

Will County CDBG/HOME Advisory Board

Meeting Date: February 25, 2025 at 2:00p.m.

302 N Chicago St, Joliet, IL 60432

Will County Board Room

AGENDA

Introduction

- | | |
|-------------------------------------------------------|--------------------------------------------|
| 1. Call meeting to order | Jennifer Bertino-Tarrant, County Executive |
| 2. Pledge of Allegiance | Jennifer Bertino-Tarrant, County Executive |
| 3. Advisory Board Roll Call | Kelly Scheuber, Admin Assistant, Land Use |
| 4. Motion to place Certificate of Publication on File | Jennifer Bertino-Tarrant, County Executive |

Old Business

1. Approval of Minutes from May 31, 2024 meeting

New Business

Open Public Hearing for Program Year 2023 accomplishments, draft 2025-2029 Consolidated Plan update and draft Program Year 2025 application cycle

Close Public Hearing

1. Staff Report
 - A. PY23 accomplishments
 - B. 2025-29 draft consolidated plan update & PY25 application cycle
5. HOME-ARP: Action Item – Recommend approval of the HOME-ARP project award
2. Project Updates
 - A. Action item – Recommend approval of a multi-year project County set-aside
3. Announcements
 - A. Community Development Week is celebrated April 21-25
 - B. April is Fair Housing Month
 - C. Next meeting is in May, date TBA
4. Motion to Adjourn

Public access viewing meeting link:

<https://willcountyillinois.webex.com/willcountyillinois/j.php?MTID=m55effd83d45dbff2cb2fd0f970ecf16f>

TO: CBDG/HOME Advisory Board
FROM: Martha Sojka
DATE: February 18, 2025
RE: CDBG/HOME Advisory Board Meeting

Minutes from May 31, 2024 meeting. (attached)

Public Hearing. The citizen participation plan for HUD funds requires that at least 2 public hearings are held during the year to encourage public input about the planning process and the development of Planning documents.

Program Year 2023 accomplishments summary.

The County HUD Program Year is October 1-September 30. Performance reports are due to HUD each Program Year. The Consolidated Annual Performance Evaluation Report (CAPER) was provided to the Advisory Board in December and submitted to HUD on December 29th. **Attached is a summary of accomplishments.**

HUD 5yr Consolidated Plan

We are currently developing our next 5yr Consolidated Plan (2025-2029). The final Consolidated Plan and associated Year 1 Action Plan will be due to HUD in August of 2025. **Attached is an update on the plan and preliminary priorities based on outreach conducted thus far.**

Program year 2025 application cycle timeline.

HUD has not released the allocation amounts for the upcoming Program Year. If they are not released by the time we do the application for funds announcement, we will include contingency language (as provided by HUD) in the plan to account for any changes in the overall levels. **Attached is a draft timeline.**

Low-Mod Census Tracts. Every year HUD updates census data to show which Census block groups have more than 51% of the population earning under the median income. Those areas are eligible for CDBG funding. The County also qualifies for “exception criteria”, which for this upcoming year, is 45.7%. Communities with projects that are in non-eligible areas, can still apply but would be required to do a local income survey of the area to determine eligibility. **Attached is a map of qualifying areas.**

Update on the HOME-ARP Plan

The County HOME-ARP Plan was approved in March 2023. Three entities submitted pre-applications (HOPE Bound, Finch Enterprise LLC., and Catholic Charities). Finch Enterprise has withdrawn their application and Catholic Charities is still in pre-development stage. Hope Bound is ready to move forward and meets the eligibility criteria.



MEMO

WILL COUNTY ILLINOIS

LAND USE DEPARTMENT

JENNIFER BERTINO-TARRANT
WILL COUNTY EXECUTIVE

MARTHA SOJKA
DIRECTOR, COMMUNITY DEVELOPMENT

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Hope Bound, Inc., the non profit development arm of the Housing Authority of Joliet submitted a pre-application for funds for the construction of 3 rental units.

Summary of proposed project: *"We propose to develop three (3) new affordable housing at Squires Mill subdivision in Joliet. The units will be subsidized by a project based voucher, allowing the family to pay only 30% of their gross adjusted income toward housing (rent plus utilities). WCHDC dba Hope Bound Development Corporation already owns the three (3) lots at Squires Mill and we will build (2) 4br 2-story single family homes and (1) single family ranch style home. New Construction funds requested = \$90,000 per unit / \$270,000 total."*

"We will accept applications / referrals from all the Will County agencies who work with the homeless and those at risk of homelessness. We have had great success with this model in the past (i.e. Mainstream Vouchers - 207 leased and Emergency Housing Vouchers - 65 leased). We understand that we will be serving very-low to low-income households who are homeless or who are at risk of homelessness, as well as Veterans and Veteran Households. We have experience serving this population, as our parent company is the Housing Authority of Joliet."

- Recommend approval of the HOME-ARP award to Hope Bound Development Corp.

Other interested entities include Veterans Assistance Commission and Will Grundy Medical Clinic. Staff will continue to work with interested entities for application progress.

