdiction of villages and cities take different approaches to affordable housing and pursue strategies aligned with their specific needs without consideration of the needs of the larger region.

Program Year Goals

County staff will continue to participate in the Community Builders Network (formerly Will County Housing Thought Leadership Group). This group includes representation from local non-profits, affordable housing providers, lenders, and realtors.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Will County has developed the following actions which address obstacles to meeting underserved needs, foster affordable housing, reduce lead-based hazards, reduce the number of poverty families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

The County has identified a lack of capacity among affordable housing providers to meet the growing demand for affordable housing units within the County. To address this obstacle, the County will work to expand its own internal capacity to provide technical assistance to new and existing organizations.

In the coming program year, the County will require its funded subrecipients to use an equity lens to identify racial and ethnic groups that have underserved needs in the community. The county will also work with the MAPP Collaborative Access to Health committee which has identified areas with high health disparities. The County will also work with the Greater Joliet R3 (Restore, Reinvest, Renew) Collaborative working to address violence, youth development, economic development, civil aid and Reentry needs in designated impacted areas of the County (R3 zones)

Actions planned to foster and maintain affordable housing.

As described above, the County will continue to with Land Use Dept to formulate a comprehensive housing policy to encourage the development of affordable housing and to create a better balance of housing options that is able to serve the needs of its current and future residents. County staff will also continue to participate in the Community Builders Network. This group includes representation from local non-profits, affordable housing providers, lenders, and realtors. The County will also participate in the MAPP Collaborative Stabilizing the Built Environment committee.

Actions planned to reduce lead-based paint hazards.

All of the County's housing programs funded with HOME and CDBG comply with the lead paint requirements of 24 CFR Part 35. Most of the CDBG-funded housing activities require lead safe work practices. HOME-funded rehabilitation, based on the amount of rehabilitation required to bring the unit up to code, may require abatement.

As described above, three zip codes within the County have been identified as high-risk areas for lead paint. Owners of units where lead hazards are identified through the state program may need financial assistance to remediate the threat. The County will coordinate with the County Health Department and State in cases such as these.

Actions planned to reduce the number of poverty-level families

When feasible, the County will provide job training, employment, and contract opportunities for public housing residents and other low- and moderate-income residents in connection with construction projects funded under the Consolidated Plan. This provision helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. In this way, the County will comply with Section 3 of the Housing and Urban Development Act of 1968 and will develop a Section 3 Plan.

In regard to the use of CDBG funds to directly affect the number of poverty-level families, the County will provide assistance to non-profits that help poverty-stricken families gain self-sufficiency skills and programs to help families reduce their monthly housing and food costs. In the current program year, the following funded activities will help families achieve self-sufficiency:

- | | |
|--|-----------|
| • WCCCC Tenant-Based Rental Assistance | \$200,000 |
| • Microenterprise Program | \$75,000 |
| • Habitat New Construction | \$875,000 |
| • NHBW food pantry operations | \$50,000 |
| • NIFB Pantry Partners | \$45,000 |
| • IL Partners in Hope | \$45,000 |

Actions planned to develop institutional structure.

The County will work to expand its own internal capacity to provide technical assistance to new and existing organizations. The County will also work toward addressing the other gaps identified within its institutional structure, including:

- Increased capacity of existing and new affordable housing providers to better serve the unmet need across the county.
- Better collaboration between the Continuum of Care and the workforce training system to develop effective diversion strategies.
- Better collaboration between the Continuum of Care and the County Health Department/MAPP Collaborative to connect housing with health care.
- Better collaboration and outreach through school districts for families at risk of homelessness, potentially through District 204’s Youth Experiencing Success in School (YESS) program.
- Development of a land bank or vacant property registry or a capability similar to land banks to serve redevelopment of target areas.
- Better collaboration with community-based organizations working in high need areas, including CDBG target areas.
- Better collaboration with 12th circuit court to address high eviction rates

Actions planned to enhance coordination between public and private housing and social service agencies.

As described above, the County will continue to participate in the Community Builders Network, Will County Continuum of Care and the MAPP Collaborative. These umbrella groups are able to bring a large number of stakeholders together to coordinate their efforts and highlight success and best practices. The County will continue a close working relationship with its other partners as well, including the City of Joliet and the Housing Authority of Joliet .

AP-90 Community Development Block Grant Program - CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$25,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$25,000

Other CDBG Requirements

1. The amount of urgent need activities	\$0
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AP 90 HOME Investment Partnership Program (HOME) - 24 CFR 91.220(l)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows.

The County does not intend to invest HOME funds in a project beyond those identified in 92.205. Proposed use of funds include loans, forgivable loans, and grants for the purpose of housing development. For TBRA, funds will be paid directly to housing providers on behalf of TBRA beneficiaries.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County's Recapture Policy and Agreement are attached to this plan.

