

**Will County CDBG/HOME Advisory Board**  
Meeting Date: Monday, May 5, 2025, at 1:00p.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, Administrative Assistant, Land Use Dept.

**Old Business**

4. Approval of Minutes of February 25, 2025, meeting

**New Business**

5. Presentation of applications received for Program Year 2025 funds
6. Presentation of pre-qualification for HOME-ARP funds
7. Consolidated Plan Update
8. Announcements
  - A. Next Meeting is May 27 @ 1:00
    - i. Draft Consolidated Plan and Action Plan with staff funding recommendations presented
9. Public Comments
10. Motion to Adjourn

Webex Meeting Link for viewing:

<https://willcountyillinois.webex.com/willcountyillinois/j.php?MTID=m9b4dc88622a321db00636c5af7d42825>

# Will County CDBG/HOME Advisory Board Meeting

## MINUTES

Tuesday, February 25, 2025, at 2:00pm

### CALL MEETING TO ORDER

County Executive Jennifer Bertino-Tarrant called the meeting to order at 2:00pm

### ADVISORY BOARD ROLL CALL

Roll call was taken by Kelly Scheuber, Administrative Assistant, Land Use Department

### ADVISORY BOARD MEMBERS PRESENT:

Count Executive Jennifer Bertino-Tarrant

Township Supervisor Zapien

Township Supervisor Dettbarn

Lucas Rickelman, designee on behalf of Mayor Alexander-Basta

Jackie Lozada, designee on behalf of Mayor D'Arcy

Mayor March

County Executive Jennifer Bertino-Tarrant said, with six members being present, we do have a Corum. I need a motion to place on file the certificate of publication.

Township Supervisor Dettbarn said, motion.

County Executive Jennifer Bertino-Tarrant said, motion by Dettbarn

Mayor March said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by March. Is there a previous by Zapien, seconded by Lozada. All in favor? Any opposed? Motion carries. Next, I need a motion to approve the minutes from May 31<sup>st</sup>, 2024. Is there a motion?

Mayor March said, motion.

County Executive Jennifer Bertino-Tarrant said, motion by March.

Township Supervisor Dettbarn said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Dettbarn.

County Executive Jennifer Bertino-Tarrant said, is there a previous?

Township Supervisor Zapien said, previous.

County Executive Jennifer Bertino-Tarrant said, previous by Zapien.

Designee Lucas Rickelman said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Rickelman. Any in favor? Any opposed? Motion carries. Moving on, we now are going to go into public hearing to listen to year 2023 accomplishments, listen to the draft of 2025-2029 Consolidated Plan update, and draft program for the Year 2025 application cycle. So, I do need a roll call to go into public hearing.

Kelly Scheuber said, County Executive Jennifer Bertino-Tarrant?

County Executive Jennifer Bertino-Tarrant said, yes.

Kelly Scheuber said, Township Supervisor Zapien?

Township Supervisor Zapien said, yes.

Kelly Scheuber said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes.

Kelly Scheuber said, Designee Lucas Rickelman?

Designee Lucas Rickelman said, yes.

Kelly Scheuber said, Designee Jackie Lozada?

Designee Jackie Lozada said, yes.

Kelly Scheuber said, Mayor March?

Mayor March said, yes.

County Executive Jennifer Bertino-Tarrant said, we are now in public hearing. I'm going to turn it over to Martha for her report.

Martha said, thank you Executive. Just as a reminder about program years, HUD functions on program years. We are on the October to September schedule for program years. If you

see PY in any of your reports, that is what it is referring to. At any given year, we are toggling between three program years. So, we will be showing accomplishments from program year 2023 which ended on September 30<sup>th</sup> of last year, 2024. We are currently administering projects that we approved last year in July. Those are program year 2024 funds that are out on the street this year and being worked. We will share the application cycle process for program year 2025, which would begin in October of this year. Again, as a reminder, HUD has three objectives for their funds, for the CBDG primarily. That is to provide decent affordable housing, create suitable living environments, and expand economic opportunities. Whenever we fund projects, they get categorized by one of these topics and they also get reported on at the end of the year under these three main objectives. In the end of year report that was submitted to HUD last December, we provided all of the accomplishments that were done in that program year. This graphic just summarizes those accomplishments and that was a part of your agenda packet, but I will share some highlights under each of these categories. Under the provide decent affordable housing, during the program year, 58 households were assisted through housing rehab that was both with Homer Township Senior Housing and Frankfort Senior Housing. We had two group homes that we rehabilitated. Twenty-four homes were made affordable through Down Payment Assistance Programs. One hundred and ten households were supported with rental assistance, which includes a program with the Housing Authority that provided security deposits. Ninety-three households were provided with housing counseling. The graphic there shows the Down Payment Assistance beneficiaries since the program started in 2021 and then just some graphics on the two homes that were purchased through the program: one in Romeoville and One in Elwood. Just as an example for Cornerstone Services Group Home rehab, there were two homes that we assisted with, one of which was a group home for six low-income individuals with developmental disabilities. The rehab at that home consisted of rehabbing the bathroom. Those get a lot of wear and tear with that population. They upgraded the fire alarm system and also the fire suppression system to meet more current life safety standards. Under the Create Suitable Living Environments, this category captures public facilities, public infrastructure and some community services. This will cover water and sewers projects, demolitions, and public services. During program year 2023, we had one abandoned property demolished in the City of Lockport. 4,719 persons benefited from a water and sewer project in Lockport Heights Sanitary District. There were two community center improvements; one was in Plainfield Township and the other in Lockport Township. We had one infrastructure project in Bolingbrook that was completed in the program year 2023 but funded with prior year funds. Some of our public services, 525 individuals were assisted with homeless services. Through a program with CASA, 171 abused and neglected children served through Guardian AD Litem program. The map there shows different infrastructures projects that