Project Updates:

Cancelled: \$75,000 with Quad County Urban League for a microenterprise program. The subrecipient was unable to find eligible microenterprises located in Will County to participate. Awarded funds were from PY2022 and will be added to the funds available in the upcoming notice of funding opportunity.

Possible Reallocation: \$525,000 with Habitat for Humanity. Funds were awarded in Program Year 2022 for the development of 3 affordable units in Joliet. If the project does not make substantial progress in the next 3 months, an amendment to the PY2022 Action Plan may be pursued to reallocate those funds.

Potential Project Need: Staff have been working with City of Joliet and Southeast Joliet Sanitary District to develop a plan for addressing significant capital improvement needs in the District. The District is located within the Sugar Run Creek Neighborhood Plan. This water/sewer capital



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improvement need may follow a similar approach to Fairmont and require a transfer of the system and a multi-year CDBG set aside request.

- Recommend approval of a 5-yr \$600,000 CDBG county set-aside to facilitate next steps on this project

Announcements

April is Fair Housing Month highlighting the federal and state fair housing laws that promote fair and equal housing opportunities for Illinoisans across the state. There is no fair housing agency located in Will County but the following agencies serve Will County : **Hope Fair Housing** and **South Suburban Housing Center**

National Community Development Week is celebrated April 21-25, 2025. Community Development Week celebrates the impact CDBG and HOME funds have had in communities nationwide. National organizations have created a media toolkit to help agencies/municipalities that have benefited from CDBG/HOME funds to share successes: <https://ncdaonline.org/wp-content/uploads/2024/11/CD-Week-2025-Toolkit.pdf>

Will County Advisory Board Meeting

MINUTES

Thursday, May 30, 2024 at 1:00pm

CALL MEETING TO ORDER

County Executive Jennifer Bertino-Tarrant called the meeting to order at 1:00pm

ADVISORY BOARD ROLL CALL

Roll call was taken by Kathy Pecora, Program Manager, Land Use Dept.

ADVISORY BOARD MEMBERS PRESENT:

County Executive Jennifer Bertino-Tarrant

Bolingbrook Public Services & Development Director Lucas Rickelman

Village of Peotone Mayor March

Joliet Deputy City Manager Christa Desiderio

Executive Director White

Chief Executive Officer Simelton

Township Supervisor Dettbarn

Board Member Balich

Board Member Chair Ogalla

Board Member Traynere

County Executive Bertino-Tarrant said, alright moving on to the second item on our agenda; The Down Payment Assistance Program update. We're going to send to our director.

Martha Sojka said, at our last meeting on May 7th, we requested to share some of the highlights of our Down Payment Assistance Program. It has been funded since 2021 so we did look back out our records. We had 61 income eligible households in Will County achieve homeownerships through the program. 54 of those individuals were first-time homebuyers and 40 were single female head of household applicants and home buyers. The homes were purchased in 16 different municipalities throughout Will

County. Home purchase prices ranged from the lowest being \$100,000, to the highest just under \$300,000. Overall, the program has worked with 30 different realtors or realtor broker firms, 19 different lenders and 17 title companies.

Township Supervisor Dettbarn said, my question was, out of all of those, have we had any foreclosures?

Martha Sojka said, no.

Township Supervisor Dettbarn said, alright. Thank you.

Martha Sojka said, and then when we look at some of the beneficiary data we collect for The HOME Program. Just under 45% of the homeowners that participated in the program and received down payment assistance were Black households. Just under 35% identified as White/Hispanic and then I think it was 13% that identified as White households. Any questions on that Down Payment Assistance Program?

Board Member Traynere said, I thought I had one but I think I'm good

Martha Sojka said, okay. At our last meeting, we had the substantial amendment request to re-allocate some funds into the Down Payment Assistance Program that will go before The County Board in July for approval and will be available to the community probably in August.

County Executive Bertino-Tarrant said, moving on to New Business. I need a motion for the verification of the certificate publication which was placed on file.

Board Member Balich said, motion

County Executive Bertino-Tarrant said, motion by Balich

Board Member Traynere said, second

County Executive Bertino-Tarrant said, seconded by Traynere. All in favor?

All Board Members said, aye.

County Executive Bertino-Tarrant said, any opposed? Motion carries. And, we're going into Public Hearing? Is this what we're doing now?

Martha Sojka said, yep. We can open up for Public Hearing to take any comments about what was published as the Action Plan.

County Executive Bertino-Tarrant said, yep. So, I need a motion to go into Public Hearing.

Board Member Traynere said, motion.

County Executive Bertino-Tarrant said, motion by Traynere.

Mayor March said, second

County Executive Bertino-Tarrant said, seconded by March. Any discussion? Miss Pecora, can we get a roll-call vote?

Kathy Pecora said, Chief Executive Bertino-Tarrant?

County Executive Bertino-Tarrant said, yes

Kathy Pecora said, County Board Chair Ogalla?

County Board Chair Ogalla said, yes

Kathy Pecora said, Board Member Traynere?

Board Member Traynere said, yes

Kathy Pecora said, Balich?