All housing acquired for owner occupancy with HOME assistance will be subject to affordability restrictions for the period of affordability required by HOME program regulations. When the owner receives a HOME-funded subsidy, either in the form of down payment assistance loan to acquire the property, or in the form of housing rehabilitation loan for existing homeowners, affordability will be ensured by a recapture provision in the Note and Second Mortgage, requiring repayment of the HOME down payment assistance upon default, sale of the property, or the owner moving from the property before the end of the affordability period. The note may provide for reduction of the amount repayable on a percentage basis, after each full year of occupancy, over a period no shorter than the affordability period. In case of foreclosure sale during the affordability period, the amount of HOME funds to be recaptured shall be the lesser of the funds due under the note or the amount actually available after foreclosure sale, if any.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b).

The County does not intend to use HOME funds to refinance existing debt during the program year.

AP 90 Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

The County did not receive an ESG allocation for Program Year 2023



MEMO

WILL COUNTY ILLINOIS

LAND USE DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

MARTHA SOJKA
COMMUNITY DEVELOPMENT ADMINISTRATOR

P. (815) 774-3364
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Land Use Department Building
58 E. Clinton Street, Suite 100
Joliet, IL 60432

TO: CDBG/HOME Advisory Board
FROM: Martha Sojka
DATE: May 26, 2022
RE: Linden/Lehman Water Sewer Project

Background:

- 2015-Ms. Perez, of 525 Linden, in unincorporated Joliet Township, reached out to Will County Community Development to see if there is funding for either a new well or to connect to the City of Joliet (COJ) because her well ran dry.
- After meeting with COJ, Ms. Perez is informed that to become a COJ customer, she must be annexed into the City. Ms. Perez, requests annexation to City of Joliet to get water and sewer service because her well is dry and that has rendered her home uninhabitable.
- **AUGUST 5, 2019 Public Service Committee Memo.** City did outreach to 22 neighboring properties to determine interest and one additional property (520 Bennett) replied with interest. COJ identified that the most efficient way to service both properties, and potentially other unincorporated and/or unserved properties in the area, would be a water main loop from the existing main at the intersection of Bennett & Strong, south to Linden, east to Lehman, north to Elmwood to connect to the existing main on Elmwood. This could provide access to approximately 20 additional unincorporated and incorporated properties without access to City water. The cost of the water main extension would be approximately \$300,000. A sewer extension to provide sewer access to those properties would be approximately \$200,000.
- **JULY 29, 2020 Public Service Committee Memo.** Cost to bring water and sewer service to the single property was estimated to be approximately \$130,000 and that was cost prohibitive to Ms. Perez.
- The City reached out asking for assistance from the County and staff put the request on the ARPA list for consideration.
- Ms. Perez reached out in May to staff to get an update on the project and the potential for assistance.

Staff Review:

Constraints

- This area was developed with approximately 22 homes, each residence having private well and septic, therefore it is not associated any sanitary districts or municipal water/sewer provider, therefore there is no one entity that oversees this area. These are 22 individual properties on private wells and septic systems.
- Anecdotal information provided by Ms. Perez indicate that several homes in this area have intermittent water service and issues with septic systems. Which can be supported by the age of the properties, age of wells and septic systems.
- Several of the homes in the area are rentals.
- Once the main improvements are made, the City would require properties to annex into the city to access the water and sewer.
- The cost for property owners to connect to the system is estimated to be: \$xx,xxx
- The cost to annex and connect may still be cost prohibitive for residents
- This area qualifies as a low mod area and is a census tract that is 83% low income

Proposal:

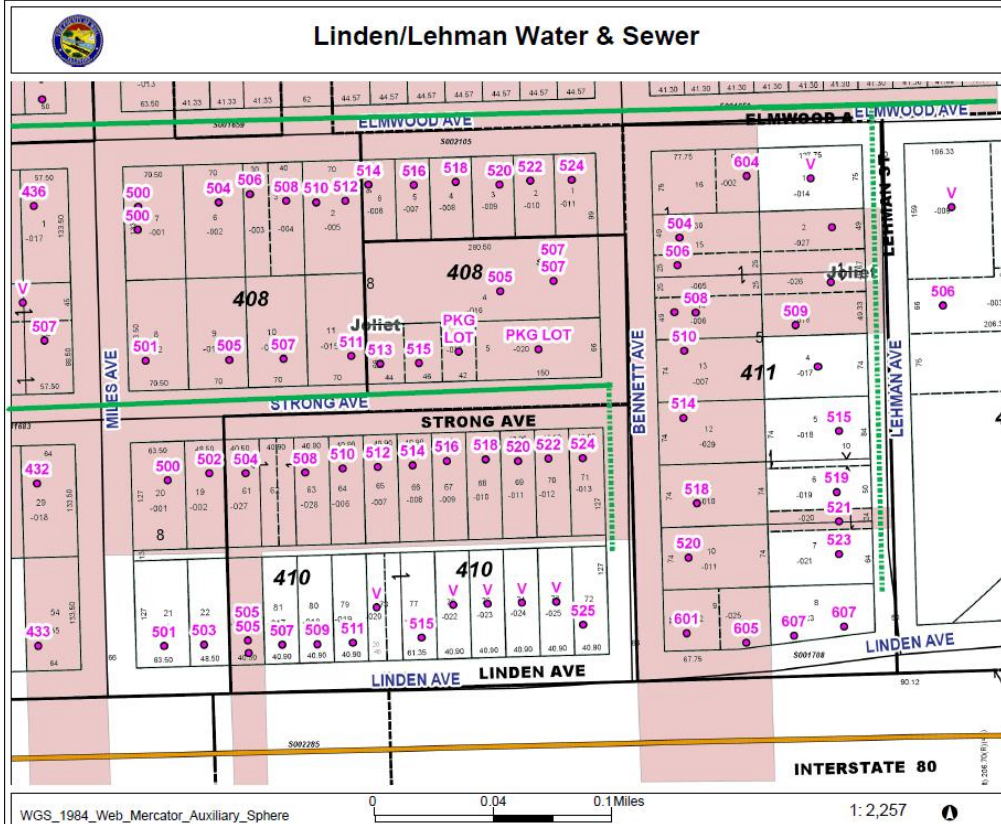
- This is a public health and safety need in a high need area. Fund the estimated \$500,000 water and sewer main improvements with PY2023 CDBG funds
- Set aside funds for need-based grants for unincorporated property owners to cover the connection costs. Funds would be issued as a no payment, no interest deferred loan for a certain period and recaptured at a prorated amount if the owner sells.