we have done over the years; with the yellow being the ones that were done in program year 2023. Here are just some pictures of the demolition which was brought to us by the City of Lockport. They pursued a demolition decree and then requested assistance with the demolition of that home. Bolingbrook's project was to improve income eligible communities with the addition of parkway trees; both for stormwater improvement and air quality improvement. For a neighborhood that didn't have any, I think there were 500 that were installed through that project. For Expand Economic Opportunities, we don't have CDBG funds that meet these criteria, but we do leverage our community garden program for this objective. Last year, 42 gardens were provided with growing supplies, 12 of those gardens supply fresh foods to pantries. Two new gardens were created. One at Joliet West High School and the other at SOS Village. Collectively 127,000 lbs. of fresh food were harvested. Last year, we did have an additional \$50,000 that was added to the program. We were able to expand it to include compost training for the existing community partners. There are some pictures of that there. Three of them ended up having permanent composting sites. The pictured garden site is at New Life Church at New Lenox. We also increased the program to include a youth access to nature training program in partnership with the Conservation Foundation and Heart Haven Outreach H2O. This is an organization that works in Romeoville and Bolingbrook for at risk kids from those High Schools. That program culminated in a Green Careers Event at Morton Arboretum. This year, we plan to expand the program by 5 individuals, last year it served 20 high school students. There is interest in continuing the program from those High School students; 5 of them will stay on for this year's program and 20 additional slots will be opened for students. Any questions on the 2023-year accomplishments?

County Executive Jennifer Bertino-Tarrant said, with the community gardens, I'm going to go to Kathy here. You have all the community garden answers. I love the education piece and having the kids. You said they go to food pantries. Who is growing them and how do they get delivered to the food pantries?

Kathy Pecora said, they are on site. They are food pantry gardens. The biggest provider that we have that is not at an actual pantry is the Manhattan Friendship Garden. We supply them with their materials and all their needs for insurance and irrigation and they will coordinate with all of Will County pantries, and they will make deliveries to them. All of our community gardens are at pantries except for our school garden at Fairmont School, the Joliet West Garden and the SOS Village Garden that is managed by the Lockport Rotary. They present it to those kids.

County Executive Jennifer Bertino-Tarrant said, are there any specific requirements since we are giving fresh food to these pantries?

Kathy Pecora said, oh, you mean health wise? It falls under the Good Samaritan Act.

County Executive Jennifer Bertino-Tarrant said, ok. Alright. Thank you.

Martha Sojka said, good thing she was here to answer that. I'm glad you're on top of that. So, the Consolidated Plan and Action Plans. This year is a special year. It is our consolidated planning year. We are required to produce a five-year strategic plan to assess the housing and community development needs which then sets priorities for the upcoming five years. So, this is our planning year, and the upcoming 2025 year will be the first year of a new strategic plan. As a reminder, we are in a HOME Consortium with the City of Joliet for their HOME funds. We have a Joint Agreement with the Village of Bolingbrook for their CDBG funds. Our program year 2025 allocations have not been released. They are a part of the federal fiscal year 2025 spending bill which is under continuing resolution until March 14<sup>th</sup>. We obviously don't know the outcome of what they will look like, but we will proceed as if the funds will be allocated. We did the same thing last year. At the time of the applications, we didn't have the amount, so we just used the prior year's amounts. For reference, last year's CDBG application was \$2,063,056. For HOME, it was just over \$1,100,000. Last year, we were a recipient for an Emergency Solutions Grant that was \$149,000. If the allocations stay the same, that will be roughly the amount that will be available for competitive application for 2025. If things change, we will have to just pivot accordingly as we get direction from our field office or the federal outcomes.

Township Supervisor Dettbarn said, \*inaudible\*

Martha Sojka said, not specifically from our field office. Other than language, the things that are known is the language on diversity, equality and inclusion. Not including that language was a recommendation from our field office for agreements; so that is something that we are considering because we are also in the process of developing our consolidated plan. We have to think about the language that is used in that plan under the current administration's goals. That is still uncertain. I wish we had more information. It is difficult to navigate this process knowing we have all these guidelines and deadlines to produce without actually knowing whether or not that will come to fruition. We are going to proceed as if the dollars will be allocated. For our CON plan, just as an update where we are with that, we have done a lot of outreach and some of what was shared in your agenda packet is the preliminary findings of that outreach. The next step for the planning process is to do data assessment. So, looking at census data and whatever other sources we have to kind of tell the story of what the needs of the housing market are. In terms of outreach, we've hosted four in-person community forums throughout the county. We had a virtual roundtable on housing and homelessness. We do have a resident survey that is available on our website, both in Spanish and English. If you haven't seen that, I would encourage

you to take a look at that and share that with your constituents or residents. Our consultant that is working on the plan has done agency consultations; so, one on one consultations with people that actually work in the field to assess and understand their needs for their perspective. We've attended various community events with fliers and information, solicitating community feedback. We've also shared flyers and postcards both in our office and land use and dropping them off at various locations including townships, libraries, municipal governments. We shared it with the Continuum of Care network, MAPP collaborative network, and the Community Builders Network. It is still a document that is in process, and I would encourage you to help share that link and visit so that we can get as much input as we can. As I mentioned, it does guide the funding decisions for the next five years.

Needs during the program year. This is one of the resources that we can look at in terms of adding to the consolidated plan on what the needs are. We looked at the 2-1-1 Dashboard during the program year 2023, which is from October 2023 to September 2024. Our Will County 2-1-1 resources did identify 5,640 needs in the community. Basically, when someone dials that phone number, they log what it is that they are looking for. You'll see that housing and shelter continues to be the number one requested assistance at 41% of the needs. That information in addition to housing market analysis will inform the remainder of the CON plan. What we do have for our preliminary findings, and they are not much different than the last CON plan, is that there are a lot of unmet needs in these spaces. One would be the creation of affordable housing; most particularity is rental units. You may have heard that this is very underperforming when it comes to rental units and then rental assistance. Even with our existing housing stock, finding ways to make that housing stock affordable both for homeowners and renters. We have a category that we are calling Family Self-Sufficiency. There are a lot of unstable situations that families are going through. We've witnessed that a lot in eviction court or eviction remediation. Some of the services that would fall under that category would be housing counseling, eviction mediation, addressing food insecurity and mental health issues. Those are all the things that have come up during our outreach. Special Needs Housing - housing rehab and supportive services particularly for elderly, disabled and high need. That continually comes up in our outreach. Homeless – If I were to highlight anything it would be the lack of and the need for 0-1-bedroom rentals. Of the 300 plus unsheltered homeless in Will County, the majority are single men. The strategy for housing homeless relies on some of our inventory. If all we have are single family homes or rental units that are two bedrooms or higher, it is a barrier for finding housing options for the homeless. We have one shelter in Will County, and it has 93 beds for the entire county. That is also an identified need. We have Neighborhood Condition Improvements. That could be anything from water and sewer

improvements, both at municipal level and in unincorporated areas, addressing storm water, streets and sidewalks and community facilities. Anything that is open to the public and providing a community service, those facilities are also eligible and identified as a need.