Board Member Balich said, yes

Kathy Pecora said, thank you Becky. Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes

Kathy Pecora Pecora said, Lucas Rickelman?

Lucas Rickelman said, yes

Kathy Pecora said, Mayor March?

Mayor March said, yes

Kathy Pecora said, Deputy City Manager Desiderio?

Deputy City Manager Desiderio said, yes

Kathy Pecora said, Executive Director White?

Executive Director White said, yes

Kathy Pecora said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, yes

Kathy Pecora said, that's It.

County Executive Bertino-Tarrant said, we are now in Public Hearing. Is there anyone who would like to speak for any of the agenda items or for any of the cases here before us. Anyone have anything to say today? Going once. Going twice. Going three times. Alright, we are going to get a motion to close the Public Hearing.

Mayor March said, motion

County Executive Bertino-Tarrant said, motion by March

Board Member Balich said, Second

County Executive Bertino-Tarrant said, seconded by Balich. Miss Pecora, I need you to take the roll call again.

Kathy Pecora said, County Executive Bertino-Tarrant?

County Executive Bertino-Tarrant, yes

Kathy Pecora said, County Board Chair Ogalla?

County Chair Ogalla said, yes

Kathy Pecora said, County Board Member Traynere?

County Board Member Traynere said, yes

Kathy Pecora said, County Board Member Balich?

County Board Member Balich said, yes

Kathy Pecora said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes

Kathy Pecora said, Lucas Rickelman?

Lucas Rickelman said, yes

Kathy Pecora said, Mayor March?

Mayor March said, yes

Kathy Pecora said, Deputy City Manager Desiderio?

Deputy City Manager Desiderio said, yes

Kathy Pecora said, Executive Director White?

Executive Director White said, yes

Kathy Pecora said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, yes

County Executive Bertino-Tarrant said, Public Hearing is now closed. Are we ready for our presentation? Alright, excellent.

Martha Sojka said, I overdid it now. It looks like there is a little bit of a delay in the slide changes. Ok, so we will do an allocation overview and we had our meeting on May 7th. The allocations from HUD just came out the morning of. So, as an update, the program year of 2024 allocations from HUD for CDBG is \$2,063,056 and for HOME which is a 17% cut, is \$1,157,439. We were also awarded this upcoming program year, ESG dollars, which is Emergency Solutions Grant dollars in the amount of \$149,484. That column to the right, identifies the dollar amount that we received in requests for those two bucket items. Yes?

Board Member Traynere said, just a quick question, how much... is it the HOME money that we use for The Down Payment Assistance?

Martha Sojka said, correct

Board Member Traynere said, how much is being allocated for this year? That whole amount?

Martha Sojka said, no. We'll get to that.

Board Member Traynere said, oh. Okay. Thank you.

Martha Sojka said, again, as a recap in terms of the applications received. For CDBG Funding, 15 applications were received for either public infrastructure, public facilities, and housing rehab. Those 15 applications amounted to just over 5.9 million. Of the allocation, 15% is available for

what's called a Public Service. That is where our community service applications come from. We cannot go over 15%. The amount that is available is 15% of the allocation, which is just over \$300,000. We received 11 applications for that 15% allocations, which is \$904,312.12. For the HOME Consortium Funds, we received 4 applications. Just as a reminder, as a HOME Consortium, we are in a Consortium with The City of Joliet, so those funds are split 60/40. There were 4 applications amounting to just over 1.5 million. The HOME program has what is called a 15% CHDO reserve. We have to spend at least 15% on CHDO projects. CHDO is an acronym for Community Housing Development Organization. So, an organization has to certify as being that in order to be eligible for that 15% reserve. We received two applications for that.

As a reminder, our allocation process is having the application scored using criteria that is identified in each application. The criteria varies slightly depending on what type of project someone is applying for. Generally, we are looking at program/project impact and clientele, program/project operations and administration, program/project outcomes and evaluation, budget and leveraged funds, capacity and experience, strategic alignment and equity. Each of those categories have points assigned to it and all of that is identify in the grant where the application is available for funding. There is also eligibility review because the HOME and CDBG dollars need to primarily serve low-moderate income areas or households. The projects and programs need to prove that they are serving the households and how. They also need to be consistent with the Consolidate Plan Goals and the identified needs. We do have a 5 year consolidated plan. We are currently in our last year of that plan. In the next upcoming months, we will be starting the planning process for the next 5 years strategic plan. That is the opportunity to provide input on what the community feels are needs in Will County. That gets transferred into a strategic plan for the upcoming 5 years. So, that is the time to identify what you feel is important to address. We also look at the status of prior year funding. If you are an applicant that has received funding before, we review the status of that grant and then what other funds might be part of the application.

Lastly, readiness to process. This one is particularly important for us this year. With the influx of some other dollars in the community, whether it is ARPA or some state funds that have come our way through COVID response, have slowed down the spending of our regular dollars. It makes it difficult to meet spending timelines and thresholds. So, we are looking at making sure that we have projects that are, what are sometimes called, shovel ready if they are construction projects. Or projects, if they are community service ones, ones that are already in place and don't have funds from prior years.