Benefit

- Provide access to clean water and sewer services
- Improve public health and safety in a high need area

Next Steps:

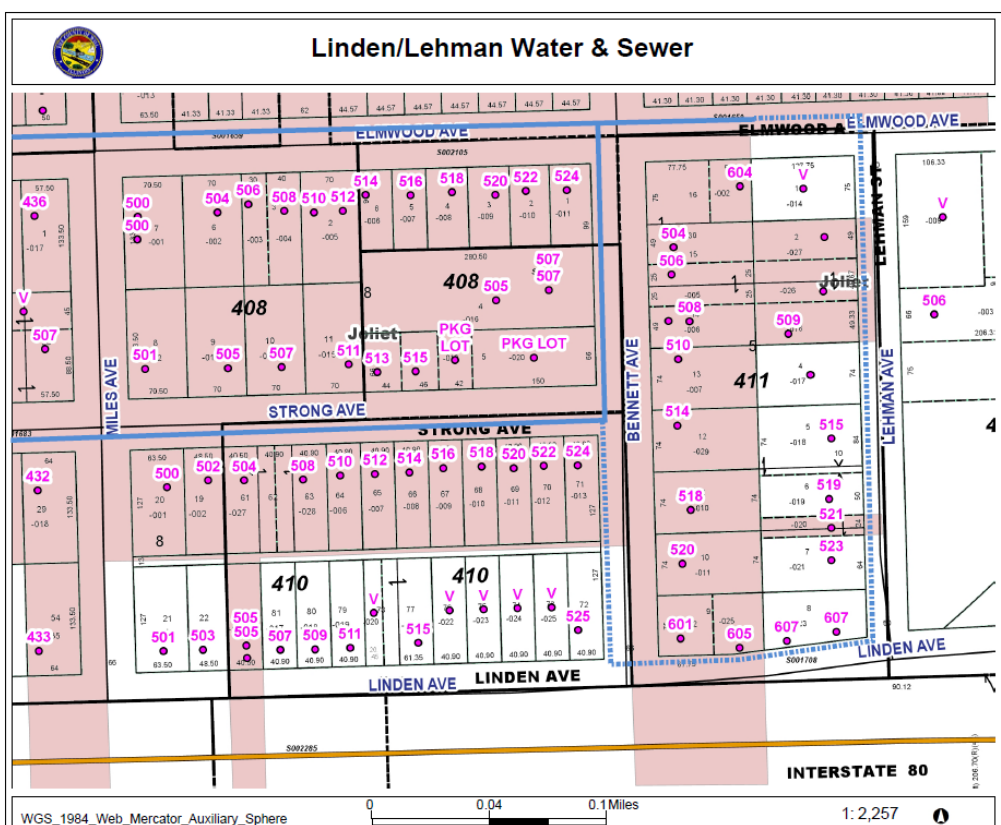
- Obtain support from the Advisory Board
- Verify if HUD waivers are needed
- Work with COJ on cost estimates for the concept plan
- Conduct community outreach; mail letters to residents within the proposed service area with the proposal to assess interest
- Draft IGA for CDBG request next year



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Surrounding Counties
- Townships
- Tax Map Lines
 - LOT_LIN
 - ROW_LIN
 - PARCEL_LIN
 - TWP_LIN
 - SECTION_LIN
 - QSECTION_LIN
 - ALLEY_LIN
 - ALLEY2_LIN
 - RAIL_LIN
 - INDIANBOUND_LIN
 - RIVER_LIN
 - STREAM_LIN
 - BLDG_LIN
 - LEASE_LIN
- Landhook DimLeaders
 - Dim Leader

Notes



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Surrounding Counties
- Townships
- Tax Map Lines
 - LOT_LIN
 - ROW_LIN
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Notes