Our HUD dollars are meant to address the needs of primarily low-income families and areas. The latest data that we have on income areas of Will County is depicted in this map here. Anything that is yellow is 51% or more low-mod. What is in orange is 45.7% low-mod. That is considered exception criteria specific for Will County. Essentially, anything that is orange or yellow, if there is a project within that area, it would be automatically eligible based on the census information. It does not mean that a project outside of that area is not possible. We would just have to do a local income survey to verify that the area is primarily low-mod. If it is a service project that we are looking at, the dollars need to primarily serve low-income households. HUD defines that specifically and they send out annual updates to those income limits. What you see here is an example of what's the most recent which was effective last year on June 1<sup>st</sup> is the income eligibility table. As an example, a family of four earning an income of \$89,700 would be income eligible for any of our programs. Any questions on the consolidated plan or that process?

County Executive Jennifer Bertino-Tarrant said, \*inaudible\*

Martha Sojka said, I do like to show that slide because I think the term low income does create a certain image in people's heads and by the standards of the federal government and what is actually a livable wage, \$89,000 is considered low-mod income. If you break that up by your monthly cost, it doesn't leave you a whole lot at the end of the day for your rent, childcare, school and all of the other expenses. If there are no questions on the consolidated plan, I'll move to the program year 2025 – Application Cycle.

As I mentioned, we have certain targets that we have to hit to be compliant and to be able to receive the funds if they are allocated. That is a submittal of the action plan to HUD on August 15<sup>th</sup>. We work backwards from that date. We start with this meeting to notify the public of our approach to the dollars and the planning process. Mid-March, we will open the notice of funding opportunity, and we will use the Ample Fund Program Management Software like we did in previous years and send out that notice. We will have applicant workshops, likely looking at the week of March 24<sup>th</sup>. Those would just be for either new applicants or existing applicants that might have questions. We would be available for technical assistance. The applications would be due mid-April. That is to allow staff time to review them based on the criteria, score them and then our meeting with the advisory board again so that we can share all the applicants. We would then come back about 3 weeks later to share staff recommendations based on the scoring and the criteria. If we get

an approval for that, those projects get put into an action plan and then that gets publicly posted for a 30 day comment period. The end result would be to go before the County Board with that action plan for approval. That, then allow us to submit it to HUD in August with the intent of starting projects in October. Any questions on the application cycle? As I mentioned, this is all assuming that the dollars that are in the 2025 spending bill will get allocated. If we hear otherwise, we will obviously have to pivot accordingly. If there are no questions on that, we can move onto the next item.

County Executive Jennifer Bertino-Tarrant said, are we going to close this public hearing?

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, okay. So, we will have a motion to close the public hearing.

Mayor March said, Motion

Township Supervisor Zapien said, Second.

County Executive Jennifer Bertino-Tarrant said, motion by March, seconded by Zapien. Miss Scheuber, can you please take the roll call?

Kelly Scheuber said, County Executive Jennifer Bertino-Tarrant?

County Executive Jennifer Bertino-Tarrant said, yes

Kelly Scheuber said, Township Supervisor Zapien?

Township Supervisor Zapien said, yes.

Kelly Scheuber said, Township Supervisor Dettbarn?

Township Supervisor Dettbarn said, yes.

Kelly Scheuber said, Designee Lucas Rickelman?

Designee Lucas Rickelman said, yes.

Kelly Scheuber said Designee Jackie Lozada?

Designee Jackie Lozada said, yes.

Kelly Scheuber said, Mayor March?

Mayor March said, yes.

Kelly Scheuber said, thank you.

County Executive Jennifer Bertino-Tarrant said, we now have a closed session. We're going to pass it on. One favor Martha, can you just send me the slide with the 2-1-1 data?

Martha Sojka said, yes.

County Executive Jennifer Bertino-Tarrant said, thank you.

Martha Sojka said, okay. The next item on the agenda. It says 5 and it says 5 is before 2, it must have auto-numbered the wrong way. So, number 5 is HOME-ARP. If you recall, the county received 4.6 million dollars in what was called HOME-ARP dollars. They are COVID relief dollars. It was an interesting package of dollars. It combines regulations from two different programs, one is the HOME program, and one is the ESG program. We did present HOME-ARP allocation plans in 2023 with how we were intending on spending those dollars and that was approved at that time. We did open up a pre-application for those dollars last year. Just as a reminder, the dollars are meant to be for rental housing and to address homelessness. The dollars could be used to acquire homes, for new construction of homes, to rehabilitate homes. Anyone that wants to do any of those things, would also have to keep that property affordable for 15 years. There is an affordability period attached to it. The recipients of that housing have to meet qualifying populations, a very specific definition but essentially homeless or at-risk homeless; in order for that unit to be compliant. It is a difficult combination of regulations but we did have some pre-applications. One was with Finch Enterprises. They wanted to do one new construction unit and one rehab unit. Both would be rentals. They are asking for \$261,000. Staff did work with them but have since withdrawn their interest. We did have an application from Hope Bound Development Corporation. That is the development arm for the housing authority to construct three new construction rental units. The total construction cost is just over one million dollars, and they are requesting \$270,000. Catholic Charities submitted a pre-application for non-congregated shelter for \$600,000. They are not quite where they need to be with that application. One of which is the location. They still have some things to work through. Of those three applications, Hope Bound is ready to proceed. Others have expressed interest but have not applied yet. That is Will Grundy Medical Clinic and Veterans Assistance Commission.

County Executive Jennifer Bertino-Tarrant said, "inaudible."