With construction projects, we also look at critical needs. If we don't have enough funds for what the applications are, there is also the consideration of what type of projects are being proposed - whether the repairs or requests are for critical repairs or is it for cosmetic/beautification repairs. Critical repairs are things that effect public health or safety. They are prioritized over some of the rehab items that might be less critical. What is before you, is the table of what is recommended for funding based on the review of the list that I outlined previously. This slide is focusing on the CDBG funding, particularly, the pot of money that goes toward the construction cost. So, capital improvements, public facilities, housing rehab and those types. We have the first two-line items, what we call set asides. We do have an IEPA loan repayment from a project that was done in the unincorporated area of Ridgeway in 2010. It is a 20-year loan term with IEPA that we make annual payments on. We will be done with that project in 2030. The set aside for that is \$115,000. We also have Bolingbrook set aside. If you recall, Bolingbrook is its own entitlement, but the county administers their dollars. So, when our allocations come out

from HUB, they identify the amount that goes to Bolingbrook. They've identified that they are going to use those funds for infrastructure in eligible areas of the municipality.

Our next category is Public Infrastructure. The ones that are recommended for funding are City of Joliet, Fairmont Sewer System Rehabilitation project. The requested is just over 1 million. The recommended amount is \$410,604.00. We have also secured funds from congressional directed funds in the amount of \$500,000 for this project. Those will come through the IEPA. Those funds require a match. We also have Land Use dollars that are tied towards planning in areas that have neighborhood plans. Fairmont qualifies for that. Between the \$410,000, \$500,000 that we will get from the EPA and the Land Use dollars we will be able to meet the request of just over 1.1 million. When you get funding that requires match, it is important to be able to layer the funds to make them match for a project. If we've already secured the EPA dollars, this is a way to make sure the project comes to completion. The other one that is recommended for completion, is a water main replacement in the City of Crest Hill. Crest Hill is a new applicant for the county. That is one of the goals outlined in the Consolidated Plan as well. To not only fund one area in the county all the time, but to diversify locations. As a new applicant and a project that is eligible and in an eligible area, staff is recommending funding for this. It is in the amount or less than what they are requesting, because there is not enough to fund the full amount. They also indicated in their application that they do have additional funds they can put towards it. The last one under Public Infrastructure is the Village of Romeoville project for drainage. That one is also a new applicant for the County. It met the requirements and the eligibility. They are requesting \$50,000. They also have leveraged funds.

In the next bucket is, Community Facilities. One of the things we consider for community facilities is where the facilities are located. We do occasionally get applications for facilities that are located within the City of Joliet. When funding allows, we have in previous years funded those projects. We know, in those communities, those community facilities do serve residents beyond Joliet often. When funds are not readily available, we do prioritize areas outside of the City of Joliet because they are CDBG entitlement themselves. Plainfield Township is recommended for funding. It is a community center for seniors. They are requesting a generator for the amount of \$70,000. Senior Services of Will County requested just under \$1 million for rehab at two of their community centers. One is in The City of Joliet and the other is in Romeoville. Not recommending funding here. We had some additional questions related to eligibility for the Romeoville location and the City of Joliet one just because the funding is not available. The Spanish Community Center also had some questions about the application, but it is within the City of Joliet limits, and we were not able to get the questions answered in enough time. Lockport Township Park District is for improvements for the Community Center in Fairmont. We do have Land Use funds that are for planning areas. Fairmont Neighborhood Plan qualifies so we intend on funding that request with those funds. Housing Rehab, there were 4 applications submitted here. One was from Ezzio to a program for the rehab of two homes. We had some questions and inconsistencies within this application. At this time, we are not recommending funding. Habitat for Humanity also applied for an owner-occupied rehab program. They have unspent funds from prior years, so not recommending funding. Homer Township and Frankfort Township have also been awarded funds in previous years that we are currently still spending down. So, for this year, we are not recommending funding.

Our last category is called Affordable Housing Program. So, if there is a HOME program that is funded, CDBG can be used for the program delivery of that program. It is a way to layer dollars and then not go against the public service cap. There are two programs. The Home TBRA program that was applied for is tenant based rental assistance. We are not recommending

approval of that program. I'll get to that when we talk about HOME. So, that \$50,000 is not recommended and then the Down Payment Assistance Program. We are recommending that for a HOME program, which is because of the dollars. We are recommending \$90,000 for the delivery of that program. So, I'll pause here because these are our capital improvement projects for any questions.

Board Member Traynere said, So, yeah, this is where you talk about the Down Payment Assistance right? So, \$90,000 for the year?

Martha Sojka said, no. So, \$90,000 to administer the program.

Board Member Traynere said, that's what I thought you said. That's the administration part. We will get to the dollars.

Martha Sojka said, it is just under \$600,000 is what the request was. That is coming up in a slide or two.

Board Member Traynere said, so, my next question is Linden Lehman?

Martha Sojka said, yes, and I just realized that I didn't speak on Bonnie Brae either. So, Bonnie Brae does have prior year funds and ARPA funds that are currently being used.

Board Member Traynere said, I thought so because I remember allocating to them.

Martha Sojka said, yes, so Linden Lehman. We did receive a request from Joliet Township and it was at our request because the request has to come from a Township. They used, to the best of their ability, the information that we had available. In that they were able to submit the application but there is still some information that is needed before we can commit the dollars to it. On the memo that was in the packet, there were some very specific things that we need answered. We did try to reach out to the Township to ask those questions in advance of the meeting and we did not receive a reply. So, if there is still interest in this project, we need a series of meetings to get these questions answered.

Board Member Traynere said, yeah, I get that. I do know that there is one house that is boarded up because there is no water. While we are helping Habitat build homes, there is a home all built and all we have to do is find a way to get water to it. From what I understood, and I'm not an expert. It is not my district but there are multiple other houses in that area that are likely soon to be in the same situation; maybe 10 or 15 or so. I don't know the right answer but, they would have to wait another year?

Martha Sojka said, and before waiting another year, there are a series of meetings that need to happen to get all of these answers. It is a multi-jurisdictional issue. It is a private vs. public utility system issue. There is a lot that needs to be answered.

County Board Chair Ogalla said, who sets up those meetings, Martha?

Martha Sojka said, the Township as the applicant would be a good idea. Obviously, the City of Joliet would be need to be part of those conversations because one of those proposals is to connect to city services so they need to be part of the initial conversation.

Board Member Traynere said, and we have some plans to meet with Joliet at least?

Martha Sojka said, we've met with the city because residents have come to both us and the city. There is a plan, that is to the tune of over 2 million dollars, and the township of the applicant

would have to identify how many homes would be willing to connect and really to a cost benefit analysis whether or not it's beneficial to connect. You don't want to put in the public utility and only have two people connect because the utility needs to go to the entire block. So, lots of questions and those should start now so that we can prepare and be ready for an application next year.

Board Member Traynere said, yeah, those neighbors need to put their pedal to the metal.

County Executive Bertino-Tarrant said, I'm going to add a little comment too. I know we have some County Board Members who are interested in this. I have been in tune with this as well and I know that Martha has done her due diligence in trying to reach out and connecting but it's not just a matter of the homeowners. We have to get kind of a collaboration in order to do this. We are trying to do our due diligence, but we need to the partnership too.

Supervisor Cowner Cannon went to speak.

County Executive Bertino-Tarrant said, you're not a board member here so you're going to have to wait. So sorry.

Supervisor Cowner Cannon said, that's fine.

Martha Sojka said, Supervisor Cowner Cannon?

Supervisor Cowner Cannon said, yes.

Martha Sojka said, Yea? Gotcha. Thank you.

Martha Sojka said, okay, our next series of applications fall under the Community Services and that's the amount that's capped by HUD at 15%. So, we can't go over that cap and that amounts to \$309,458.00. In this category, we had 11 applications and all of them went through their scoring process. We had good applications. We had some that needed work. This year we are actually going to invite applicants that didn't get funded to meet with staff if they want to go over their application in an effort to help get a better application next year if that was the issue. Some of the applications are just fine. It's the lack of funds to be able to fund all of them. Lastly, we have our COM plan that we need to align with, so we do have goals centered or specific goals in reducing homelessness. So, you'll see the projects geared toward reducing homelessness are recommended for funding.

Food distribution - Northern Illinois Food Bank. The food distribution request was \$100,000. This is based on the dollar amount available. We did reduce that one down to \$94,458.

We have a housing counseling program for \$60,000. We have one entity in the entire Will County that is a HUD certified housing counseling agency. We used to have two. We are now down to just one, so funding that program is critical. It's a program that helps home buyers that are looking for homes go through home counseling of what it takes to be a home buyer. Also, on the other end is foreclosures. So, if you have home owners who are facing foreclosure, there are case workers or case managers that can help in that process through housing counseling.

We have a homeless prevention program for \$45,000 that we recommending funding for with Catholic Charities. Catholic Charities is our only emergency shelter in Will County, so it is important to keep that funded. Then, we have Homeless Services Program through Will County Center for Community Concerns for \$30,000 recommended for funding.

Then, we have a new applicant called BluePrint Agency. If I remember correctly, they actually share space in the Spanish Community Center providing mental health resources. They were a new applicant, a strong applicant, so they are recommended for funding at \$25,000.

Then, Lockport Township Park District for their food pantries operations at the Fairmont Community Center are recommended at their \$55,000 request. Any questions on those recommendations?

Board Member Traynere said, WeeCare? I have a meeting with a representative with them tomorrow. They're supporting daycare operations? Is that the right application?

Martha Sojka said, yes.

Board Member Traynere said, and then, just to go back to the Liden Lehman thing. It is nine houses and they not only need water but sewage. Yeah, so, it's a thing.

Martha Sojka said, okay. So, no more questions on the public services?