Martha Sojka said, it is open. The pre-applications are open. For the Hope Bound Development Cooperation application, three new affordable units at Squires Mill Subdivision. It is east of 55 and south of Caton Farm Rd. They have sight control of three different lots in that subdivision. They have worked with different voucher programs, so they are familiar with working with our service providers that are familiar with working with

the homeless populations. They are also going to add project-based vouchers to the units which end up making the unit operate in the green. That's the best way I can say it. If you think about having a rental unit and being required to rent it to a homeless person that may or may not be earning anything, it is very difficult to keep the lights on in a property like that monthly. There are other subsidies that are required, and the housing authority would be bringing those subsidies to that unit, which makes the development pencil out. Based on that, and their readiness to proceed, we are recommending approval of the HOME-ARP award with Hope Bound Development Cooperation for the construction of three rental units, not to exceed \$300,000.

County Executive Jennifer Bertino-Tarrant said, we need a motion to accept that recommendation.

Designee Lucas Rickelman said, motion

County Executive Jennifer Bertino-Tarrant said, motion by Rickelman. Is there a second?

Township Supervisor Zapien said, second.

County Executive Jennifer Bertino-Tarrant said, Zapien. Is there any discussion?

An Advisory Board Member asked about the locations

Martha Sojka said, yes, it is in the City of Joliet, in a subdivision.

County Executive Jennifer Bertino-Tarrant, are all in favor? Any opposed? Ok, motion carries. I had to think if I had to do roll call or not.

Martha Sojka said, ok. I'll move on. So, that is HOME ARP. The pre-applications are open. Once someone has a project idea that fits within the eligibility requirements, that pre-application can be submitted and we will bring it to the Board when we have meetings. I wanted to share some project updates. Occasionally, things happen the way that you didn't think they were going to happen. One of which was an agreement that we got into with Quad County Urban League for a micro-enterprise program. That was signed last year at the end of January. So, an entire year, they were not able to find eligible micro-enterprises located in Will County to participate. They didn't bill for any project delivery costs. That agreement has terminated or expired with no funds spent. Those dollars at \$75,000 will be put back into the pot to re-allocate when we do the 2025 awards. That's just an update. Another update would be possible reallocation with Habitat for Humanity in the amount of \$525,000. You may recall last year that we did a substantial amendment to the action plan for a project for \$350,000. That did not move forward with Habitat and at that time, we were questioning the ability for this project to move forward. Last year in February, they submitted a project timeline indicating that those 3 homes would be started in February of

last year and completed in December of last year. That timeline has not been met. That performance measurement has not been met. At this juncture, if we don't have substantial movement on this project before the next time we meet in May, we will likely be asking to reallocate those dollars just for performance measure perspective. We also have performance deadlines with HUD in terms of spending money on a timely fashion. That compromises our ability to meet our requirements. That is just an update for you, that might be coming before us in May.

County Executive Jennifer Bertino-Tarrant said, Martha, they are aware?

Martha Sojka said, yes and they did indicate that they would be working on that but again that was the same conversation that we had last year. If we actually have an agreement in place prior to our May meeting, we won't suggest the reallocation. If we don't have that then we don't have anything to hang onto in terms of having an agreement to move forward. Any questions on that?

County Executive Jennifer Bertino-Tarrant said, so, you want them started by May?

Martha Sojka said, an agreement

County Executive Jennifer Bertino-Tarrant said, ok, wasn't this an agreement?

Martha Sojka said, it's the award. They were awarded the money but there is still a very lengthy process to get into an award. At this point, we are almost three years past the date that they were awarded the money. The budget surely changed. There is a number of things that we would be asking for updates on. We still have to do the environmental review on it. We haven't gotten the go-ahead to do that from them yet. There is a lot of coordinating that needs to happen before an actual executed agreement happens, but they are aware. They said that they will do it. Any other questions on the updates? Alright, I have one more for you.

Let me introduce you to the Southeast Joliet Sanitary District project. The map that you see in front of you. The color spots are sanitary districts in unincorporated areas. We have worked with many of these sanitary districts using CDBG dollars. Lockport Heights was a recent one. We just completed Bonnie Brae. We've worked in Sunnyland. Fairmont, a little bit of an outlier, is an unincorporated area but their water and sewer was managed by the township, not an actual district. If you recall some of the history in the Fairmont area, it is one that we have a neighborhood plan for. In 2018, we asked the Advisory Board and the County Board to set aside five years worth of an allocation for Fairmont so that we could address the significant water and sewer issues that they were having. The best solution was to transfer the system to the City of Joliet. We have just completed that 3.5-million-dollar commitment with the City of Joliet and Fairmont to get the water and sewer system

transferred. What we have now, is a similar situation in an area called Southeast Joliet, which is run by a sanitary district. It is another unit of authority or jurisdiction. They have similar issues with their water and sewer. The proposed improvement method or plan would be a similar approach to what we did in Fairmont and pursue a transfer of system with the City of Joliet. They are the municipality that is surrounding the area. Southeast Joliet is part of the Sugar Run Creek Neighborhood plan which is our second neighborhood plan that the county has. Like I mentioned, the solution under consideration is a transfer of the system. The estimated cost of improvements at this time is \$14 million. I think we have about \$3.4 million committed, both through ARPA and an EPA award that we were awarded a year or two ago. Obviously, additional sources are needed. The action item for today would be to recommend the approval of a 5 year county set-aside of \$600,000 CDBG funds for this project. I understand that it can't be guaranteed, given the environment. It does allow us to demonstrate commitment to the project and then continue seeking additional funds to get to the dollar amount that is needed to transfer the system. Which would ensure that that area has water and sewer that is not compromised.

County Executive Jennifer Bertino-Tarrant, I need a motion to approve the recommended amount over the next 5 years. You said \$600,000 over the next 5 years to be put forward toward Southeast Sanitation District. Is there a motion?

Township Supervisor Dettbarn said, motion.

County Executive Jennifer Bertino-Tarrant said, motion by Dettbarn. Is there a second?

Township Supervisor Zapien said, second.

County Executive Jennifer Bertino-Tarrant said, seconded by Zapien. Any discussion on this one? Any clarification discussed?

Mayor March said, \*inaudible\*.

Martha Sojka said, each year. So, a total commitment of \$3 Million.