Okay. We will wait for the slide to flip. So, this is just a chart that shows how each of the recommended applications align with what is identified as a goal in the Consolidated Plan. We use that in our planning documents. So, both in the Action Plan and at end of the year when we do a CAPER plan which is the Consolidated Action Plan Evaluation Report. We are always going back to document to evaluate progress to see. If an applicant said they are going to assist 300 people at the end of the year, did they meet that goal?

Our next funding source is the HOME Program. That one was nationally cut at the federal level at 17%. Last year we had 1.4 million. This year we have just over 1.1 million and that is shared with the City of Joliet. So, you can see that there. The CHDO projects that were submitted. We had two of them. One from Habitat for Humanity for the development or construction for 3 single family homes. One from Cornerstone Services to rehab an existing group home that serves 6 individuals with disabilities. We are recommending funding for Cornerstone at the full request and Habitat for Humanity at the balance of what is the 15% minimum. They've identified that they want to build two homes in Fairmont and one in Joliet. Last year, we also funded them at a partial amount. They indicated that that was likely not enough to construct the home in Fairmont. Last year's allocation plus this year's allocation would be enough to do the home. Outside of CHDO, the regular HOME application, we received four applications, two from the Housing Authority and two from the WC Center for Community Concerns. Housing Authority submitted an application for the construction of three units in the City of Joliet. We consulted with the staff there on the application. There were some questions that resulted from that meeting. We did get some of the questions answered. In review of the application, which had a lot of TBD dates in there and indication that the project was not going to be a home buyer project at the onset. It would be a Lease-to-own model, meaning the homes would be constructed and then rented for 15 years and then there is an opportunity to purchase. HUD doesn't necessarily have a program that fits nicely with that model so it would have to actually have to come in as a rental project. A rental project requires 20 years affordability so there are some considerations that have to be made. It would have to come in as a rental project and convert to a home buyer project. In light of that, we didn't have enough to do the underwriting as a rental project. So, if the project still needs funds, we would recommend funding for next year and would just have to work those details out and prepare this year.

Then, the application for Security Deposit Assistance is a well running program. It assists tenants that have a housing choice voucher with additional security deposit assistance when

needed to help secure a unit. In that program, all of the dollars go directly to the tenants and clients because it ducktails into a program that the housing authority already runs.

Down Payment Assistance - The request was for \$600,000. I think we are just shy of that, just because of what is funded – but cooperatively funded with the City and the County, as is the security deposit program.

Lastly, the tenant based rental assistance program which is a very good program and needed program in the community, but we do still have funds from last year that are going to be put into the community this year. We are not recommending funding this year. Any questions on the home programs?

Similarly, we have goals outlined in the Consolidated Plan that we need to attach these activities to. So, in this chart, it just shows that it is part of the Action Plan and it is evaluated at the end of the year.

Our next funding source is the Emergency Solutions Grant. If you recall, we had this grant in 2021. We did not receive it for 2 years and then received it again this year in the amount of \$149,484. The grant is meant specifically to address homelessness. So, homeless prevention programs, rapid rehousing, street outreach. I think there is one other eligible activity, but this program also required 100% match, which is difficult for a lot of agencies to do. In prior years, we've worked with Will County Center for Community Concerns. They are able to match it at 100%, being the community action agency for the county. We are recommending doing that again this year. We also have the program manual in place from two years ago, so it is an easy transition.

County Board Chair Ogalla said, Martha, why did we not have the grant for a year or so?

Martha Sojka said, it goes through a HUD allocation process. We just didn't make the cut those two years. We also did pre-application for the HOME-ARP program. We did receive pre-qualifications from two entities – Catholic Charities and Finch Enterprises, LLC. Catholic Charities is interested in doing a non-congregate shelter. At the time that they applied, they did not have a location in mind, but they do have a location currently. There is a state grant that is currently opened, called the Urban Shelter Grant. It is through the state but also has CDBG federal regulations tied to it. If an agency wants to apply for that grant, the county would have to be a partner in that grant because we are a CDBG entitlement community. From what I understand, Catholic Charities does have a location and is interested in applying for that grant.

Board Member Traynere said, can you talk about the location?

Martha Sojka said, no. Not yet.

Board Member Traynere said, that's alright. Thank you.

Martha Sojka said, For the HOME-ARP dollars, there are four eligible uses for those dollars, one of which is a non-congregate shelter. Those dollars could be partnered with a state grant in an application. More details would come on that as we learn more.

Finch Enterprises are a new partner but they did get pre-qualified based on previous projects that they've done. They are interested in doing two rental units to serve, what's called, the qualifying population. They've identified two locations. We did receive letters of interest from a number of agencies that are interested and we've worked with them before or in some capacity our partners have worked with them before. That is Will Grundy Medical Clinic, Veterans

Assistance Commission and Toro Construction Corp. They are all using the dollars to assist the qualifying population that the grant allows for. Any Questions on HOME-ARP?

County Executive Bertino-Tarrant said, yeah, so just to clarify, these are just letters of interest?

Martha Sojka said, So, the first two, we did a pre-qualification. We know they are eligible from a capacity side. With those two entities, we will work on agreements once they get either a location put together or when they are ready. The others were expressed letters of interest. So, they either didn't have a project in mind yet.

County Executive Bertino-Tarrant said, what's the time frame?

Martha Sojka said, the dollars don't actually have to be spent until 2030. So, anyone who has ideas is still welcome to submit ideas for the funds. They are very specific and they take a lot of coordination to pull off because we are essentially trying to serve qualifying populations which are at-risk homeless or homeless. By all accounts, a tough population and then matching that with rental units. So, it's not a match made in heaven, but it can be done. It just takes a lot of coordinating between agencies. That concludes our overview of what staff recommends for the CDBG funds, HOME funds, and ESG funds for the upcoming program year, which starts October 1st.

County Executive Bertino-Tarrant said, we need a motion to recommend this plan to go forward to the full Will County board?

Martha Sojka said, correct.

County Executive Bertino-Tarrant said, can I get that motion?

Board Member Balich said, motion now.

Township Supervisor Dettbarn said, second .

County Executive Bertino-Tarrant said, motioned by Balich. Seconded by Dettbarn. Any discussion? I keep on wanting to call you Madam Clerk. Madam Clerk, can you please call the roll? Miss Pecora?

Kathy Pecora, said County Executive Bertino-Tarrant?

County Executive Bertino-Tarrant said, yes .

Kathy Pecora said, County Board Chair Ogalla?

County Board Chair Ogalla said, yes.

Kathy Pecora said, Board Member Traynere?

Board Member Traynere said, yes.

Kathy Pecora said, Board Member Balich?

Board Member Balich said, yes.

Kathy Pecora said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes.

Kathy Pecora said, Lucas Rickelman?

Lucas Rickelman said, yes.

Kathy Pecora said, Mayor March?

Mayor March said, yes.

Kathy Pecora said, I'm sorry. I didn't know you were here. Township Supervisor Crowner?

Township Supervisor Crowner said, yes.

Kathy Pecora said, Deputy City Manager Desiderio?

Deputy City Manager Desiderio said, yes.

Kathy Pecora said, Executive Director White?

Executive Director White said, yes.

Kathy Pecora said, Chief Executive Officer Simelton?

Chief Executive Officer Simelton said, yes.

County Executive Bertino-Tarrant said, motion carries. Thank you Martha to you and your team for all your hard work with this. We appreciate it. You make it nice and easy for us. I'll let you move on to announcements.

Martha Sojka said, there is a funding opportunity that has been brought to us through HUD. The application is due July 10th. We have staff reviewing the notice of funding opportunity. It is called PRICE. I don't know what the acronym stands for but essentially; HUD is recognizing that mobile home parks service a very important function in communities in terms of providing affordable housing and recognizing that a lot of them are in disrepair and need assistance. It's a mechanism to preserve affordable housing. When staff was reviewing the no full, we were just starting from, oh my gosh, how many do we even have in the county trying to get a handle on what that looks like. In our GIS system, we have 19 identified throughout the county, which as best as we can tell, amounts to just over 2,500 units. I do have a staff person that said our GIS doesn't capture all of them. We are now looking into other sources and identified an additional 10 other mobile home parks. We will be reaching out to the municipalities that have mobile home parks, asking if there is any interest in this funding source. The application would be stronger if there was interest. We know that mobile home parks are in disrepair and could use even minor improvements like siding, insulation, roofing and windows – enough to insulate the building. If there is support through other entities and if it makes sense from the County's side, we may apply for the funds. As a CDBG entitlement community, we are eligible. All of the municipalities, from my understanding, that are part of the urban county, the funds would be available to us so that we do a similar process to what we do with our grants. Maybe, a recipient agreement with a municipality so that they can run their own rehab program. There are different ways to model it and we are still researching it but I just wanted to bring that to your attention.

County Executive Bertino-Tarrant said, would they have to meet some of the same requirement as municipalities in these programs or could it be county wide?

Martha Sojka said, it could be county wide. Actually, the county unincorporated has 4 mobile home parks – Frankfort, Crete, Homer and Joliet. There is one in Shorewood. It is not on GIS rate, but we do have it on the list. So, if there is enough interest, it may warrant an application. The minimum amount is 5 million dollars and maximum amount is 75 million dollars. The eligible

uses for the funds are actually quite extensive. If goes from rehab and actual replacement of units. I can't remember the rest, but pretty flexible.

County Board Chair Ogalla said, do they help with water systems?

Martha Sojka said, yes. It is the actual infrastructure within a mobile home park so if it is a utility that needs assistance, it could also be used.

Township Supervisor Dettbarn said, you said that you are reaching out to municipalities. Are you also reaching out to Townships?

Martha Sojka said, the ones that were listed as unincorporated Will County – yes. We will reach out to the townships and work with them directly.

Township Supervisor Dettbarn said, so, you will be actually reaching out to each one of these and explaining the program so that they can then decide whether to be involved or not?

Martha Sojka said, yes, the application would be stronger if we had letters of support and an indication that it would be utilized in the municipality or township. Any other questions on that?