Mayor March said, \*inaudible\*.

Martha Sojka said, yes.

Mayor March said, \*inaudible\*.

Martha Sojka said, to transfer the system but to make the needed improvements so that the transfer is successful. There are EPA requirements for that transfer to take so there are certain improvements that need to happen before that or as part of that transfer. There is a good chance that it would be much higher once they actually scope the entire system. We had that in Fairmont. We had a best guess estimate from what the engineers could gather

at the time, but the sanitary sewers were in much more disrepair than what we originally knew but we just continually seek other funds. There are EPA funds, Department of Commerce and Economic Opportunity also has dollars available for water and sewer. As those opportunities come up, we do work with the city to try to get additional dollars for those improvements.

An Advisory Board Member said, “inaudible\*”

Martha Sojka said, good question. With the Fairmont one, it wasn’t the district. It was the township that managed it. It ended up being done via an intergovernmental agreement to transfer those assets. The other alternative was to go to a private company. That ended up working for the benefit of the people in that area. In this case, it is a district, and it is bound by the Sanitary District Act of 1936. There are some rules in place of how to dissolve a district or how to transfer assets from sanitary districts. Those are conversations that are still being worked through at this point.

County Executive Jennifer Bertino-Tarrant said, this is something that our office is heavily involved with. This is something the district is in agreement with. They are going to be voting soon in the dissolution. We probably will have to take another step in Springfield as well to dissolve it. This is a long time coming.

County Executive Jennifer Bertino-Tarrant said, they will.

Martha Sojka said, At the initial transitional period of transferring the system, there will be a flat fee. There is metering involved in all of those units so during that process there is a flat fee assessed to all residents. Eventually, it will be metered and gone through the city.

An Advisory Board Member asked how many households?

County Executive Jennifer Bertino-Tarrant said, over 300. Garland, do you know?

County Executive Jennifer Bertino-Tarrant said, over that.

Martha Sojka said, similar to Fairmont which was 850 households.

County Executive Jennifer Bertino-Tarrant said, we are going to start seeing some of these come before us more and more. We’re trying to help some of these neighborhoods not have to go to private companies. That’s why we work with them so diligently. Do you have any more questions Mayor March?

Mayor March said, no.

County Executive Jennifer Bertino-Tarrant said, alright. All in favor? Any opposed? Motion carries.

Martha Sojka said, alright, the tough stuff is done. On to the announcements. Community Development Week this year is being celebrated April 21<sup>st</sup> – 25<sup>th</sup>. That, annually, is an opportunity to share with your legislators the impact that CDBG or HOME or ESG has in your community. If there are opportunities for you to share any of that in your conversations, please do that. April is Fair Housing Month. If you have any concerns about Fair Housing, we don't have an agency with a footprint in Will County, but we do have two agencies that service Will County. That is South Suburban Housing Center and Hope Fair Housing Center in Wheaton. Both of those agencies do serve Will County. If you ever need Fair Housing resources those are who we go to. Our next meeting, as I mentioned, would be in the early part of May, to be scheduled. That would be it.

County Executive Jennifer Bertino-Tarrant said, with that, I need a motion to adjourn.

Mayor March said, motion.

Township Supervisor Zapien said, second.

County Executive Jennifer Bertino-Tarrant said, motion by March, seconded by Zapien. All in favor? Any opposed? Motion carries. Thank you very much. We appreciate you taking the time to be here today. I always say this is the most important work right here, what we do for our communities so thank you.