I think I just had some other announcements. Just an update – The annual Action Plan which is a draft version that was in your agenda will be available for public comment from June 1st to July 1st. It has a 30-day required public comment period. Then, it will be put on the County Board agenda for July, and it is due to HUD by August 15th – that's a hard deadline. There is a process to submitting that and if all goes well, the dollars would be available October 1st. Our next meeting would be in February. We do have the option of meeting in December. If something comes up that warrants that, we may schedule that. Otherwise, it will be in February again to start the whole process again.

County Executive Bertino-Tarrant said, any questions or comments from the Board Members? Alright, thank you again for being here. Can I get a motion to adjourn?

County Board Chair Ogalla said, motion Ogalla.

County Executive Bertino-Tarrant said, motion by Ogalla.

Board Member Balich said, second Balich.

County Executive Bertino-Tarrant said, second by Balich. All in favor?

All Board Members, aye.

County Executive Bertino-Tarrant said, any opposed? Motion Carries. Thank you very much. Have a good day.



Provide decent affordable housing
\$882,669

58 households assisted with housing rehab

2 group home units rehabbed

24 homes made affordable through DPA

110 households supported with rental assistance

93 households provided housing counseling

Create suitable living environments
\$1,795,506

1 neglected properties assisted

4,719 persons benefited from 1 water/sewer improvement project & 2 community centers improvements

525 homeless assisted

171 abused/neglected children served with Guardian Ad Litem

Expand economic opportunities
\$80,000

42 gardens provided with growing supplies

12 gardens supplied fresh foods to food pantries

2 gardens created /expanded

127,000 lbs fresh food harvested

Prevent, prepare, respond to COVID 19
\$3,553,187

9,875 emergency shelter services

304 homeless received medical care & shelter

1,209 seniors received well being services

342,252 food assistance

1,036 residents received housing assistance

858 received health screenings



Draft 2025-2029 Consolidated Plan update

The County is in the process of developing its 2025-2029 Consolidated Plan. To date, the following outreach has been conducted:

Four (4) in-person community forums- Braidwood, Romeoville, University Park, Joliet

One (1) virtual roundtable on housing and homelessness

Resident Survey available also in Spanish (88 responses, thus far)

Agency consultations (27 thus far, on-going)

Participation and solicitation of community feedback at three (3) community events

Flyer and survey link distribution to townships, municipal governments, libraries, Continuum of Care membership, MAPP collaborative, Community Builders Network

DRAFT priorities based on community needs identified through outreach conducted thus far

Community Services

- Family self-sufficiency (25%)
 - homeless prevention for at-risk households facing eviction and providing assistance with basic needs, such as housing counseling rent, mortgage and utility assistance
- Homeless (21%)
 - homeless services for those in shelter looking for a path to permanent housing
- Mental health (16%)
- Disability services (8%), substance use (8%), Health (7%)
- Downpayment assistance (6%), Services for youth (6%)

Affordable Housing

- Renter-Occupied Housing - Preserve and increase the supply of affordable renter occupied housing through housing services, rehabilitation, acquisition and new construction
 - Rental assistance
 - Rental properties not well maintained

- Owner-Occupied Housing - Preserve and increase the supply of affordable owner-occupied housing through housing rehabilitation, acquisition and new construction
 - Rehabilitation, particularly for seniors
 - Downpayment assistance
- Special Needs Housing - Preserve and increase the supply of housing with supportive services for special needs populations, including elderly and disabled persons through housing rehabilitation, acquisition and new construction
- Homeless Housing - Support housing for the homeless, including shelter, emergency housing, transitional housing, and permanent supportive housing for chronically homeless individuals and families
 - Need for homeless shelters, north and east side of county

Capital Improvements – Infrastructure and Public Facilities

- Public Improvements - water/sewer, streets, drainage and other public infrastructure including public spaces/green spaces
- Public Facilities - Ensure that public facilities are accessible and available for special needs populations, such as elderly persons and persons with disabilities.
 - Outdated facilities

Other – Transportation

- County-wide transportation for seniors and disabled
- Bicycle lanes for exercise, to get to school, to work and so on
- Heavy traffic issues
- Bike paths
- Public Transit / Transit for Seniors and Disabled

Other – Property maintenance & animal control issues

Next Steps

Housing market assessment and data analysis

<https://yourcommunitycounts.com/>

Program Year 2025 Application Timeline – DRAFT

Mid March	Notice of funding opportunity released
Mar 24-28, 2024	Application Workshops
Mid April, 2024	Applications due
First week in May	Advisory Board meeting on applications received
Third week of May	Advisory Board meeting / public hearing on staff recommendations
Mid May – Mid June	30-day public comment period on Consolidated Plan & Action Plan
July	County Board approval of Consolidated Plan & Action Plan
August 15	Submittal of Consolidated Plan & Action Plan to HUD
October 1, 2025	Beginning of 2024 Program Year

WILL COUNTY, ILLINOIS FY 2024 ACS 5-Year 2016-2020 Low & Moderate Income