Opportunity	Applicant	Program Name	Time Stamp	Amount	HOME	HOMECHDO	CDBG	CDBG PS
housing services	Will County Center for Community Concerns	WCOCCC Home TBRA Program	4/7/2025 7:11 AM (CDT)	\$606,000.00	\$500,000.00		\$106,000.00	
housing services	Will County Center for Community Concerns	WCOCCC DPA Program	4/7/2025 7:11 AM (CDT)	\$600,000.00	\$500,000.00		\$100,000.00	
housing services	Spanish Community Center	Spanish Community Center Rental Assistance Progr	4/9/2025 5:01 PM (CDT)	\$125,000.00	\$100,000.00		\$25,000.00	
<b>TOTAL</b>				<b>\$1,331,000.00</b>				
community services	Sharefest	ShareFest Will County	4/9/2025 4:08 PM (CDT)	\$158,659.82				\$158,659.82
community services	CASA of River Valley	CASA of River Valley -Child Housing Stability	4/8/2025 9:16 PM (CDT)	\$25,000.00				\$25,000.00
community services	Catholic Charities	Emergency Services and Homeless Prevention Expar	4/9/2025 6:30 PM (CDT)	\$45,000.00				\$45,000.00
community services	National Hookup for Black Women	Project 100-Labor of Love Food Pantry	4/9/2025 10:28 AM (CDT)	\$75,000.00				\$75,000.00
community services	Ezio Community Development Ser	Ezio Community Development Services	4/8/2025 9:29 PM (CDT)	\$51,168.00				\$51,168.00
community services	85-1826870	BluePrint Agency NFP	4/9/2025 3:59 PM (CDT)	\$166,872.00				\$166,872.00
community services	Joliet Latino Economic Development Association	LEDA Small Business Navigator Program	4/9/2025 7:09 PM (CDT)	\$50,000.00				\$50,000.00
community services	Prairie State Legal Services	Will County Fair Housing Project	4/9/2025 9:06 PM (CDT)	\$100,000.00				\$100,000.00
community services	Northern Illinois Food Bank	Northern Illinois Food Bank	4/8/2025 7:40 AM (CDT)	\$100,000.00				\$100,000.00
community services	Will County Center for Community Concerns	WCOCCC Housing Counseling Program	4/7/2025 7:11 AM (CDT)	\$77,000.00				\$77,000.00
community services	Holsten Human Capital Development	Greater Access Program (GAP)	4/9/2025 11:03 PM (CDT)	\$60,000.00				\$60,000.00
<b>TOTAL CS</b>				<b>\$908,699.82</b>				
capital improvements	Will County Set aside	SEISD		\$600,000.00			\$600,000.00	
capital improvements	Easterseals Joliet Region	Easterseals Joliet Region, Inc.	4/2/2025 3:37 PM (CDT)	\$120,000.00			\$120,000.00	
capital improvements	Frankfort Township	Frankfort Township Food Pantry Building	4/4/2025 10:16 AM (CDT)	\$300,000.00			\$300,000.00	
capital improvements	Spanish Community Center	Spanish Community Center Building Enhancement P	4/9/2025 4:36 PM (CDT)	\$196,198.00			\$196,198.00	
capital improvements	UCP-Center for Disability Services	UCP-Center for Disability Services ADA-Compliant A	4/9/2025 7:45 PM (CDT)	\$100,000.00			\$100,000.00	
capital improvements	Catholic Charities	Daybreak Center Capital Improvement Project	4/9/2025 7:43 PM (CDT)	\$65,700.00			\$65,700.00	
capital improvements	Senior Services Center of Will County	Senior Services Center Facilities Improvement	4/9/2025 8:27 AM (CDT)	\$790,000.00			\$790,000.00	
capital improvements	City of Wilmington	Brookside ReRoof	4/9/2025 1:38 PM (CDT)	\$67,250.00			\$67,250.00	
capital improvements	Village of Romeoville	Village of Romeoville	4/9/2025 2:39 PM (CDT)	\$50,000.00			\$50,000.00	
<b>TOTAL CI</b>				<b>\$2,289,148.00</b>				
SF Development	Toro Construction Corporation	HOME Single Family Development Application 25	4/9/2025 10:55 PM (CDT)	\$941,240.00	\$ 941,240.00			
<b>TOTAL SF</b>				<b>\$941,240.00</b>				
MF Development	Cornerstone	Cornerstone Services - Caton Farm Rehabilitation 20	4/7/2025 1:22 PM (CDT)	\$70,000.00				
MF Development	Cornerstone	Cornerstone Services - Brookforest Rehabilitation 20	4/7/2025 1:31 PM (CDT)	\$134,000.00				
<b>TOTAL MF</b>				<b>\$204,000.00</b>		\$204,000.00		
ESG	Will Grundy Medical Clinic	WGMCC Health Partnership DBA Will-Grundy Medical	4/9/2025 11:33 PM (CDT)	\$145,000.00				
ESG	Illinois Partners in Hope NFP	Food Pantry Distribution	4/8/2025 12:05 PM (CDT)	\$700,000.00				
<b>TOTAL ESG</b>				<b>\$845,000.00</b>				
<b>TOTAL CDBG</b>				<b>\$3,428,847.82</b>				
<b>TOTAL HOME</b>				<b>\$2,245,240.00</b>				
<b>TOTAL</b>				<b>\$6,519,087.82</b>	<b>\$2,041,240.00</b>	<b>\$204,000.00</b>	<b>\$2,520,148.00</b>	<b>\$908,699.82</b>
capital improvements	Crete Township	Crete Township Community Commercial Kitchen	paper copy shared / not sub	\$550,000.00			\$550,000.00	
							\$3,070,148.00	



# PROGRAM YEAR 2025 ESTIMATE

## ALLOCATION OVERVIEW – BASED ON 2024

CDBG		Will County	Bolingbrook	
Allocation	\$ 2,063,056		\$358,739	
Admin (20%)	\$ 412,611		\$71,747	
Public Service (15%)	\$ 309,458			
	\$ 1,340,986			
<b>Available for competitive application</b>		<b>\$ 1,363,453</b>	<b>\$286,992</b>	<b>\$ 1,650,445</b>

		Will County	City of Joliet	
HOME ALLOCATION	\$ 1,157,439			
Admin (10%)	\$ 115,744			
CHDO (15%)	\$ 173,616	\$ 104,170	\$ 69,446	
	\$ 868,079	\$ 520,848	\$ 347,232	
<b>Available for competitive application</b>		<b>\$ 625,017.06</b>	<b>\$ 416,678.04</b>	<b>\$ 1,041,695</b>

		Will County		
ESG ALLOCATION	\$ 149,484			
Admin (7.5%)	\$ 11,211			



# PROGRAM YEAR 2025

## APPLICATIONS RECEIVED

- CDBG Funds = 12 applications, \$2,520,148
  - 15% Public Service Cap = 11 applications, \$908,699.82
- HOME Consortium Funds = 4 applications, \$2,041,240
  - 15% CHDO Reserve = 2 applications, \$204,000



# APPLICATION SUMMARIES

## CDBG BOLINGBROOK ALLOCATION

### Applicant

- Village of Bolingbrook

### Project Types

- Infrastructure



### Allocation Summary

New Construction of a water treatment, chemical coagulation building. Multi-year project.

### • Total Allocation

- \$381,527

### • Admin

- \$76,305.40

### • Beneficiaries

- to be determined



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Sharefest Will County

### Application Type

- 05W Food Banks and Pantries



### Program need and summary

The funding will be used for labor to operate warehouse, pantry, supply store, transportation, delivery, and training programs. All services are out of the New Lenox location.

### • Total Budget

- \$158,659.82

### • Award Request

- \$158,659.82

### • Estimated number of beneficiaries

- 70,000 individuals served with distribution events and storefront services.



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- CASA

### Application Type

- 05N Abused & Neglected Children Services



### Program need and summary

This project will continue and expand Attorney Guardian Ad Litem (GAL) services for children living outside of Joliet and R3 zones. The funds will support a full-time supervisory position.

- Total Budget
  - \$60,372.00
- Award Request
  - \$25,000.00
- Estimated number of beneficiaries
  - 30 Individuals



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Catholic Charities

### Application Type

- 03T Homeless Program



### Program need and summary

This project will provide the basic necessities to prevent and divert households from becoming homeless and end up in shelters or on the streets.

### • Total Budget

- \$511,731

### • Award Request

- \$45,000

### • Estimated number of beneficiaries

- 300 households

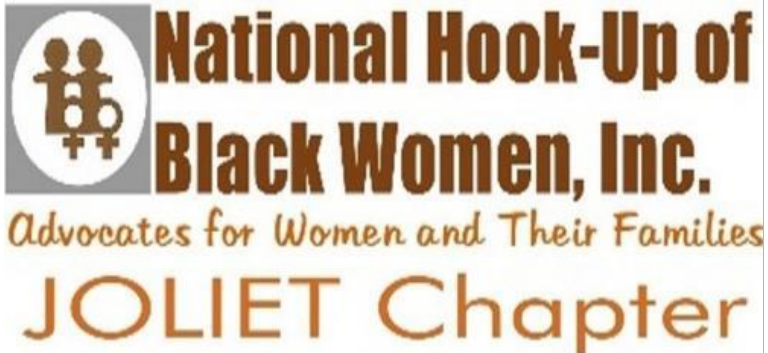


# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- National Hook Up of Black Women Joliet Chapter
- Application Type
- 05W Food Banks & Pantries



### Program need and summary

Funding will be used by NHBWJC to fund staff providing pantry operations and required certifications, educational programming staff, and gap food purchases if supply falls short of need.

### • Total Budget

- \$75,000
- Award Request
  - \$75,000
- Estimated number of beneficiaries
  - 2,500 individuals\*
  - Total includes all pantry clients and program participants.
  - \*Include anticipated increase in clients served



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Ezio Community Development Services, Inc.

### Application Type

- 05Z Other Public Services



### Program need and summary

This project will support the operation of a Tool Lending Library and provide seed packets to expand existing gardens.

### • Total Budget

- \$138,914.00

### • Award Request

- \$51,168.00

### • Estimated number of beneficiaries

- 100 Individuals



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- BluePrint Agency

### Application Type

- 050 Mental Health Services



### Program need and summary

This funding will increase access to counseling and recovery services through staff expansion and number of workshops conducted. Using funds to provide counseling, hire additional licensed counselors and enhance strategic planning for the impact of Will County residents.

### • Total Budget

- \$191,048.55

### • Award Request

- \$166,872.00

### • Estimated number of beneficiaries

- 300 Households



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Joliet Latino Economic Development

### Application Type

- 05H Employment Training



### Program need and summary

Will provide essential resources, technical assistance, and guidance to entrepreneurs.

### • Total Budget

- \$300,000

### • Award Request

- \$50,000

### • Estimated number of beneficiaries

- 150 people



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Prairie State Legal Services

### Application Type

- 05J Fair Housing



PRAIRIE STATE LEGAL SERVICES

*Equal Access to Justice*

### Program need and summary

Grant would pay for staff costs to work in tandem with a Fair Housing Grant they received to make housing more accessible to low-income people.

### • Total Budget

- \$132,444

### • Award Request

- \$100,000

### • Estimated number of beneficiaries

- ??



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Northern Illinois Food Bank
- Application Type
- 05W Food Banks & Pantries



### Program need and summary

Funding will be used by NIFB to purchase an estimated 160,000-190,000 lbs of food items added to weekly grocery order system for member pantries to select for distribution, at no cost.

Weekly availability is limited and therefore allocated on a first come basis.

### • Total Budget

- \$100,000

### • Award Request

- \$100,000

### • Estimated number of beneficiaries

- 83,000 individuals\*
- Total for all clients served by member pantries
- \*Include anticipated increase in clients served



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- WCCCC

### Application Type

- 05U Housing Counseling Only



**Will County Center  
for Community Concerns**  
Providing Hope Through Self-Sufficiency

### Program need and summary

This project will provide HUD certified housing counseling for low-income individuals to help them to stay housed.

- Total Budget
  - \$96,095.00
- Award Request
  - \$77,000
- Estimated number of beneficiaries
  - 200 households



# APPLICATION SUMMARIES

## CDBG COMMUNITY SERVICES

### Applicant

- Holsten Human Capital Development
- Application Type
- 05A Senior Services; 05B Services for Persons with Disabilities



### Program need and summary

This project will expand access to Great Access Program (GAP) assistance for seniors and individuals with disabilities. Funding will support staff, supplies, and health and hygiene supply costs.

- Total Budget
  - \$87,500.00
- Award Request
  - \$60,000.00
- Estimated number of beneficiaries
  - 2,880 Individuals



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

Will County set aside

Program need and  
summary

Transfer of water and  
sewer services from  
Southeast Joliet  
Sanitary District to  
City of Joliet

- Total Budget
  - \$14,760,285
- Award Request
  - \$600,000.00
- Estimated number of beneficiaries
  - 2051 individuals



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Easterseals Joliet Region

### Application Type

- 03P Health Facility



### Program need and summary

This project will involve the purchase and installation of a commercial generator for the Pediatric Center which provides services to children with disabilities.

### • Total Budget

- \$120,000.00

### • Award Request

- \$120,000.00

### • Estimated number of beneficiaries

- 500 Individuals



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Frankfort Township

### Application Type

- 03E Neighborhood Facilities



### Project need and summary

This project will involve the new construction of a 4000 square foot free standing, food pantry building. This is a potential multi-year project.

- Total Budget
  - \$600,000.00
- Award Request
  - \$300,000.00
- Estimated number of beneficiaries
  - 800 Households



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Spanish Community Center

### Application Type

- 03E Neighborhood Facilities



### Project need and summary

Repair both chimneys, complete tuckpointing and restoration of the brick making up the facade of building and install six new windows.

- Total Project Cost
  - \$196,198
- Award Request
  - \$196,198
- Estimated number of beneficiaries
  - 9500



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- UCP-Center for Disability Services

### Application Type

- 03B Facilities for Persons with Disabilities



### Project need and summary

Install ADA-compliant automatic door openers on all classroom doors in the facility.

### • Total Budget

- \$125,000

### • Award Request

- \$100,000

### • Estimated number of beneficiaries

- 80



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Catholic Charities, Daybreak Shelter

### Application Type

- 03C Homeless Facilities



### Project need and summary

The project will be specific to improvements to the first floor Daybreak Shelter, to include flooring and replacement of two commercial water heaters

### • Total Budget

- \$65,700

### • Award Request

- \$65,700

### • Estimated number of beneficiaries

- 490 individuals and 350 households in any given year



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Senior Services Center of Will County

### Application Type

- 03A Senior Center



### Project need and summary

This project will involve the rehabilitation of senior centers located at 251 N. Center St. And 349 S. Weber Rd. Pavement & roof at Ovation Center. Center St. bathrooms and parking.

- Total Budget
  - \$790,000.00
- Award Request
  - \$790,000.00
- Estimated number of beneficiaries
  - 23,000 people



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- City of Wilmington

### Application Type

- 03E Neighborhood Facilities



### Project need and summary

Reroof project at city owned Brookside Building (home to Wilmington Lions Club) to add space for daycare purposes through cooperative agreement with Wilmington Park Dist.

- Total Budget
  - \$67,250
- Award Request
  - \$67,250
- Estimated number of beneficiaries
  - ??



# APPLICATION SUMMARIES

## CDBG CAPITAL IMPROVEMENTS

### Applicant

- Village of Romeoville

### Application Type

- 03L Sidewalks



### Project need and summary

This project will remove/replace deficient sidewalk sections in order to be ADA compliant at the Romeoville Garden Apartments Independent Senior Housing Complex

- Total Project Cost
  - \$50,000
- Award Request
  - \$50,000
- Estimated number of beneficiaries
  - 54 households



# APPLICATION SUMMARIES

## CDBG/HOME - HOUSING SERVICES

### Applicant

- Will County Center for Community Concerns

### Application Type

- 14J Housing service to support TBRA Program



**Will County Center  
for Community Concerns**  
Providing Hope Through Self-Sufficiency

### Program need and summary

This project will provide Project Delivery Cost and Tenant Based Rental Assistance to households working on a self-sufficiency plan and in need of housing stability.

- Total Budget
  - \$606,000
- Award Request
  - \$500,000 (HOME)
  - \$106,000 (CDBG)
- Estimated number of beneficiaries
  - 15-20 Households over 2 years



# APPLICATION SUMMARIES

## CDBG/HOME - HOUSING SERVICES

### Applicant

- Will County Center for Community Concerns

### Application Type

- 14K Housing Counseling to Support HOME activities



**Will County Center  
for Community Concerns**

Providing Hope Through Self-Sufficiency

### Program need and summary

This funding would allow the continued success of the DPA program and increase homeownership /housing stability/equity in Will County.

### • Total Budget

- \$600,000

### • Award Request

- \$100,000 (CDBG)
- \$500,000 (HOME)

### • Estimated number of beneficiaries

- 20 Low/Mod Income Households



# APPLICATION SUMMARIES

## CDBG/HOME - HOUSING SERVICES

### Applicant

- Spanish Community Center

### Application Type

- 14J Housing service to support operating HOME-funded TBRA Program



### Program need and summary

This funding supports the operation in providing a one-time rental payment to low-moderate income households with Tenant Based Rental Assistance.

### • Total Budget

- \$125,000

### • Award Request

- \$100,000 (HOME)
- \$25,000 (CDBG)

### • Estimated number of beneficiaries

- 100 Households in 1 year



# APPLICATION SUMMARIES

## HOME – HOUSING DEVELOPMENT/REHAB

### Applicant

- Toro Construction Corporation

### Application Type

- Single Family



### Project need and summary

The construction of 8 new single-family units in Joliet

This project will meet the need for the development of affordable housing.

- Total Budget
  - \$2,846,240
- Award Request
  - \$941,240
- Estimated number of beneficiaries
  - 8 Households



# APPLICATION SUMMARIES

## HOME – HOUSING DEVELOPMENT/REHAB

### Applicant

- Cornerstone Community Housing Development LLC

### Application Type

- Multi-Family (CHDO)



### Project need and summary

This project will meet the need to improve the condition of the existing housing stock. The group home rehab is located in Crest Hill, IL.

Would include replacing the roof, doors, and windows for persons with disabilities.

- Total Budget
  - \$70,000
- Award Request
  - \$70,000
- Estimated number of beneficiaries
  - 7 people



# APPLICATION SUMMARIES

## HOME – HOUSING DEVELOPMENT/REHAB

### Applicant

- Cornerstone Community Housing Development LLC

### Application Type

- Multi-Family (CHDO)



### Project need and summary

This project will meet the need to improve the condition of the existing housing stock. The group home rehab is located in Shorewood, IL.

Would include replacing the roof, doors, and windows. Add a parking lot and a retaining wall for persons with disabilities.

- Total Budget
  - \$134,000
- Award Request
  - \$134,000
- Estimated number of beneficiaries
  - 8people



# APPLICATION SUMMARIES

## ESG – EMERGENCY SOLUTIONS GRANT

### Applicant

- Will/Grundy Medical Clinic

### Application Type

- Street Outreach, reduce homelessness



### Program need and summary

This funding will support the Street Outreach program for unsheltered homeless families and individuals living on the streets or in their cars.

- Total Budget
  - \$671,875
- Award Request
  - \$145,000
- Estimated number of beneficiaries
  - 125 Clients



# APPLICATION SUMMARIES

## ESG – EMERGENCY SOLUTIONS GRANT

### Applicant

- Illinois Partners in Hope
- Application Type
- 05W Food Banks & Pantries

### Program need and summary

Funding will be used by Illinois Partners in Hope to cover logistical cost identified as source shipping of donated food from multiple national food service/wholesale firms, cost of destination pickup and delivery, warehouse storage and distribution to pantry clients.

### • Total Budget

- \$700,000

### • Award Request

- \$700,000

### • Estimated number of beneficiaries

- 600,000 individuals\*
- Total for all clients served by member pantries
- \*Include anticipated increase in clients served





## CDBG CAPITAL IMPROVEMENTS

### Crete Township

\$550,000 request for commercial kitchen at community center

Paper application was emailed to staff but it was not submitted in Amplifund by the application deadline.

- Review the application and if eligible, hold as a possible option for funding if another funded project does not move forward and award via substantial amendment.



# HOME-ARP HOME ACCESS COLLECTIVE

## HOME ARP– PRE-QUALIFICATION

### Applicant

- Will Grundy Medical Clinic

### Application Type

- New Construction  
Permanent  
Supportive Housing  
Development

WGMC  
Health Partnership



### Qualifications

- ✓ Partnership with HAJ for the Develop
- ✓ Financial Management
- ✓ Construction Management
- ✓ Rent Assistance

### Purpose

New construction of a 24-unit housing complex to provide affordable, stable, long-term residences for persons experiencing homelessness.  
\$800,000